

**APRIL 18, 2023  
JASPER, FLORIDA**

**REGULAR SESSION**

The Board of County Commissioners, Hamilton County, Florida, met in regular session on Tuesday, April 18, 2023, at 6:00 p.m. in the Board Room, 207 Northeast First Street, Jasper, Florida. Present were Commissioners Travis Erixton, Jimmy Murphy, Robert Brown, Robbie Roberson and Richie McCoy, a full Board being present. Also present were County Coordinator Louie Goodin and County Attorney Andy Decker.

The meeting was called to order by Chairman Brown and led in prayer by Commissioner Brown with the Pledge of Allegiance being led by Chairman Brown.

**HAVEN HOSPICE – PROCLAMATION FOR NATIONAL  
HEALTHCARE DECISIONS MONTH – AMANDA V. BUTLER,  
PROFESSIONAL LIAISON**

Clerk of Court Greg Godwin advised the Board that Amanda Butler, with Haven Hospice, contacted the Clerk’s Office prior to the Board meeting and advised that she would not be able to be in attendance for the Board meeting.

- Motion by Commissioner McCoy to approve the proclamation for National Healthcare Decisions Month. Second was made by Commissioner Roberson, motion carried with a unanimous vote.

**ECONOMIC DEVELOPMENT PROJECTS – STATUS REPORT  
AND REQUESTS**

County Coordinator Louie Goodin provided the Board with a brief update on the current projects. Mr. Goodin reminded the Board that the Legislative Budget Hearings will take place during the week of April 24<sup>th</sup>

if the Board would like to be present. Mr. Goodin also stated that the demolition of the old Holiday Inn property will begin next week.

### **CONSENT AGENDA**

- Motion by Commissioner McCoy to approve the consent agenda. Second was made by Commissioner Erixton, motion carried with a unanimous vote.

### **QUOTE FOR LANDFILL SOFTWARE UPGRADE**

Mr. Goodin explained the benefits and need for the software and recommended the purchase based on the information provided by Comsys.

- Motion by Commissioner Roberson to approve the request and allow for the software to be purchased from WasteWorks in the amount of \$4,900.00. Second was made by Commissioner Murphy, motion carried with a unanimous vote.

### **PUBLIC HEARING – PETITION TO CLOSE THAT CERTAIN COUNTY GRADED ROAD CALLED NW 34<sup>TH</sup> TRAIL, BEING IN THAT PART OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 13 EAST, LYING EAST OF US HIGHWAY 41 NORTH IN HAMILTON COUNTY, FLORIDA.**

Chairman Brown recessed the Board meeting and called the public hearing to order at 6:10 p.m.

There were no public comments with all residents living near NW 34<sup>th</sup> Trail having signed the petition to close the road. Board staff advised that the road closure was properly advertised and posted.

There being no further comments from the public or Board, Chairman Brown closed the public hearing and reconvened the Board meeting at 6:12 p.m.

- Motion by Commissioner Roberson to allow for NW 34<sup>th</sup> Trail to be closed as requested. Second was made by Commissioner McCoy, motion carried with a unanimous vote.

