



**SUWANNEE COUNTY
BOARD OF COUNTY COMMISSIONERS**

**218 PARSHLEY STREET SOUTHWEST
LIVE OAK, FLORIDA 32064**

TENTATIVE AGENDA FOR JULY 21, 2026 AT 5:30 PM

Invocation

Pledge to American Flag

ATTENTION:

- The Board may add additional items to this agenda.
- Affirmative action on any item includes authorization of the Chairman's or designee's signature on all associated documents.
- Individual speakers from the audience will be allowed three (3) minutes to speak following recognition by the Chairman and must speak from the podium. Speakers may only make one (1) trip to the podium to address concerns regarding all items on the consent agenda. (Filling out of Comment Card required, and forward to Chairman or County Administrator.)
- Groups or factions representing a position on a proposition or issues are required to select a single representative or spokesperson. The designated representative shall identify the group or faction which (s)he represents and the issues on which (s)he is going to speak. After identification of the group and issues, the Chairman shall ask those at the meeting to raise their hands if (1) they are a member of the group or faction and (2) they wish the designated representative to speak on behalf of the group or faction. A minimum of two members of the audience (not including the designated speaker) must raise their hand at the call of the Chairman. If enough people do not raise their hands, the designated speaker shall be limited to the speaking time allowed to individuals. If the requisite number of people raise their hands, the designated speaker will be allowed to speak for seven (7) minutes following recognition by the Chairman and must speak from the podium. Speakers may only make one (1) trip to the podium to address concerns regarding all items on the agenda. (Filling out of Comment Card required, and forward to Chairman or County Administrator.)
- For general updates or questions regarding County business, contact the County Administrator during regular business hours at (386) 364-3400.

APPROVAL OF MINUTES:

1. a) July 7, 2026, Regular Meeting
b) July 8, 2026, RFP 2026-10 Group Insurance Tabulation Meeting.

PUBLIC CONCERNS AND COMMENTS:

PROCLAMATIONS AND PRESENTATIONS:

CONSENT:

2. Approval of payment of processed invoices.
3. Approval to hold the regularly scheduled Board meeting on August 18, 2026, at Live Oak City Hall, 101 White Avenue S.E., Live Oak, Florida 32064. The meeting will begin at 5:30 p.m.
4. Approval of updates to Purchasing Policy, correcting ambiguous language in Chapter 19 — Procurement Scoring Committee, and adoption of enabling resolution.
5. Approval of a no-cost change order No. 9 with Blackwater Construction for a 45-day time extension to complete the construction of the COVID Isolation Building.
6. Approval and adoption of Preliminary Rate Resolution for Fire Protection services provided by Nabors, Giblin, & Nickerson.
7. Approval and adoption of Preliminary Rate Resolution for Solid Waste services provided by Nabors, Giblin, & Nickerson.
8. Authorize the County Administrator to approve the reduction in the Suwannee County Fire Rescue ambulance bill, execute any necessary paperwork to effectuate the reduction, and collect the amount owed.
9. Approval of agreement for quarterly maintenance and repair of 148th Place, 61st Place, 63rd Place, and 150th Place, all located in Suwannee County.
10. Award and authorize Chairman to execute agreement with Public Resources Advisory Group (PRAG) for planning, analysis, and financing of the Catalyst Wastewater Treatment Plant project.
11. Approval of Waste Management Solid Waste Hauling and Disposal Agreement Extension
12. Authorization to purchase and install 10 Compactors from Sunbelt Waste Equipment utilizing Sourcewell Contract 010825-ME, and authorize the County Administrator to execute the agreement. Budget impact: \$681,700.40 to be paid from the Solid Waste budget.

TIME-SPECIFIC ITEMS:

CONSTITUTIONAL OFFICERS ITEMS:

13. Set date, time, and location for tentative and final budget hearings. (Barry A. Baker, Clerk of Court)
14. Consider a request to set the proposed (not to exceed) millage rate for the 2026-2027 Fiscal Year. (Barry A. Baker, Clerk of Court)

STAFF ITEMS:

COMMISSIONERS ITEMS:

COUNTY ATTORNEY ITEMS:

CONSULTANT ITEMS:

GENERAL BUSINESS:

15. Discuss, with possible Board action, the award of two (2) demolition/replacement homes in relation to CDBG-HR Grant 23DB-H12 to the lowest qualified respondent. (David Fox, Fred Fox Enterprises)
16. Additional Agenda Items - Chairman calls for additional items.

ADMINISTRATOR'S COMMENTS AND INFORMATION:

BOARD MEMBERS INQUIRIES, REQUESTS, AND COMMENTS:

5:30 p.m.

