

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR SESSION  
June 21, 2016

The Board met this date in regular session. Present were Chairman Stephen Walker, Commissioners Betsy Barfield, Benjamin “Benny” Bishop, Hines Boyd and Gene Hall. Also present were County Attorneys Buck Bird and Scott Shirley, County Coordinator Parrish Barwick and Clerk of Court Kirk Reams.

1. Commissioner Bishop led the invocation and Pledge of Allegiance.
2. Alex Quintana, from Congresswoman Gwen Graham’s office, invited Board members to a small business workshop in Gadsden County on June 29<sup>th</sup> from 5-7 pm at the UF Extension in Quincy.
3. Chairman Walker stated that Solid Waste Director Beth Letchworth was not at the meeting and requested pulling item D from General Business and placing on a future agenda. **On motion by Commissioner Bishop, seconded by Commissioner Barfield and unanimously carried, the consent agenda—consisting of the approval of the agenda as amended and the minutes of the June 7<sup>th</sup>, 2016 Regular Session—was approved.**
4. Chairman Walker requested workshops on the Game Changer project if the letter of intent passes. Commissioner Boyd noted that no action tonight would be irreversible.
5. Economic Development Council Director Julie Conley introduced the Game Changer presentation and gave a history of the project as well as the next steps necessary in order to move forward. Warren Emo with Emo Architects and Design discussed the master site plan and facility details. Eric Sullivan, with Sports Facilities Advisory, gave an overview of his company’s role and the cost breakdown. Clerk of Court Kirk Reams introduced John Walker with Governmental Services Group, who presented revenue streams as well as the rationale behind the numbers. Also discussed were unanticipated revenues and safety net funds. Commissioner Hines Boyd presented on the project. Jeff Henry with the North Florida Economic Development Council discussed the project and recommended moving forward. Attorney Mark Mustian went over the legal process and lease agreement. Commissioner Barfield asked questions regarding the \$10 million and how it would affect the financial position of the county. Attorney Mustian stated if the county terminated the lease, the \$10 million goes off the balance sheet. Commissioner Boyd explained using public funds worked because the return of investment is not just on the sports facility but also the increase of sales, gas and tourist tax. Commissioner Barfield stated she would like to see Sports Facilities Advisory “put some skin in the game.” Eric Sullivan with SFA stated the \$10 million would not be from current revenues, but rather revenues generated by the new development. The following citizens raised concerns or spoke against the project in its current iteration: Jerry Sutphin, Phil Calandra, Paul Henry, Vivian Royster, Brandon Kilkoyn, Ellen Hudson, Charlie Walker, Keith Ristman, Gregg Walker, Bob Gitzen, Corwin Padgett, JR Hite, Dot

Inmon, Arun Kundra, Colin Barton, Amber Starling, Charles Parrish. The following citizens spoke in support of the project: Deanne Smith, Susan Smith Thompson, Nancy Wideman. Property Appraiser Angela Gray posed and fielded questions from the Board. Chairman Walker recommended voting down the letter of intent. Commissioner Boyd stated he was in favor of placing this on the ballot as a referendum so the people could vote on it. **Commissioner Boyd made a motion to add the Game Changer Project on the referendum in August with specific language he provided, to which Commissioner Barfield seconded for discussion.** Commissioner Hall noted that many opportunities had been missed by the County. Chairman Walker stated he would feel better if this was on the November referendum. **Commissioner Barfield withdrew her second due to the specific wording in Commissioner Boyd's motion. Commissioner Boyd withdrew his motion.** Commissioner Barfield stated her desire for a simplified motion with the wording formulated by counsel. **On motion by Commissioner Boyd, seconded by Commissioner Hall and carried 4 to 1 (Walker opposed), the Board approved the Game Changer project being placed on referendum on the August ballot, with a special session to be held at 6 pm on Monday, June 27<sup>th</sup> at the Annex to discuss the wording/language.**

6. Chairman Walker adjourned the meeting for a brief recess.
7. Chairman Walker called the meeting back to order.
8. Debby Preble with County Engineer Preble-Rish, introduced the Piney Woods Road bids. Her recommendation was to award the project to low bidder Capital Asphalt for \$498,733, which is within the budgeted amount for the project. **On motion by Commissioner Barfield, seconded by Commissioner Bishop and unanimously carried, the Board approved Ms. Preble's recommendation of low bidder Capital Asphalt.**
9. Commissioner Barfield introduced the item of hiring a magistrate to oversee the code enforcement appeals process. Attorney Scott Shirley went over a draft of the language and further discussed how the appeals process would work. He stated he would bring back the document in ordinance form for approval by the Board.
10. Attorney Buck Bird introduced the Glen Bishop Enterprises project lease and bank loan agreement resolution. He stated that the resolution to borrow funds was originally with Regions Bank but was now with Farmers and Merchants Bank. The terms were up to \$610,000 at 3.92% over 15 years. Mr. Bird stated that the next step would be finalizing the lease and coming back to the Board with approval of the loan itself. **On motion by Commissioner Hall, seconded by Commissioner Boyd and carried 4-0 (Bishop abstained), the Board approved Resolution No. 2016-062116-01 for the Glen Bishop Enterprises project lease and bank loan agreement.**
11. Attorney Bird requested that an item be placed on the agenda for the special meeting to be held on Monday, June 27<sup>th</sup>. He stated that he and Attorney Linda Bond Edwards needed some additional guidance for moving forward with plaintiffs' attorney fees resulting from the re-districting suit.

12. Commissioner Barfield asked Attorney Bird to see if public hearings were still necessary for re-districting. She also inquired when the County Commissioner would meet with the School Board to see how to divide the cost, to which Attorney Bird responded after the final amount for plaintiffs' attorney fees was determined.
13. Commissioner Barfield noted that the newspaper had listed the DEP workshop on July 29<sup>th</sup>, but stated it was actually going to be June 29<sup>th</sup>.
14. Commissioner Barfield inquired about additional work needed on tax abatement issue, to which Attorney Bird stated the Board needed to adopt procedural rules to implement.
15. Commissioner Hall stated he would be attending the Florida Association of Counties conference next week.
16. The warrant register was reviewed and bills ordered paid.
17. **On motion by Commissioner Bishop, seconded by Commissioner Hall and unanimously carried, the meeting was adjourned.**

Attest: \_\_\_\_\_  
Clerk

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Chairman