

AT A SPECIAL MEETING OF THE BOARD  
OF COUNTY COMMISSIONERS HELD IN  
AND FOR GADSDEN COUNTY, FLORIDA ON  
FEBRUARY 13, 2007, THE FOLLOWING  
PROCEEDINGS WERE HAD, VIZ.

**PRESENT:** Brenda A. Holt, Chair  
Derrick Price, Vice-Chair  
Eugene Lamb  
Doug Croley  
Edward J. Dixon  
Marlon Brown, County Manager  
Thornton Williams, County Attorney  
Muriel Straughn, Deputy Clerk

**CALL TO ORDER**

Chair Holt called the meeting to order.

**APPROVAL OF CONTRACT FOR WATER/SEWER INFRASTRUCTURE ENGINEERING  
AND DESIGN STUDY WITH EUTAW UTILITIES, INC/NABORS, GIBLIN &  
NICKERSON, PA.**

County Manager Brown explained that the special meeting was called so that the Board could have discussion with the consulting firm about what they would be doing over the next several months with regard to the infrastructure study.

Community Development Director Farnita Saunders addressed the Board. She recalled that the Board was awarded the \$350,000 appropriation from the Legislature through the Department of Environmental Protection to conduct the infrastructure study and that on January 9, 2007, the Board approved Eutaw Utilities and Giblin & Nickerson to provide the study.

She reported that a contract is now ready to be executed. She introduced Dale Dransville, Tom Bryant, and Mark Neihaus from Eutaw Utilities, Inc., and Brian Armstrong from Nabors, Giblin and Nickerson.

**Mr. Tom Bryant** addressed the Board. He made a presentation to the Board as to how they propose to conduct the study and what possibilities/opportunities might result from it.

**Brian Armstrong** then addressed the Board and posed some challenges that might arise with affected parties. He assured

them that, based on his experience, any challenge that might arise can be confronted and accomplished to the betterment of Gadsden County.

**Mr. Bryant** then described a number of phases that the project would entail. He said they would come back in August to do some final tweeking of the action plan. He said that they would like to incorporate and build the plan as a facility plan so that they could then "slate you for the funding through DEP State Revolving Fund."

Discussion followed among the Board.

Mr. Bryant recommended, "Take control of your utility. That doesn't necessarily mean that you own, operate and run it. But, you dictate where utility systems go in and you regulate it. You have that authority or you can have that authority. I don't know if you already have that. But, that is something that Brian will research and he will write a document to tell you how to position yourself so that you can regulate what the utilities do. You regulate, if Talquin goes in, if a private developer goes in, if the City of Quincy goes in and serves a particular development. You regulate that. So, I'm not saying that you want to go into the utility business..."

**UPON MOTION BY COMMISSIONER CROLEY ND SECOND BY COMMISSIONER DIXON, THE BOARD VOTED 5 - 0, BY VOICE VOTE, TO APPROVE THE CONTRACT TO CONDUCT THE COUNTYWIDE WATER/SEWER INFRASTRUCTURE ENGINEERING AND DESIGN STUDY.**

**DISCUSSION AND APPROVAL OF THE FISCAL YEAR 2008 FEDERAL LEGISLATIVE PRIORTIES**

Julian Norment and Amanda Woods of the Ferguson Group, LLC appeared by telephone conference call. They were not able to travel due to inclement weather. Their flights were cancelled.

Ms. Woods briefed the Commission of the steps that they had accomplished that resulted in the recommendations as contained in the attached memorandum.

**UPON MOTION BY COMMISSIONER CROLEY AND SECOND BY COMMISSIONER DIXON, THE BOARD VOTED 5-0, BY VOICE VOTE, TO APPROVE THE FOLLOWING AS THE FEDERAL LEGISLATIVE PRIORITES:**

- I. Repairs and Renovations at Gadsden Community Hospital**
- II. Water and Sewer Upgrades for Economic Development**
- III. Countywide Bridge Repairs**

**COST ANALYSIS OF IMPACT FEE STUDY PROPOSAL FROM NABORS, GIBLIN,  
& NICKERSON, PA. GOVERNMENT SERVICES GROUP, INC AND ARCADIS,  
INC.**

Mr. Brown reminded the Board that they authorized him on January 7, 2007 to negotiate a contract for an impact fee study and analysis.

OMB Director Davin Suggs then briefed the Board regarding the costs of doing the impact fee studies. He compared them to the Wakulla County impact fee studies. He also discussed the possible strategies for paying for the study. (Unanticipated revenue, expenditure reduction, charge the cost of the study to the various departments, realize fund balances)

Property Appraiser Clay VanLandingham stated that if the Board would keep the impact fees at \$1,000, that everyone would be surprised. However, he felt that anything more than that would likely bring about public outcry. He then added that there will be a considerable increase to the tax roll due to the number of certificates of occupancy that have been issued over the last year.

Further discussion followed.

It was agreed that the School Board should be contacted to see if they would be interested in coordinating a study for schools along with the County's studies. It was clarified that they would have to take financial liability for the cost of their study.

**UPON MOTION BY COMMISSIONER PRICE AND SECOND BY COMMISSIONER DIXON THE BOARD VOTED 5-0 TO DO THE FOLLOWING: ADOPT ALL OF THE AREAS LISTED TO DO IMPACT FEE STUDIES; AUTHORIZE STAFF TO NEGOTIATE THE COST FOR EACH OF THE AREAS WITH THE CONSULTANTS, THEN BRING IT BACK TO THE BOARD FOR FINAL APPROVAL AND STAFF RECOMMENDATION AS HOW TO FUND EACH OF THE STUDIES.**

**UPDATE OF BOARD'S GOALS/PRIORITIES FOR NEW BUDGET YEAR**

OMB Director Davin Suggs called attention to the binder he passed out before the meeting. He reminded the commissioners that last year, they established a process by which the Board sets its goals and priorities. He explained that the reason for setting the goals and priorities is because they should drive the budget process so that the resources can be focused on the areas that the Board has deemed necessary and most important.

He reviewed the budget policy and described the process the budget development would follow from this point forward. He then went over the current goals and initiatives below:

**Comprehensive Planning and Physical Environment** - this was designated as an area of importance and directed staff to focus on improving this area. (Growth Management Department and processes; beautification of public areas; improve garbage collection and disposal services; implement effective and reasonable impact fees; develop water and sewer infrastructure)

**Economic Environment** - Foster greater economic development; availability of affordable housing; enhance youth employment program; more resources for housing rehabilitation; create environment for successful business recruitment

**Human Services** - overall healthcare system; hospital; develop health and human services agency.

**Public Safety** - public safety complex; fire services; improve EMS; general purpose shelter

**Transportation** - maintain road system; sidewalks; countywide shuttle system; connectivity to Tallahassee

**General Government** - investigate charter government; internal operations; improve facilities; improve employee compensation practices; enhance revenue and financial planning

Mr. Suggs told them that they need to go through the binder and determine what they desire to focus on next year so that they, as a board, can come to a consensus and adopt new goals and initiatives on March 13. He asked them to have their exercise completed by February 21<sup>st</sup>.

**ADJOURNMENT**

UPON MOTION BY COMMISSIONER DIXON AND SECOND BY COMMISSIONER PRICE, THE CHAIR DECLARED THE MEETING ADJOURNED AT 8:15 P.M..

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Brenda A. Holt, Chair

ATTEST:

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Muriel Straughn, Deputy Clerk