The Suwannee County Board of County Commissioners met on the above date and time for a regular meeting, and the following were present: Chairman Franklin White; Commissioner Don Hale; Commissioner Clyde Fleming; Commissioner Travis Land; and Commissioner Leo Mobley. Deputy Clerk Logan Woods, County Attorney Adam Morrison, and County Administrator Jason Furry were also present.

Chairman White called the meeting to order at 5:30 p.m. The invocation and the Pledge of Allegiance to the Flag of the United States of America were held.

Chairman White noted that there was an Attorney Item to discuss before public comments.

MINUTES:

The first item on the agenda was approval of the June 16, 2026, RFP 2026-11 CDBG-DR Grant Administration Tabulation meeting and June 16, 2026, Regular meeting minutes.

Commissioner Fleming moved to approve the minutes of the June 16, 2026, RFP 2026-11 CDBG-DR Grant Administration Tabulation meeting and June 16, 2026, Regular meeting. Commissioner Mobley seconded, and the motion carried unanimously.

COUNTY ATTORNEY ITEMS:

Attorney Morrison delivered a presentation regarding data centers and the legality of regulating them at the county level. There were two main approved bills, SB 180 Section 28 and SB 484 (2026), that pertained to land development restrictions and data centers. Attorney Morrison explained in detail Section 28, which stipulated Statewide that no county could “propose or adopt any moratorium or place a restriction on construction, reconstruction, or redevelopment of any property damaged by such hurricanes (*Helene, Debby, and Milton*)” until after October 1, 2027. There was virtually no property that was unaffected by one or more of these hurricanes that passed through Suwannee County and thus these

properties were included under the bill's restrictions to development. Any changes made before then would be made void. Attorney Morrison then discussed SB 484 that was specifically for the regulation of "large load" customers (i.e., those requiring more than 50 megawatts of power) at the county level. He explained that initially it may seem that Section 28 and FS §163.26(2) were in conflict over the ability to regulate data centers, but ultimately, he did not believe they were in absolute conflict, and both bills could be in effect at the same time. Attorney Morrison also stated that other counties who banned data centers were only accountable to themselves and were simply taking a gamble that they would not be sued later. He could only provide the best conclusion for the County to make sure they complied legally.

In Attorney Morrison's legal opinion, the County had no legal basis to regulate data centers under the restrictive measures of SB 180 Section 28, since virtually all property in Suwanee County had been affected by one or more of the three specified hurricanes (Helene, Debby, and Milton). According to the reading of the statutes, the County could not restrict, nor pass a moratorium on, data centers, and SB 484 was not in conflict with SB 180.

Bo Hancock asked questions about the statutes, to which Attorney Morrison answered.

Susan Cordero asked for clarification of the statute's wording. Attorney Morrison again explained how the statutes applied to property affected by the hurricanes.

It being after 5:32 p.m., Chairman White moved to Time-Specific Items.

TIME-SPECIFIC ITEMS:

The eighteenth item on the agenda was at 5:32 p.m., or as soon thereafter as the matter could be heard, to hold a public hearing to consider the adoption of an ordinance for LDR 26-03, an application by Dennis and Edith Martin to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from AGRICULTURE-1 (A-1) to COMMERCIAL NEIGHBORHOOD (CN).

Chairman White opened the public hearings.

Attorney Morrison swore in all those wishing to speak.

Development Services Director Ron Meeks discussed the application, noting that the 4.12-acre property was located at the State Road 51/County Road 250 intersection in the southwestern portion of the County. He added that access would be off CR 250, the application met requirements, and the Planning and Zoning Board had recommended it for approval. The file was submitted into the record as Exhibit 1.

Chairman White opened the floor to public comments. There being none, the floor was closed.

Commissioner Hale moved to approve an ordinance regarding LDR 26-03, an application by Dennis and Edith Martin to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from AGRICULTURE-1 (A-1) to COMMERCIAL NEIGHBORHOOD (CN). Commissioner Fleming seconded, and the motion carried unanimously. (Ordinance No. 2026-14)

The nineteenth item on the agenda was at 5:32 p.m., or as soon thereafter as the matter could be heard, to hold a public hearing to consider the adoption of an ordinance regarding CPA 26-03, an application by Russell and Vickie Depratter, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification from AGRICULTURE-1 (A-1) to INDUSTRIAL (I).

