



AGENDA

JACKSON COUNTY BOARD OF COUNTY COMMISSIONERS

February 22, 2022

COMMISSION MEETING ROOM

4:00 PM

CALL TO ORDER

I. RECOGNITIONS, RESOLUTIONS, & PRESENTATIONS

II. REPORTS AND REQUESTS

1. Request: Board discussion on use of ARPA funds - Hunter Potts, ASD
2. Request: Board discussion on Housing Development - Hunter Potts, ASD

III. OTHER MATTERS/MATTERS OF THE PUBLIC

TO: The Honorable Chairperson and
Board of County Commissioners

FROM: Administration

SUBJECT: Request: Board discussion on use of ARPA funds - **Hunter Potts, ASD**

Background: The fiscal recovery fund was established to help turn the tide on the pandemic, address its economic fallout and lay the foundation for a strong and equitable recovery. Jackson County has elected to take the Standard Allowance option, thereby allocating the entirety of our funds (\$9,015,375) to be utilized for the provision of Government Services,

Government Services can be typically classified as anything the County funds on a normal routine basis. The funds can not be put into reserves, pension funds, or lobbying efforts. Government services under the ARPA funds are classified as, "but are not limited to, maintenance or pay-go funded building of infrastructure, including roads; modernization of cybersecurity, including hardware, software, and protection of critical infrastructure; health services; environmental remediation; school or educational services; and the provision of police, fire, and other public safety services. The aforementioned list of government services is not exclusive."

On the attached Potential Projects List \$1,385,000 has been obligated already for Legal Fees, General Revenue for the 21-22 budget, and Premium Pay (highlighted in orange). \$7,630,375 is the remaining balance of ARPA funds that are able to be allocated for eligible projects.

All funds must be obligated by December 31, 2024 and expended by December 31, 2026

Previous Action:

**Amount of Funds to Be
Expended or Requested:**

Source of Funds:

Originating Office: Administration

Reviewed By: Hunter Potts
Brigitte Rehberg

Wilanne Daniels
Wilanne Daniels

Recommendation:

Potential Motion: NA

Potential Projects

PROJECT NAME	DESCRIPTION	ESTIMATED COST
Citizen's Lodge Park Fit-Trail	Replace the Fit Trail at Citizens Lodge Park, project would create at least 15 individual exercise stations. The proposed new system will require less maintenance and better serve the community.	\$ 50,000
Eastshore Park Recreation Area	Construct approximately 2.5 miles of trail system at Eastshore Park, thereby creating an expanded trail system that will allow space for outdoor recreation and exercise.	\$ 52,500
Courthouse Air Handler Replacement	Project would address the aging HVAC infrastructure at the Courthouse that is limiting the airflow and circulation of air within the building.	\$ 150,000
Correctional Facility Ventilation Improvements	Project would replace 19 industrial roof top HVAC units at the Correctional Facility that limit the airflow and circulation of air within the building, funds would assist with CDBG-DR Grant	\$ 240,000
Upper Chipola River Debris Removal	Debris Removal from the river starting from Bellamy Bridge to the Caverns State Park	\$ 250,000
Bellamy Bridge Trail Project	Project would construct a boardwalk that would span across a large gap in the old roadbed that is currently used to navigate the trail down to the historic Bellamy Bridge, stabilize the pylons that secure Bellamy Bridge to the bank on either side of the river and remove Hurricane Michael Debris.	\$ 150,000
E-911/Dispatch Bunker	Design and construct a storm proof safe room for E911 Dispatch call center staff to protect first responders operating out of the Jackson County Sheriff's Office. Approximately, 2,000 sq/ft to house 18 employees.	\$ 900,000
Neal's Landing Campground	Install campground infrastructure, tent sites, RV hookups, water/sewer/electrical lines	\$ 200,000
Neal's Landing Bathrooms	Replace plumbing lines, install new bathroom stalls, toilets, sinks, and indoor painting	\$ 20,000
Shangri-La Spring: Phase 1	Establish public access from Blue Spring to Shangri La overlook (walking) and have maintenance/ADA access via driveway. Protect spring by treating runoff from Blue Spring Hwy and increase wetlands by clearing debris and silt fill (the old trail) replace with wetland planting and then construct boardwalk from BS area to hill by cave. Stabilize trail up hill to Shangri La and have boardwalk out to overlook.	\$ 313,040
Howell's Landing Boat Ramp	Construct stormwater retention pond, pave additional parking spaces, install floating dock boat slips	\$ 300,000
Cypress Park	Install Playground, walking trail, exercise stations, pavilion, basketball goal, restroom facility	\$ 200,000
Blue Springs Park	Hiking Trail Expansion, signs, trail markers, cave identification	\$ 75,000

