

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

AUGUST 1, 2013

WORKSHOP

Present: Chair Nate McLaughlin, Vice Chair George Hanns, Commissioners Barbara Revels, Charles Ericksen and Frank Meeker, Clerk Gail Wadsworth, County Administrator Craig Coffey, County Attorney Al Hadeed, and Deputy Clerk Andrew Moss.

ITEM 1 - CALL TO ORDER

Chair McLaughlin called the meeting to order at approximately 1:03 p.m. in the Emergency Operations Center of the Government Services Complex in Bunnell, Florida.

ITEM 2 - PLEDGE TO THE FLAG AND MOMENT OF SILENCE

Chair McLaughlin led the Pledge to the Flag and requested a moment of silence.

ITEM 3 - WELCOME

Chair McLaughlin welcomed everyone and requested they hold their questions until the presentation was complete.

ITEM 4 - REVIEW DUE DILIGENCE OF THE FORMER HOSPITAL PROPERTY

County Administrator Coffey explained the process regarding staff's involvement in due diligence pertaining to the former hospital.

Dana Smith, DJ Design, presented a PowerPoint (*on file in the Clerk's Office*) outlining the assessment of the former hospital.

Brief discussion ensued during the presentation.

ITEM 5 - DISCUSSION OF VARIOUS OPTIONS FOR THE SHERIFF'S OPERATION CENTER

County Administrator Coffey presented a PowerPoint (*on file in the Clerk's Office*) regarding the Sheriff's Operation Center Options.

Brief discussion ensued during the presentation.

ITEM 6 - PUBLIC COMMENT

Bob Halsey, Flagler County resident, explained his background in law enforcement and construction. He believed the best option would be the former hospital and noted how important future parking expansion would be.

Workshop
August 1, 2013

(Item 6 – continued)

Larry Jones, Flagler County resident, shared his experience he spent in public service in Orange County, mentioning the challenges government could face when it failed to prepare for growth. He went on to commend the BCC and Staff for their persistence in regards to this acquisition.

Jane Gentile-Youd, Flagler County resident, voiced her opinion that the County seemed to be investing in “dumps”. She felt the old hospital was a terrible purchase, noting the BCC could purchase a smaller property and build multiple stories as opposed to single story.

Alan Peterson, Former County Commissioner, believed this presentation was done to eliminate all other options and front load the hospital as the only choice. Noted if the correct purchase price was used the former hospital would be the fifth most expensive option, not the second.

Armando Martinez, City of Bunnell Manager, stated he felt staff and the BCC had done a tremendous job. He noted the Mayor of Bunnell informed him that she believed this would be a great stimulus to the economy in Bunnell.

Lea Stokes, Flagler County resident, thought the full property price should be stated, though she understood why the pro-rated figure was presented. She felt multiple story sites were not as functional as single story sites. Stated the former jail was the only option that met the Sheriff’s criteria. She felt the County should try to negotiate further.

Reverend Sims-Jones, Flagler County resident, felt the former hospital had a lot of potential. He was disappointed that he had done a lot of work in the old maintenance building/laundry room and now it seemed all that work might have been in vain. Noted his organization helped with career links and court ordered exchanges.

Garry Lubi, Flagler County resident, stated staff did a wonderful job. He also mentioned the two appraisal firms were used are excellent.

Howard Holly, Flagler County resident, stated he did not want any guarantees, but simply wanted the decision to be made based on facts and in the best interest of Flagler County.

Mark Langello, Flagler County resident, believed the former hospital would be the best option for both the Sheriff’s Office and the community. He noted the Government Services Complex site options would not be satisfactory and would over crowd that complex.

Dennis McDonald, Flagler County resident, stated the BCC’s assumptions lacked facts. He explained the estimates on the old hospital would not hold up and there would be a difference of a couple million dollars.

Michael Barr, Flagler County resident, stated he was impressed by the staff’s due diligence and supported the hospital as the new site for the Sheriff’s Office.

(Item 6 – continued)

Hutch King, Former County Commissioner, agreed with Mr. Peterson and noted Cooksey's partial client list contained 16 banks and this property was partially owned by a banker. He reiterated his previous meeting comment that this looked like political payback. He questioned the gap between the current and previous market values. Stated the old hospital option was not good for Bunnell.

There were no further public comments.

ITEM 7 – DISCUSSION/DECISION/DIRECTION

Commissioner Revels responded to those who spoke about tax revenue, stating because the property was located in the CRA there would be no growth of tax revenue to the city of Bunnell or the County for many years or until the CRA was disbanded.

County Administrator Coffey stated he was looking for direction from the BCC.

Chair McLaughlin asked the Sheriff if he would like to speak.

Sheriff Manfre stated he wanted to be centrally located where now his employees were scattered all over , explaining the extra space costs over \$100,000.00 per year. He felt law enforcement worked best on one floor for functional and communications purposes. He also liked the close proximity of the hospital site to the other government buildings, but felt any of the options would be better than the current situation.

Commissioner Meeker asked about benefits of community policing in relation to location.

Sheriff Manfre stated crime did not happen where deputies were patrolling or in areas around the operations center. He explained because of the former hospital's close proximity to the housing authority there might be an impact on the crime in Bunnell.

Commissioner Revels questioned the importance of having a secure storage facility and outside parking area adjacent to the operations center.

Sheriff Manfre responded having secure areas was very important. He explained it made economic sense to have them in close proximity, stating the airport hangar came with a cost close to \$20,000 per year. Stated it would also make the operation more efficient.

Commissioner Hanns mentioned there would also be fuel savings.

Commissioner Ericksen noted there would be a more around the clock presence.

Workshop
August 1, 2013

(Item 7 – continued)

Commissioner Meeker stated he understood the purpose of the meeting was to give direction to the County Administrator. He gave a brief explanation of his preference in utilizing the former hospital as the new Sheriff's Office location and that it would aid crime prevention, more specifically drugs in the areas of close proximity.

Commissioner Revels responded the citizens of Bunnell had an issue with being known as the drug haven for the County, stating that anyone with a cell phone could operate a drug ring. She agreed the hospital would be a good location for the new Sheriff's Office and that it could help with crime prevention in the area.

There was further discussion.

County Administrator Coffey advised the BCC must act on the agreement prior to September 4, 2013 and noted staff was ready to move in whatever direction the BCC wished.

The BCC decided to move to go to the Special Meeting and put it to a vote.

ADJOURNMENT

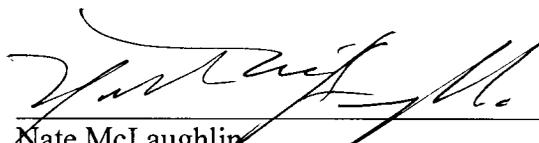
A motion was made by Commissioner Revels to adjourn at 4:53 p.m. Seconded by Commissioner Hanns.

APPROVED AND ADOPTED AUGUST 19, 2013

ATTEST:

FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS


Gail Wadsworth
Clerk and Ex Officio Clerk to the Board


Nate McLaughlin
Chair