Director Meeks stated that he would discuss this item along with the next for LDR 26-04, as one approval or denial affected the other and they were for the same property. He then discussed the applications, noting the property was located near the Catalyst Site off 169th Street. The southern portion of the same property was rezoned Industrial at a prior meeting, and these applications were for the northern 65 acres. The Comprehensive Plan allowed for Industrial land use within three miles of a Highway Interchange area, a requirement which the subject property met. The file was submitted as Exhibit 1.

Chairman White opened the floor to public comments.

Attorney Morrison swore in Sarah Stetson who asked where on 169th Road the property was located. Director Meeks replied that the property was near Binderholz Sawmill.

There being no further comments, the floor was closed to the public.

Commissioner Land moved to approve an ordinance regarding CPA 26-03, an application by Russell and Vickie Depratter, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification from AGRICULTURE-1 (A-1) to INDUSTRIAL (I). Commissioner Mobley seconded, and the motion carried unanimously. (Ordinance No. 2026-15)

The twentieth item on the agenda was at 5:32 p.m., or as soon thereafter as the matter could be heard, to hold a public hearing to consider the adoption of an ordinance regarding LDR 26-04, an application by Russell and Vickie Depratter, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from AGRICULTURE-1 (A-1) to INDUSTRIAL (I).

Chairman White opened the floor to public comments. There being none, the floor was closed.

Commissioner Land moved to approve an ordinance regarding LDR 26-04, an application by Russell and Vickie Depratter, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from AGRICULTURE-1 (A-1) to INDUSTRIAL (I). Commissioner Hale seconded, and the motion carried unanimously. (Ordinance No. 2026-16)

The twenty-first item on the agenda was at 5:32 p.m., or as soon thereafter as the matter could be heard, to hold a public hearing to consider a request from Leo Mobley, Jr. regarding vacating Lot 8 of Southridge Farms subdivision in accordance with the plat filed of record with the Clerk of Court in Plat Book 1, Page 423 and reverting to acreage.

Director Meeks discussed the application to vacate Lot 8 of Southridge Farms, together with the easement, totaling roughly 5.68 acres. He explained that statutes allowed for this type of vacation of lots in subdivided plats and provided the specific requirements to do so. The file as admitted as Exhibit 1.

Commissioner Mobley stated he would abstain from voting, as this item affected him personally.

Chairman White opened the floor to public comments. There being none, the floor was closed.

Commissioner Fleming moved to approve a resolution vacating Lot 8 of Southridge Farms subdivision in accordance with the plat filed of record with the Clerk of Court in Plat Book 1, Page 423 and reverting to acreage. Commissioner Land seconded, and the motion carried unanimously (4-0, with Commissioner Mobley abstaining due to a conflict of interests). (Resolution No. 2026-41)

Chairman White closed the public hearings and returned to public comments.

PUBLIC CONCERNS AND COMMENTS:

Susan Cordero, 12968 167th Road, discussed data centers and other counties who banned them.

Billy Golightly, 1683 151st Road, Live Oak, noted the fire and solid waste assessment items on tonight's agenda and was concerned about the maximum amounts the County was allowed to pass. Although he understood the County had to increase the rates by some amount, he asked the Commissioners to keep the citizens in mind due to rising costs. Mr. Golightly also asked about the regional shelter and questioned whether the County was responsible for solid waste costs for that facility.

Chairman White replied that he did not know and they would look into it.

Moses Clepper, 14581 102nd Path, Live Oak, discussed the statutes Attorney Morrison presented earlier and issues with data centers. He brought up different statutes for consideration and noted other counties who had passed data center moratoriums. Mr. Clepper also asked that the County release the results of the investigation into the previous Emergency Management Director, again expressed personal grievances against Commissioner Land, and noted concerns with the budget and County spending.

Kin Weaver thanked the Commissioners, Attorney Morrison, and Administrator Furry for the work they did for the County.

PROCLAMATIONS AND PRESENTATIONS:

The second item on the agenda was a presentation of the Fiscal Year 2024-2025 Financial Report.

Caleb Perla, Powell & Jones, CPA, discussed the FY 2024-2025 financial report in great detail.

Chairman White asked if any waste or fraud was found. Mr. Perla noted some potential fraudulent credit card usage within the Sheriff's Office, which was currently being litigated in court.

Commissioner Land asked where Suwannee County stood financially compared to other counties. Mr. Perla stated finances looked good for Suwannee County, as they managed money effectively and were able to accumulate profits to use for the citizens, and had a significant amount of reserves considering this was a hurricane-prone area. Overall, the County was in great shape.

CONSENT:

The third item on the agenda was approval of payment of \$10,648,401.13 in processed invoices.

