

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

AUGUST 1, 2013

SPECIAL MEETING

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 4:53 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 - PUBLIC COMMENT

Bob Halsey, Palm Coast resident, explained the Sheriff's criteria list seemed like an absolute minimum to him, noting he thought there should be even more items on the list.

Reverend Sims-Jones, Flagler County resident, believed the hospital site would be a good location and consolidation of space was a necessity.

Jane Gentile-Youd felt if the BCC could come up with money for the former hospital it could pay for a third helicopter pilot, noting the exact price for a pilot was known and this was not.

Hutch King, Former County Commissioner, stated the Bunnell CRA had not been funded and believed until it was funded it was not technically a CRA, noting there would still be a loss of revenue. Reiterated the bad appearance of this and challenged the BCC to do the right thing.

Michael Barr, Flagler County resident, noted he was past chair of the CRA advisory committee and involved with the CRA effort for eight years. Stated the loss of revenue to Bunnell's general fund was minimal compared to the benefits of the hospital acquisition for the Sheriff's Office.

Catherine Robinson, City of Bunnell Mayor, stated the city commission had not taken a formal stand on this matter, but noted Bunnell's philosophy was that it was "open for business". Spoke on the negative implications the former hospital had on Bunnell's downtown core. She believed it would be positive and offered to get a consensus regarding this matter from her commission.

Dennis McDonald, Flagler County resident, stated there was an exception in the contract for building repairs not to exceed \$250,000.00 and asked the BCC to make sure that did not happen.

There were no further public comments.

**ITEM 4 - STAFF DIRECTION ON THE FORMER HOSPITAL SALES AGREEMENT
DUE DILIGENCE PERIOD**

County Administrator Coffey explained the \$250,000 was a threshold to bring the issue back to the BCC for its attention and action, stating it was brought today.

Commissioner Hanns expressed his appreciation for all the public comments received. Stated in a county of this size the people typically involved in large real estate transactions were the people who had the money to invest in the first place. He assured everyone that no one on this board would be benefitting in any way over this acquisition.

Chair McLaughlin mentioned the integrity of the BCC, noting the commissioners were elected to make decisions like this in the best interest of the County's taxpayers. Stated this had been a long process with years of consideration. Felt he needed to defend the integrity of the BCC, stating he would not have the integrity of the BCC questioned at random with no evidence.

A motion was made by Commissioner Revels to request staff move forward to finalize the option on the old hospital and proceed post haste with design and development of that location for the Sheriff's Operation Center. Seconded by Commissioner Hanns.

Commissioner Meeker asked if the BCC could get more specifics regarding cost during the time that was left prior to commencing purchase.

County Administrator Coffey responded staff could give more due diligence, however to get more cost specific it would need to look for a design firm and issue RFP's. He mentioned at this stage it would always be rough estimates and as the process moved forward the numbers would be more specific through the design and bidding stages.

Commissioner Ericksen was concerned the cost of retrofitting would not be anywhere near the estimated costs currently before the BCC. He viewed it as a property purchase, noting the County should build a new building. He did not think the property was worth \$1.23 million.

Further discussion ensued.

Commissioner Meeker mentioned he had an issue with staff trust.

County Administrator Coffey reminded the BCC that most projects came in on or under budget and on time.

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**ITEM 5 - REQUEST THE BOARD TAKE ACTIONS AS DEEMED NECESSARY
REGARDING ISSUES DISCUSSED AT THE WORKSHOP THIS DATE**

Chair McLaughlin reminded the BCC there was a motion and a second on the floor and requested further discussion.

Commissioner Ericksen asked to have the motion repeated.

Commissioner Revels re-stated her motion was to direct staff to proceed with the closing of their option contract on the old hospital and immediately start the design process for the Sheriff's Operation Center. Seconded by Commissioner Hanns

Chair McLaughlin asked the County Administrator when the BCC could see more specific numbers regarding this acquisition before he called the question.

County Administrator Coffey responded he believed the current numbers were pretty good, but the timeframe for looking at design could be nine months.

Chair McLaughlin called the question. Motion carried 4-1 with Commissioner Ericksen dissenting.

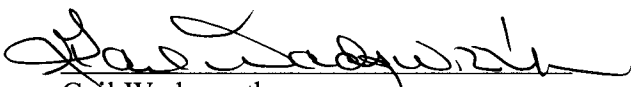
ADJOURNMENT

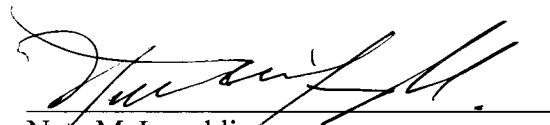
A motion was made by Commissioner Meeker to adjourn at 5:30 p.m. Seconded by Commissioner Ericksen.

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