**BIENVILLE OUTDOORS – LEE SPEARS – DISCUSSION  
REGARDING LAKE 14 (SA14) CLAY SETTLING AREA**

Lee Spears, with Bienville Outdoors, discussed with the Board Bienville’s business plans and explained the importance of Lake 14 to their future. Mr. Spears stated that he was aware that Lake 14 is in the Master Mining Plan of Nutrien as a Clay Settling Area and requested that the Board and Nutrien plan a workshop to discuss the future Clay Settling Areas and the timing of the scheduled mining operations. Stan Posey, Environmental Manager for Nutrien, explained the history of the lake and detailed plans for the utilization of Lake 14 as a Clay Settling Area. Mr. Posey stated the importance of the capacity of Lake 14 as shown in the Master Mining Plan which indicates that the Lake will begin as a Clay Settling Area in 2029 and that the capacity as planned cannot be replaced by the current Settling Areas. Special Counsel Scott Shirley explained the Mining Ordinance as it relates to Clay Settling Areas and stated from a legal perspective the only request of Nutrien would be to minimize the use of the area if possible. County Attorney Andy Decker stated that Nutrien has a vested legal right to the use of the property as outlined in the Master Mining Plan with no legal standing for the county to request otherwise. Mr. Posey stated that with all information being considered that Nutrien would be willing to schedule a workshop to discuss the schedule and capacity needed for Clay Settling Areas. Former County Commissioner Randy Ogburn explained the history of Lake 14 and encouraged all entities to review and discuss the Clay Settling Area study and encouraged Nutrien to utilize all other Clay Settling Area capacity prior to placing Clays in Lake 14. Mr. Spears stated that Bienville would be willing to donate other property for the construction of a Clay Settling Area in order to save Lake 14. Mr. Ogburn then stated that everyone needs to benefit from whatever action is taken and suggested that Nutrien consider placing a dike through the lake and only fill the portion needed.

**PUBLIC HEARING – PETITION BY WHITE SPRINGS  
AGRICULTURAL CHEMICALS INC. AN INDIRECT  
SUBSIDIARY OF NUTRIEN LTD, FOR RENEWAL OF A  
SPECIAL PERMIT 03-1 FOR PHOSPHATE MINING AND  
RELATED ACTIVITIES PURSUANT TO SECTION 14.7.2, PART  
5.C(5) OF THE HAMILTON COUNTY LAND DEVELOPMENT  
REGULATIONS**

Chairman Brown recessed the Board meeting and called the public hearing to order at 6:34 p.m.

Special Counsel, Scott Shirley, briefly discussed the action before the Board as the 5 Year Permit Renewal for Nutrien and explained the permit renewal process. Greg Hitz, with Lampl Herbert Consultants, Inc., provided the Board with a presentation of the Nutrien – White Springs activities and operations relating to the Five-Year renewal of Special Permit 03-1. Mr. Hitz stated that based on the review of the documentation and interviews with program managers and representatives of environmental regulatory agencies, Lampl Herbert Consultants concludes that Nutrien – White Springs operations are in compliance with the provisions of Hamilton County Resolution No. 2003-05 and Special Permit 03-1. Page Bullard questioned Mr. Shirley as to the financial security being changed to a letter of credit rather than an escrow account with the liability being on the county if the company were to file bankruptcy or be sold. Mr. Shirley explained that the letter of credit would make the liability Nutien’s no matter the situation and if sold Nutrien would continue to be liable until the new owner’s letter of credit is filed. Dennis Price addressed the Board and questioned staff as to the cost of reclamation in the event that Nutrien goes out of business. County Attorney Andy Decker explained that the letter of credit from Nutrien is a fully secured collateralized form of financial compliance and is compliant with State Law. Mr. Price also questioned staff as to the reclamation of Clay Settling Areas and suggested that the areas not be completely dewatered to allow for a natural habitat for wildlife. John Quarterman, with Suwannee Riverkeeper, provided the Board with a letter referencing that no phosphate mine waste be placed in recreational lakes and for the mining company to be more transparent. Mr. Quarterman outlined

numerous concerns and requests for the Board and Nutrien to consider.

There being no further comments from the public or Board, Chairman Brown closed the public hearing and reconvened the Board meeting at 7:15 p.m.

Special Counsel Scott Shirley explained the requested modifications to the Special Permit Resolution.

- Motion by Commissioner Erixton to approve Resolution 2023-03 approving a petition by White Springs Agricultural Chemicals, Inc., an indirect subsidiary of Nutrien, LTD., for renewal of Special Permit 03-1 for Phosphate Mining and related activities pursuant to Section 14.7.2, Part 5.C(5) of the Hamilton County Land Development Regulations and Section 3.A.1 of Resolution 2003-05 establishing new or amended conditions; repealing Resolutions in conflict; and providing an effective date. Second was made by Commissioner McCoy, motion carried with a unanimous vote.