The fourth item on the agenda was approval of First Amendment to Agreement 2026-76 with J. Phillips Electric, Inc. **(Agreement No. 2026-76-01)**

The fifth item on the agenda was approval to Modify Contract Number G0616 EMPG Agreement from Sheriff to Board of County Commissioners. **(Agreement No. 2026-88-01)**

The sixth item on the agenda was approval of Tourist Development Council grant amounts as recommended by the Tourist Development Council Board (funded by Tourist Development Tax).

The seventh item on the agenda was approval of expenditure of \$4,500 from the Law Enforcement Trust Fund for the purchase of two (2) law enforcement radar units for the Sheriff's Office.

The eighth item on the agenda was approval to apply for the RIF 2026-2027 Grant in support of the Catalyst Industrial Site Water and Wastewater Utilities.

The ninth item on the agenda was adoption of policy and procedures for body cameras worn by code inspectors (and adoption of an enabling resolution), pending County Attorney review. **(Resolution No. 2026-42)**

The tenth item on the agenda was authorization for County Staff to publish Request For Proposals for emergency debris removal services.

The eleventh item on the agenda was authorization to piggyback on Sarasota County Schools for the purchase and installation of a digital sign for a new community center.

The twelfth item on the agenda was authorization for County Staff to publish a Request for Qualifications for Professional Construction Manager at Risk (CMAR) Services for the Emergency Shelter at the Summit property.

The thirteenth item on the agenda was award of and authorization for the Chairman to execute a contract for RFP 2026-11 Grant Administration Services for CDBG-DR to the highest ranked responded, OVID Solutions. (Bids were opened on May 21, 2025) **(Agreement No. 2026-85)**

The fourteenth item on the agenda was Issuance of a Certificate of Public Convenience and Necessity (COPCN) to Legacy of North Florida for inter-facility transfers. **(Agreement No. 2026-86)**

The fifteenth item on the agenda was approval of (a task order with Miller Legg) for Project Summit Hurricane Shelter, Conceptual Stormwater Permitting and Phase 1 Conceptual Landscape Architecture Designs, including Geotechnical Services. **(Agreement No. 2025-91-09)**

The sixteenth item on the agenda was review and approval of Change Order No. 5 with Blackwater Construction for a \$27,144.00 credit for the COVID-CV Building. **(Agreement No. 2025-61-05)**

The seventeenth item on the agenda was approval to rent two (2) Front-Load Garbage Trucks from EP Rents, LLC for a monthly per-unit cost of \$11,000. Budgeted item. **(Agreement No. 2026-87)**

Commissioner Fleming moved to approve consent items 3-17. Commissioner Land seconded, and the motion carried unanimously.

CONSITUTIONAL OFFICERS ITEMS:

There were none.

STAFF ITEMS:

Wil Griego, County Grants and Project Manager, discussed some various grants and projects he had been monitoring since taking on his position.

Commissioner Fleming left the meeting at 7:00 PM and returned at 7:02 PM.

Chairman White asked the expected completion date for the COVID facility. Mr. Griego replied it would hopefully be completed in August.

Fire Rescue Chief Dan Miller stated that Station 6 was officially open and noted an appropriation grant they received.

COMMISSIONERS ITEMS:

There were none.

COUNTY ATTORNEY ITEMS:

County Attorney Morrison had nothing further to discuss.

CONSULTANT ITEMS:

There were none.

GENERAL BUSINESS:

The twenty-second item on the agenda was to discuss, with possible Board action, the naming of the COVID Isolation Building.

Robert Ford, 8896 135th Loop, Live Oak, Douglass High School Alumni Association, discussed the proposed name of “Jefferson-Smith Building” in honor of Live Oak natives Private First Class Thomas E. Jefferson and Corporal Dennis Smith. He discussed in great detail the contribution of the two servicemen.

Commissioner Fleming stated he was the Commissioner over the district in which the COVID building was located and he had received multiple calls over the potential name. He had some concerns over the proposal, as he did not think it was a good fit for the purpose of the building. Commissioner Fleming added that he wished Mr. Ford and the Douglass Alumni had contacted him privately first since it was in his district, instead of sending the request directly to the County Administrator.

Commissioner Fleming moved to approve naming the COVID Isolation Building the Jefferson-Smith Building and also to name the new community center building at the Douglass Center after the late Commissioner Maurice Perkins.

Commissioner Land commented on the sacrifice of the two servicemen and that he understood Commissioner Fleming’s comments. He did not have a problem with naming the COVID building the Jefferson-Smith Building, nor with naming the Douglass community center after Commissioner Perkins.

