

BOARD OF COUNTY COMMISSIONERS  
UNION COUNTY, FLORIDA  
REGULAR BUSINESS MEETING  
JULY 7, 2025

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and may need to ensure that a verbatim record is made.

PRESIDING: Channing Dobbs, Chair

RECORDING: Reagan E. Robinson, Deputy Clerk

ATTENDING: Commissioner Mac Johns; Commissioner Donna Jackson; Commissioner Melissa McNeal; Commissioner Willie Croft; Kellie Hendricks Rhoades, Clerk of Courts & Comptroller; James Williams, County Coordinator; Pamela Woodington, Finance Director

**MEETING CALLED TO ORDER**

Chairman Dobbs called the meeting to order at 4:30 P.M.

**INVOCATION AND PLEDGE**

Commissioner McNeal offered the invocation and Joshua Lyn led the Pledge of Allegiance.

**ADOPTION OF THE AGENDA**

**Commissioner Jackson moved to adopt the agenda. Commissioner McNeal seconded the motion, and it passed unanimously.**

**PUBLIC COMMENTS**

Hearing no requests to speak, Chair Dobbs closed the floor to public comments.

**APPROVAL OF THE FINANCE REPORT**

Mrs. Woodington shared Mr. Toby Witt, former EMS Director, failed to provide the proper documentation that he attempted to source quotes other than Tom Jenkins Electric for work at the Harmony Fill Station, but had indicated verbally he did in fact obtain quotes before proceeding with the work. Clerk Rhoades noted she sees no issues with the purchase, but that the records don't align with the purchasing policy, and asked for Board action to note such for the record. The Board did so. Commissioner Jackson then asked if the budget amendment reflects the Board under-appropriating insurance expense for various funds. Clerk Rhoades confirmed that it is simply a reallocation and added that while some funds were a bit under-appropriated, as time moves on, she's able to better allocate the expenses. **Commissioner Jackson moved to adopt Resolution BA 25-01, Budget Amendment 25-10 and bills presented for approval with the notation on the payment to Tom Jenkins Electric that an explanation has been provided as to why there are no other quotes. Commissioner Croft seconded the motion, and it passed unanimously.**

**CONSIDERATION TO APPOINT A MEMBER TO THE NORTH CENTRAL FLORIDA HOMELESS CONTINUUM OF CARE**

Commissioner Jackson explained that the Board put this item of business off until this meeting so Commissioner McNeal could be present. Commissioner McNeal and Commissioner Jackson went back and forth before agreeing that Commissioner McNeal should serve on the Board. **Commissioner Johns moved to appoint Commissioner McNeal to the North Central Florida Homeless Continuum of Care. Commissioner Croft seconded the motion, and it passed unanimously.**

**CONSIDERATION OF V.S. ROBINSON CONTRACTING CONTRACT FOR COURTHOUSE SECURITY UPGRADES**

Mr. Williams explained that the contract has been reviewed by Attorney Wade and the Circuit Court, suggested edits have been made, and both parties are ready to proceed. **Commissioner Johns moved to approve V.S. Robinson Contracting's contract. Commissioner Johns seconded the motion, and it passed unanimously.**

**ACCEPTANCE OF REPORT OF ERRORS AND INSOLVENCIES FROM LISA B. JOHNSON, TAX COLLECTOR**

**Commissioner Jackson moved to accept the Report of Errors and Insolvencies from the Tax Collector. Commissioner McNeal seconded the motion, and it passed unanimously.**

**DISCUSSION OF INDUSTRIAL AREAS IN UNION COUNTY**

Mr. Williams explained that the Governor's Office is purchasing \$19 million worth of land around the state in order to conserve the land and protect it from future development. Mr. Bob Cotgreave shared his opinion on how this initiative will impact the future growth within the County. Discussion ensued preparing and presenting a plan to lawmakers that will carve out some land for environmentally friendly industrial endeavors, as well as getting the conversation on the matter started County and Statewide, including methods such as workshops at the County level and contacting local representatives.

**DISCUSSION OF SETTLEMENT FOR DELBERT SMITH**

Mr. Williams presented a list of bills and additional information from David Theriaque, as well as the option to counteroffer with Mr. Delbert Smith regarding his planned and canceled RV Park. Commissioner Johns stated that he thinks Mr. Smith is being fair and what he's asking for is reasonable. Commissioner Jackson noted that the document says that Mr. Smith is willing to accept a counteroffer, which she believed would be prudent to accept, and added that he has benefited from some of the expenses, such as repairs made to his own machinery and equipment. **Commissioner Jackson moved to offer Mr. Delbert Smith \$40,000. Commissioner Johns seconded the motion, and it passed unanimously.**

Mr. Williams agreed to contact Mr. Theriaque to send Mr. Smith an offer letter.

**CONSIDERATION TO WAIVE PERMIT FEES FOR HISTORIC TOWNSEND BUILDING RENOVATIONS**

Commissioner Jackson explained that there are some costs that the County doesn't need to waive because doing so will cost the County money. **Commissioner Jackson moved to waive indirect costs to the County and bill any direct costs. Commissioner Croft seconded the motion, and it passed unanimously.**

**CONSIDERATION TO AWARD BID FOR COURTHOUSE REROOFING PROJECT**

Mr. Williams recommended that the County accept the low bid of \$306,832 from 1<sup>st</sup> Class Roofing. **Commissioner Johns moved to accept the low bid. Commissioner Croft seconded the motion, and it passed unanimously.**

**REPORT FROM COUNTY COORIDNATOR, JIMMY WILLIAMS**

Mr. Williams provided updates on Courthouse projects, a grant for a new ambulance and the addition to the Agriculture Education Building. He also brought up the issues with the timber companies damaging roads and suggested a no-cost permit for timber harvesting. Commissioner Jackson asked how the County would get the word out about this new permit. Chair Dobbs suggested mandating its application in future contracts. The Board gave general consensus for Attorney Wade to proceed in drafting a document of this nature. The Board then entered into discussion regarding possible budget workshop dates. Clerk Rhoades suggested setting the Tentative and Final Budget Hearings on either September 8, September 15 and/or September 22. Mr. Williams ended by providing an overview of the funding appropriated to the County by the State for grant projects.

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**REPORT FROM KELLIE HENDRICKS RHOADES, CPA, CLERK OF COURTS AND COMPTROLLER**

Clerk Rhoades asked that the Board certify the millage rate for the upcoming fiscal year. **Commissioner Jackson moved to keep the millage rate at 10 mills. Commissioner Croft seconded the motion, and it passed unanimously.**

Clerk Rhoades then noted that there will be a meeting regarding phone system changes on July 10 at 9:00 A.M. and asked that all departments attend.

**REPORT FROM COUNTY COMMISSIONERS**

Commissioner Johns shared that the Recreation Board is looking to appoint Ross Peugh and that Mr. Tommy Mobley painted the interior walls of the remodeled concession stand at O.J. Phillips. He also shared that Mr. Bart Andrews is looking to donate \$200,000 toward the football complex, with \$40,000 having already been donated. Commissioner Johns shared that he would like to have the football field named Andrews Field as a sign of appreciation of his contributions. The Board agreed and thanked Mr. Andrews for his more than generous donations to County Recreation.

Seeing no further business, Chair Dobbs adjourned the meeting by general consent at 5:55 P.M.

*Adopted by vote of the Board of County Commission on July 21, 2025.*