### **SHIP / CDBG PROGRAM / CDBG-CV – STATUS REPORT**

Ship Administrator Spencer Nabors provided the Board with a status report for Ship and CDBG. Mr. Nabors stated that the Ship projects are under construction and will be completed in a timely manner. Mr. Nabors discussed with the Board the need to consider a few modifications to the LHAP. Mr. Nabors reviewed the LHAP and discussed the areas of possible concern. After the discussion, the Board took the following action:

- Motion by Commissioner Roberson to approve the following changes to the LHAP:
  1. Change maximum bid award for a 2 bed, 1 bath home from \$75,000 to \$95,000.
  2. Change maximum bid award for a 3 bed, 2 bath home from \$95,000 to \$105,000.
  3. Change maximum bid award for a 4 bed, 2 bath home from

\$100,000 to \$115,000.

4. Change the “Disaster Mitigation Recover” amount from \$6,000 to \$10,000.

Second was made by Commissioner Erixton, motion carried with a unanimous vote.

County Coordinator Louie Goodin advised the Board that after properly advertising for the 2021 CDBG Administration that only one (1) proposal was received from In Touch Consulting Group Inc. Mr. Goodin advised the Board that their options would be to accept the proposal as the only option after being properly advertised and forward all necessary documentation to DEO for approval or seek additional proposals.

- Motion by Commissioner McCoy to accept the one (1) proposal for the 2021 CDBG Administration as discussed and approve the contract with In Touch Consulting Inc. Second was made by Commissioner Roberson, motion carried with a unanimous vote.

County Attorney Andy Decker advised the Board that according to Mr. Bingham, DEO is in the process of sending an award letter for execution and agreed with Mr. Bingham that the Board should move forward with the grant acceptance before requesting to be reimbursed the attorney fees.

## **ROAD PAVING PROJECTS – STATUS REPORT**

Greg Bailey, with North Florida Professional Services, provided the Board with a status report on the current road projects.

**LAKE BAISDEN LOOP** – Mr. Bailey advised the Board that the Lake Baisden Loop paving project is progressing according to schedule.

- Motion by Commissioner McCoy to approve pay request #4 for Curt’s Construction as recommended by Locklear and Associates in the amount of \$85,242.89. Second was made by Commissioner Murphy, motion carried with a unanimous vote.

**GIBSON PARK** – Mr. Bailey advised that his staff is working on the final comments from FWC as to the concerns for the boarding pier and advised that an extension will be needed for the project with the advertisement and bid award planned for six (6) to eight (8) weeks.

**5 HOLE BOAT RAMP** – Mr. Bailey advised the Board that the site plans and layout for the boat ramp project are complete.

**CR 25A** – Mr. Bailey advised that the survey of the CR 25A paving project is underway.

**CROSSROADS FIRE STATION** – Mr. Bailey stated that he is in the process of finalizing the plans for the construction of the new fire station.

**HISTORICAL SOCIETY BUILDING** – Mr. Bailey advised the Board that the Historical Grant will not be eligible for the replacement of the handicap ramp; however, could be used to make repairs to the building. Mr. Bailey stated that the grant would be a maximum of \$500,000 with the county's requirement for a 25% match, the deadline to submit an application is June 1<sup>st</sup>. Mr. Goodin discussed the possibility of pouring a concrete handicap ramp that would last with the Maintenance Department to perform the work. Mr. Bailey stated that he will need a scope of work and cost estimate to make application for the grant. The Board agreed to allow staff to proceed with the Historical Grant application.

- Motion by Commissioner McCoy to approve for the Maintenance Department to construct a concrete handicap ramp for the Historical Society building. Second was made by Commissioner Murphy, motion carried with a unanimous vote.

**JENNINGS I-75 INTERCHANGE** – Mr. Bailey advised the Board that the planning, master concept and inventory grant for the Jennings I-75 interchange has available funding up to \$300,000.

- Motion by Commissioner Roberson to allow NFPS to proceed with applying for the planning grant. Second was made by Commissioner McCoy, motion carried with a unanimous vote.