Attorney Morrison stated that it would be best to make a motion directing staff to make a resolution regarding the naming of the building instead of just doing so by Board action.

Discussion ensued on having a resolution prepared for approval at the next meeting.

Mr. Ford commented on his efforts in the last few weeks to reach out to the Commissioners regarding the potential name, including a direct letter to Commissioner Fleming.

Gary Caldwell, 646 Henry Street, felt there needed to be a process for naming buildings and commented on the letter that was emailed to the Commissioners.

Discussion ensued on the process of naming buildings and contact with commissioners.

Jason Roundtree thanked Mr. Ford for his discussion of the two serviceman and their sacrifices.

Mr. Weaver thanked Mr. Ford for his presentation and urged the Board to approval the name.

Commissioner Fleming withdrew his original motion and moved to direct staff to prepare a resolution to approve naming the COVID Isolation Building the Jefferson-Smith Building, to be brought back at the next meeting. Commissioner Land seconded, and the motion carried unanimously.

Commissioner Fleming moved to approve directing County Staff to prepare a resolution to name the future Douglass Community Center after Commissioner Perkins, to be approved at the next meeting. Commissioner Land seconded, and the motion carried unanimously.

The Commissioners thanked Mr. Ford for his presentation.

The twenty-third item on the agenda was to discuss, with possible Board action, the determination of rates for the Fire Protection Assessment Program for Fiscal Year 2026-2027.

Administrator Furry stated it was time to set rates for the Fire Assessment and noted the current rates (\$151 per household, \$29.41 for vacant lots, and \$0.15 for commercial). He also noted the maximum allowable rates that could be set by law (\$336 for residential, \$57.78 for vacant lots, and \$0.29 for commercial property). Administrator Furry noted that tonight was not to raise the rates, but a discussion to set the tentative rate. He also suggested trying to determine rates earlier in the future.

Chief Miller stated that he had completed the Fire Rescue budget and he was not requesting any raise in the Fire Assessment this year, especially since he had been able to reduce the budget. However, he noted there may be a need to increase the rate next year and briefly explained how the budget was funded from two different sources (fire assessment and the General Fund). Chief Miller also suggested doing a rate study to possibly create an EMS assessment for future years to help fund the budget.

Chairman White asked how much the EMS rate would need to be and what how it would affect the fire assessment rates. Chief Miller replied that a study would have to be completed first to determine maximum rate amounts. He added that he believed it was usually taxed per building, so residential and commercial rates for ambulance services would be similar. It would be an MSBU, so both County and City residents would have to pay the assessment, since the City also received County EMS services.

Discussion ensued on going out for bids or doing a possible piggyback for completing a study for the EMS assessment, the need to also do an updated fire study, how the EMS budget was funded, and dealing with budget cuts from the possible loss of property taxes in ensuing years.

Chief Miller stated he was fine with leaving the residential rate at \$151 this year.

Discussion ensued on cutting the fire budget and that the reduction Chief Miller had made had come out of the portion funded by the General Fund (which came from property taxes).

Administrator Furry stated that this meeting was to set the maximum rate, which was able to be reduced later, and that the final number would be set after budget workshops.

Mr. Clepper believed Florida citizens would vote to eliminate property taxes and commented on not "renting" one's property. He further commented on upcoming potential legislation.

Wayne Hanaka, 11883 93rd Road, clarified that the City of Live Oak did not pay for EMS or Fire services. Chief Miller replied that was correct, since the City only paid the ad valorem assessment. Should property taxes be eliminated, the City would not pay for any of their share of EMS/Fire services.

Discussion ensued on how the City compensated for the County's fire services.

Commissioner Land moved to approve setting the preliminary tentative residential rate at \$155 for the Fire Protection Assessment Program for Fiscal Year 2026-2027. Commissioner Hale seconded, and the motion carried unanimously.

The twenty-fourth item on the agenda was to discuss, with possible Board action, the determination of rates for the Solid Waste Assessment Program for Fiscal Year 2026-2027.

Administrator Furry stated the current rate was \$250 and Public Works Director Brenda Flanagan had no intention of raising it.

Discussion ensued on the rates, that solid waste was subsidized from the General Fund, the impact of not having ad valorem taxes to help fund solid waste, the rate to set this year, and that other counties had a landfill in their county, which helped lower their respective assessment costs.

Chairman White stated he did not want to subsidize the solid waste budget through the General Fund and wanted to consider increasing the solid waste assessment.

Commissioner Land stated that if the assessment was raised by just \$30, from \$250 to \$280, the General Fund would not have to be used.