Potential Projects

Rambo Rd	Chip Seal Rambo Rd. from 231 to County line to provide evacuation route relief for HWY 231: 20ft wide double road, includes design/CEI	\$ 925,000
Pooser Rd. Housing Water/Sewer Infrastructure	Extension of water, sewer and road from South Campus to south side of Pooser Road. Distance of 800 ft - Water: \$90,000 Sewer: \$300,000 Road: \$400,000	\$ 790,000
Pooser Rd. Housing: Subdivision Design	Survey, Wetlands Delineation, Design, etc. Master Plan of the 280 acres plus detail subdivision design of the first 45 acres.	\$ 172,900.00
Mashburn Road Paving (to New Hope Road)	4,100 ft remaining to be paved; City of Marianna/Alford have CDBG-DR grants which will install sewer along the entire length of Mashburn Road	\$ 2,050,000.00
Pooser Rd. Paving Project	Wynn Rd. to SR 276 (approx. 2 miles)	\$ 3,223,514.00
Gym (Civic Center)	Build out bathrooms, meeting rooms, office area, HVAC system, gym floor repair, bleachers, PA system	\$ 2,000,000.00
Dining Hall (Museum)	Complete building renovation, prepped and ready for museum	\$ 3,000,000.00
Stormwater/Wastewater	Additional stormwater/wastewater/drinking water infrastructure to Endeavor outside of Job Growth Grant, specifically area around the Gym/Civic Center. Development of green streets and rain gardens	\$ 2,600,000.00
Sewer Lift Station Rehabilitation	Upgrade five different lift stations by installing new pumps, control panels, and replacing outdated valve systems. The current stations are not able to properly move affluent.	\$ 1,250,000.00
Fire Rescue	Premium pay for Fire Rescue Employees to encourage employee retention and other department to help offset minimum wage requirements	\$ 575,000
Transparency and Tracking	Expenditures directly relating to Legal and Compliance Services	\$ 60,000
Budget Deficit	Funds obligated to balance the 21-22 Fiscal Year Budget	\$ 750,000
Budget Deficit	Funds planned to balance the 22-23 and 24-25 Fiscal Year Budget	\$ 500,000

Total Funding Available \$ 9,015,375

Total Obligated Funds \$ 1,385,000

Remaining Balance \$ 7,630,375

TO: The Honorable Chairperson and
Board of County Commissioners

FROM: Administration

SUBJECT: Request: Board discussion on Housing Development - **Hunter Potts, ASD**

Background: Pooser Rd. Parcel: The County has wanted for some time now to develop housing on the roughly 290 acres along Pooser Rd. The County could conduct it's own initial design and subdivision layout, then bid the project out for construction. Another potential avenue to encourage housing development is to issue a RFP to solicit potential developers to the site. The RFP would allow potential developers to offer their "best use" proposal for the land to allow the County to determine which route it would like to take. Under this option the board would need to consider some factors for the parameters it would like to set in the RFP documents.

Items for consideration:

- Total Acreage - 285
- Total Buildable Acreage: 195
- Residential Units Per Acre: 4
- Mixed Use Units Per Acre: 12

Questions for the Commission:

- Does the County want to commit to offering funds or providing infrastructure in the proposal to engage developers?
- Does the County want to set parameters on the type of housing to be constructed (i.e. SFR, Townhomes, Apartments, ADUs, additional amenities)? Additional requirements for consideration for the types of homes - 1. Detached single-family dwelling 2. Two (2) bedrooms and two (2) baths or three (3) bedrooms and two (2) baths 3. 1,000-1,200 square feet or more of living space? Green Building Standards? FHFC Universal Design and Visibility Standards? LEED Certified?
- Does the County want to set rent or sale limits on the homes? Income requirements for the buyers?
- Does the County only want to conduct the project in phases or offer the entire parcel to a single developer?
- Time parameters on construction?

Previous Action:

**Amount of Funds to Be
Expended or Requested:**

Source of Funds:

Originating Office: **Administration**

Reviewed By: **Hunter Potts
Brigitte Rehberg
Wilanne Daniels**

Recommendation:

Potential Motion: I move the board set some parameters for the Request for Proposals