### **RECREATION DEPARTMENT FURDAP GRANT EXTENSION**

- Motion by Commissioner Roberson to approve the Resolution for a six (6) month time extension for the Recreation Department Furdap Grant and to allow Chairman Brown to sign and execute the Resolution. Second was made by Commissioner Murphy, motion carried with a unanimous vote.

**SR 6 – JOBS GROWTH PROJECT** - Mr. Bailey stated that the survey and wetlands delineation are being prepared with the plan to delineate all wetlands on the property if possible. Mr. Bailey also stated that he is working on the analysis detail for the site.

### **2016 COUNTY HELD TAX CERTIFICATES**

County Attorney Andy Decker advised the Board that no action will be necessary regarding the 2016 County held tax certificates.

### **2021 COUNTY HELD TAX CERTIFICATES**

County Attorney Andy Decker advised the Board that no action will be necessary regarding the 2021 County held tax certificates.

### **ROAD DEPARTMENT OFFICE BUILDING – BID AWARD**

County Coordinator Louie Goodin advised the Board that two (2) bid proposals were received for the Road Department office building. The bids were as follows: Plumb Level Construction - \$375,790 and Little & Williams Construction - \$288,330. The Board briefly discussed the bid proposals and Mr. Goodin recommended the addition of several of the alternates that were priced separately.



- Motion by Commissioner Erixton to award the bid for the Road Department office building to Little & Williams in the amount of \$289,373. Second was made by Commissioner Murphy, motion carried with a unanimous vote.

### **APPROVE BILLS**

- Motion by Commissioner McCoy to approve the bills (vouchers 159821 – 160121 and checks 070610-070733). Second was made by Commissioner Erixton, motion carried with a unanimous vote.

### **COUNTY FIRE SERVICE AND MUNICIPAL FIRE SERVICE CONTRACTS**

County Coordinator Louie Goodin provided the Board with a brief update as to the county fire services and reminded the Board of the workshop with the Town of Jennings on Thursday, April 20<sup>th</sup> at 6:00 p.m. in Jennings. Mr. Goodin also stated that he and Commissioner Erixton have had discussions with the Town of White Springs.

### **CORRESPONDENCE AND ANNOUNCEMENTS**

- County Coordinator Louie Goodin announced the following events: Rural County Days – Tuesday, April 25<sup>th</sup> and Wednesday, April 26<sup>th</sup> and the Judicial Investiture of the Honorable Jamie Tyndal on Friday, April 28<sup>th</sup> at 2:00 p.m.
- Mr. Goodin also discussed with the Board a major repair to a Grader, the Board advised that once an estimate is available to allow Commissioner Murphy and Chairman Brown to approve for the Grader to be repaired.

- Commissioner McCoy stated that the work by the Road Dept. to the Arena looks very nice and should provide additional room.
- Commissioner Erixton questioned staff as to the demolition of the old Holiday Inn property. Mr. Goodin stated that the demolition will begin this week with the houses to be burned by the Fire Department.
- Commissioner Murphy questioned staff as to the total cost of the SW 90<sup>th</sup> Blvd. paving project. Mr. Goodin stated that he would get the cost estimate and advise the Board. Commissioner Murphy also requested an update on the Fireworks building adjacent to the Holiday Inn property. Mr. Goodin stated that negotiations are still ongoing with the owner but may need to consider legal options.
- Commissioner Roberson questioned staff as to how to obtain Mainstreet funding, Mr. Goodin stated that he would have the information by the next Board meeting.
- Clerk of Court Greg Godwin provided the Board with a budget update as to the Fire Budget. County Attorney Andy Decker advised that he is researching a possible 1% sales tax that would be designated for fire if the county is eligible. The Board also requested staff to provide a report from the Building Department showing permits for homes over the last couple of years.
- Chairman Brown advised the Board that he has received a complaint regarding semi-trucks parking in a residential area. Chairman Brown stated that the Sheriff's Department is checking into the issue.

There being no further business before the Board, Chairman Brown adjourned the meeting at 8:40 p.m.

---

ROBERT BROWN, CHAIRMAN

ATTEST:

---

GREG GODWIN, EX-OFFICIO CLERK