Chairman White suggested setting the residential rate at \$275.

Commissioner Land moved to approve setting the preliminary tentative residential rate at \$275 for the Solid Waste Assessment Program for Fiscal Year 2026-2027. Commissioner Mobley seconded, and the motion carried unanimously.

The twenty-fifth item on the agenda was additional agenda items.

There was one additional agenda item:

The first additional agenda item was approval of Change Order No. 8 with Blackwater Construction Services for work associated with the COVID isolation building. Budget impact: \$5,915.29 to be paid from grant proceeds.

Administrator Furry briefly commented on the change order, noting it was funded by a grant.

Commissioner Fleming moved to approve Change Order No. 8 with Blackwater Construction Services for work associated with the COVID isolation building. Budget impact: \$5,915.29 to be paid

from grant proceeds. Commissioner Mobley seconded, and the motion carried unanimously.

(Agreement No. 2025-61-08)

ADMINISTRATOR'S COMMENTS AND INFORMATION:

Administrator Furry updated the Board on upcoming change orders, some of which would be costly due to the type of soil and clay that was discovered during some building projects. He also thanked the Finance Department for their work on the budget, noted that budget books would be provided to the Commissioners at the end of July, mentioned an upcoming North Florida Water Utilities Board workshop, discussed a meeting with the bond attorney and financial advisor, commented on some grants and appropriation money received, and updated on various projects. Administrator Furry also noted the passing of various community members and asked for prayers for the families.

BOARD MEMBER'S INQUIRIES, REQUESTS, AND COMMENTS:

The Board thanked everyone for attending, staff for their work, commented on the proposal to eliminate property taxes, the two servicemen discussed by Mr. Ford, and the losses mentioned by Administrator Furry and others who had passed.

Commissioner Hale moved to adjourn the meeting. Commissioner Land seconded, and the motion carried unanimously.

There being no further business to discuss, the meeting adjourned at 8:30 p.m.

ATTEST:

_____, DC
BARRY A. BAKER
CLERK OF THE CIRCUIT COURT

FRANKLIN WHITE, CHAIRMAN
SUWANNEE COUNTY BOARD OF
COUNTY COMMISSIONERS

July 8, 2026
RFP 2026-10 Group Insurance Tabulation Meeting
Judicial Annex
218 Parshley Street SW
Live Oak, Florida

2:00 p.m.

The Insurance Committee met on the above date and time for a meeting. Present were Commissioner Franklin White; Sheriff Sam St. John; Public Safety Officer Dan Miller; County Administrator Jason Furry; Human Resources Manager Paula Pennington; Administrative Services Director Mandy Frederickson; Procurement Coordinator Holland Freeman; and Deputy Clerk Eric Musgrove.

The purpose of this meeting was to rank firms that responded to the County's Request for Proposals associated with Group Insurance (RFP 2026-10) by the Procurement Scoring Committee, consisting of Commissioner White, Sheriff St. John, County Administrator Furry, Chief Miller, Mrs. Pennington, and Mrs. Frederickson.

Mrs. Freeman opened the meeting at 2:12 p.m.

Mr. Tyson Johnson and Mr. J. D. Curls, insurance agents with Gallagher Insurance, discussed the rising costs of insurance and clarified various aspects of the proposals, especially Curative Insurance Company, a newer insurance company that worked differently than other health insurance companies.

Commissioner White asked if there were any clients in Florida who used Curative. Mr. Curls and Mr. Johnson replied that there were a few small companies who used them as well as the Volusia County Schools. However, hospitals in the Suwannee County area were not currently in network.

Much discussion continued on the non-traditional nature of Curative, the annual call required of users within four months to have \$0 cost for in-network charges, educational requirements for employees to use the service at the cheaper rate, and the potential loss of long-standing health care providers.

Administrator Furry left the meeting at 2:55 p.m. and returned to the meeting at 2:56 p.m.

July 8, 2026
RFP 2026-10 Group Insurance Tabulation Meeting
Judicial Annex
218 Parshley Street SW
Live Oak, Florida

Mr. Johnson noted a 15% increase in costs to Florida Blue (the County's current provider) over the previous year's costs, with no difference in what was covered. He then discussed the RFPs from UnitedHealthcare and Curative, all of which would cost more than the current insurance costs.

Discussion was held on the various options available through the variety of potential providers, possibly selecting the top two providers, and rerating proposals based upon less health options.

Discussion also ensued on how to proceed, the cost per employee, and what the next steps would be if the Insurance Committee selected the top two carriers for further negotiations.

