

**APRIL 23, 2013**

**PORT ST. JOE, FLORIDA**

**EMERGENCY MEETING**

The Gulf County Board of County Commissioners met this date in emergency session with the following members present: Chairman Tynalin Smiley, Vice Chairman Ward McDaniel and Commissioners Carmen L. McLemore, Johanna Bryan and Warren J. Yeager, Jr.

Others present were: County Attorney Jeremy Novak, Clerk Finance Officer Sherry Herring, Deputy Clerk Kari Summers, Assistant Administrator Michael L. Hammond, Deputy Administrator Lynn Lanier, Deputy Administrator Brett Lowry, Building Official Lee Collinsworth, Central Services Director Denise Manuel, E.D.C. Director Barry Sellers, Maintenance Supervisor Steve Mork, Mosquito Control Director Mark Cothran, and Public Works Director Joe Danford.

Chairman Smiley called the meeting to order at 5:05 p.m., E.T.

**INDUSTRIAL PARK**

Upon request by Chairman Smiley, Deputy Administrator Lanier played the recorded Board meeting from the regular meeting held on April 23, 2013 regarding the motion relating to the Industrial Park. Commissioner McLemore discussed his previous motion from the recording that passed 4 to 1. He also discussed his concerns regarding a Commissioner shutting down a work crew in another Commissioner's district and requested that if a Commissioner has a problem with a work crew project that they contact the Chief Administrator before taking any action. Commissioner McLemore stated that the work crew will be out of the building by 12:00 p.m. on April 24<sup>th</sup>. Commissioner McDaniel inquired if each Commissioner has received a copy of the Right of First Refusal Agreement; Commissioner Bryan stated that she has received a copy for review. Commissioner McDaniel reported that under the lease agreement the lessee is to provide the County proof of liability insurance and the company is to pay \$1,500.00 upfront before moving into the Industrial Park Building, stating that neither of these items has been done. Upon inquiry by Commissioner McDaniel, County Attorney Novak stated that no proof of insurance or the rent payment had been received. After discussion by Commissioner McDaniel, Commissioner McLemore discussed his concerns regarding the building and his motion regarding the work crew. Commissioner McLemore then motioned that no Commissioner can shut down an inmate labor crew until the issue is brought before the Administration. Commissioner McDaniel stated that he did speak with Chief Administrator Butler, Assistant Administrator Hammond, and County Attorney Novak regarding the work crew at the Industrial Park Building. Assistant Administrator Hammond reported that he authorized the work crew to only clean the outside of the building and to take the Taunton's belongings to their property (next door). After further discussion, Commissioner Bryan discussed her concerns

regarding the previous motion and the need for a written detailed list of the work crew project for the Board to review before the motion was made. Upon inquiry by Chairman Smiley, County Attorney Novak stated that E.D.A. has approved the lease agreement and the tenant needs to provide proof of insurance to the County before being on the property site. Upon inquiry by Chairman Smiley, County Attorney Novak reported that the work crew is covered under the County's liability insurance policy. After discussion by Chairman Smiley, Commissioner Bryan stated that the purpose of the low lease payments was an incentive to the tenant to do those improvements. Upon inquiry by Commissioner Bryan, County Attorney Novak reported that the lease agreement has been signed by the tenant and the leasing of the building will begin May 1, 2013. Following discussion, Commissioner McLemore motioned to allow District I inmate labor crew to paint the inside of the Industrial Park Building until 12:00 p.m., C.T. on April 24<sup>th</sup> (tenant will purchase the paint). Commissioner Yeager seconded the motion for discussion. After discussion, the motion then passed 4 to 1, with Commissioner Bryan voting no.

There being no further business, and upon motion by Commissioner Yeager, second by Commissioner McLemore, the meeting did then adjourn at 5:44 p.m., E.T.

**TYNALIN SMILEY  
CHAIRMAN**

**ATTEST:**

**REBECCA L. NORRIS  
CLERK**