Sheriff St. John left the meeting at 3:56 p.m. and returned at 3:57 p.m.

Mrs. Freeman opened the individual rankings of the Insurance Committee for RFP 2026-10 using the Bonfire online application.

The final tabulations for RFP No. 2026-10 were as follows:

Florida Blue - 8

UnitedHealthCare - 12

Curative - 16

Based upon the rankings, the highest ranked firm was Florida Blue, followed by UnitedHealthCare, and then Curative.

Brief discussion ensued on various aspects of the RFP and that negotiations would begin with Florida Blue.

There being no further business to discuss, Mrs. Freeman adjourned the meeting at 4:08 p.m.

_____, DC
BARRY A. BAKER
CLERK OF THE CIRCUIT COURT

FRANKLIN WHITE, CHAIRMAN
SUWANNEE COUNTY BOARD OF
COUNTY COMMISSIONERS



County Administration

Executive Summary

Objective:

Approval to hold the regularly scheduled Board meeting on August 18, 2026, at Live Oak City Hall, 101 White Avenue S.E., Live Oak, Florida 32064. The meeting will begin at 5:30 p.m.

Considerations:

- The Supervisor of Elections has requested the use of the Judicial Annex for the Primary Election.
- Live Oak City Hall has availability in the Council Chambers to hold the Board of County Commissioners meeting.

Budget Impact:

N/A

Recommendation:

Staff respectfully requests that the Suwannee County Board of County Commissioners approve holding the August 18, 2026, regularly scheduled Board meeting at Live Oak City Hall, 101 White Avenue S.E., Live Oak, FL 32064. The meeting will begin at 5:30 p.m.

Respectfully Submitted:

Mandy Frederickson , Administrative
Services Director

Dated:07/07/2026



County Administration

Executive Summary

Objective:

Approval of updates to Purchasing Policy, correcting ambiguous language in Chapter 19 — Procurement Scoring Committee, and adoption of enabling resolution.

Considerations:

The proposed updates to the purchasing policy manual removes ambiguities about the scoring committee, codified that the scoring committee is subject to the Sunshine Laws and ensures compliance with FD 287.055.

Budget Impact:

No budget impact.

Recommendation:

County Staff respectfully request the approval of updates to the Purchasing Policy and the execution of the accompanying resolution correcting ambiguous language in Chapter 19 — Procurement Scoring Committee and the adoption of the enabling resolution.

Respectfully Submitted:

Jason Furry, County Administrator

Dated:07/14/2026

19. Procurement Scoring Committee

- A. For purposes of reviewing responses to solicitations including professional services, a scoring committee shall review the responses and make recommendations to the Procurement Department and requesting Department Director as applicable. Not all solicitations will be scored by a scoring committee, most will only be reviewed. Only RFQs or RFPs (when applicable) will be officially scored.
- B. The Procurement Department will facilitate the meeting.
- C. Contract award evaluation criteria shall be specifically identified and listed in all formal solicitations for the procurement of equipment, supplies, and services.
- D. The Scoring Committee shall be comprised of County staff and non-County staff, as appropriate, including but not limited to the following members:
 - 1. Project Manager
 - 2. Grants Management if applicable
 - 3. Finance
 - 4. Technical Expert (if PM is not TE)
 - 5. Engineer/Architect of Record
 - 6. Others as Identified
- E. The County Administrator will determine the total number of committee members at the onset of solicitation. The Scoring Committee shall meet as needed in a publicly advertisement meeting to review solicitation responses and submit official scores.
- F. Non-CCNA Contract/purchase orders will be awarded based on ranked criteria established in the RFP where cost is a contributing factor. The scoring criteria may be comprised of the following factors in addition to the price; and any bid may be rejected for cause if not responsive to any of the following:
 - 1. The conformity of the bid offer to the specifications and bidding documents.
 - 2. The sufficiency of the financial resources and the ability, capacity, and skill of the bidder to perform the contract or provide the service required.
 - 3. The ability of the bidder to perform in accordance with the terms and conditions of the contract and provide the service promptly or within the time frame specified, without delay or interference.
 - 4. The character, integrity, reputation, judgment, experience and efficiency of the bidder.
 - 5. The previous and existing compliance of the bidder with laws and ordinances relating to the contract or service.
 - 6. The quality of performance on previous contracts or orders.

7. The quality, availability, and adaptability of supplies, or services to the particular operational needs of the requirement and/or using department.
 8. The ability of the bidder to provide parts, future maintenance and service for subject procurement.
- G. Scoring Procedures. If scoring is required for any solicitation, the scoring committee shall meet in an advertised public meeting where the scoring shall take place as follows:
1. Each member of the scoring committee shall submit their scoresheet. Each scoresheet shall total the number of points awarded to the various bids/candidates. Each scorer shall also rank each bid/candidate where the bid/candidate with the highest score would be ranked 1, the second highest score would be 2, and so on.
 2. The bid/solicitation tabulation shall include the rank of each bid/candidate from each member of the scoring committee. The total ranks shall then be added together and the bid/candidate with the lowest rank score shall be deemed the winner of the solicitation.
 - If there is a tie in rank score between two or more bids or candidates, ties shall be broken in the following order:
 - a) The bid or candidate with the most number of first place ranks shall be the winner
 - b) The bid or candidate with the most number of first place or second place ranks shall be the winner
 - c) The candidate with the highest number of points shall be the winner
 3. After the completion of scoring, the Procurement Department shall forward the highest ranked respondent to the Requesting Department, County Attorney, and County Administrator to begin negotiations.
 4. Once the Requesting Department, County Attorney, and County Administrator (as necessary) has completed negotiations, the firm will be presented for an award to the Board.
 5. If an agreement cannot be reached, the Requesting Department, County Attorney, and County Administrator (as necessary) will begin negotiating with the second-ranked firm. This process will continue until an award can be recommended.
- H. Professional Services will be evaluated as defined by Section 287.055 Fla. Stat., current version with the following stipulations:
1. At a minimum, three firms will be evaluated, if possible, and, if applicable, shortlisted.
 - The firms that qualify for the shortlist, based on evaluations, may be asked to discuss the RFQ and may be asked to present oral presentations with the scoring committee.

SUWANNEE COUNTY

County Attorney
Executive Summary

Goal

Update Purchasing Policy manual.

Considerations:

- The proposed updates to the purchasing policy manual removes ambiguities about the scoring committee, codifies that the scoring committee is subject to the Sunshine Laws and ensures compliance with FS 287.055.

Recommendation – Authorize updates to policy manual – subject to any revisions of the proposed policy manual as directed by the BOCC.

Respectfully Submitted,



Adam Morrison
County Attorney

A RESOLUTION UPDATING THE PURSHASING POLICY MANUAL TO UPDATE SCORING COMMITTEE PROCEDURES; WINNING PROPOSAL SELECTION AND PRESENTATION PROCEDURES AND PROCEDURES FOR OBTAINING PROFESSIONAL SERVICES PER FLORIDA STATUTE § 287.055

WHEREAS, Suwannee County has recently updated its procurement policy manual; and,

WHEREAS, the goal of the updated manual is to codify procurement procedures to writing; and,

WHEREAS, the procurement scoring policies need amendment to eliminate ambiguity, correct the means of presenting proposals and codify compliance with the Sunshine laws

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

I. Section 19 of the Purchasing Policy Manual dealing with the Procurement Scoring Committee is amended as follows:

[underline indicates additions; ~~strikethrough~~ indicates deletions]

- A. For purposes of reviewing responses to solicitations including professional services, a scoring committee shall review the responses and make recommendations to the Procurement Department and requesting Department Director as applicable. Not all solicitations will be scored by a scoring committee, most will only be reviewed. Only RFQs or RFPs (~~when applicable~~) will be officially scored.
- E. ~~The Department and the Procurement Department~~ The County Administrator will determine the total number of committee members at the onset of solicitation. The Scoring Committee shall meet as needed in a publicly advertisement meeting to review solicitation responses and submit official scores. ~~If scoring is required, the Scoring Committee shall meet in an advertised public meeting for official submissions of scores.~~
- F. Non-CCNA Contract/purchase orders (RFPs) will be awarded based on ranked criteria established in the RFP where cost is a contributing factor. ~~to the lowest responsive and responsible bidder.~~ The scoring criteria may be comprised of the following factors in addition to the price; ~~In determining the lowest responsive and responsible bidder, the following factors will be considered in addition to the price bid;~~ and any bid/proposal may be rejected for cause if not responsive to any of the following: (remainder unchanged)

~~G. Professional Services will be evaluated as defined by Section 287.055 Fla. Stat., current version with the following stipulations:~~

- ~~a. At a minimum, three firms will be evaluated, if possible, and, if applicable, shortlisted.~~
 - ~~i. The firms that qualify for the shortlist, based on evaluations, may be asked to discuss the RFQ and may be asked to present oral presentations with the scoring committee.~~
- ~~b. After the completion of scoring, the Procurement Department shall forward the highest ranked respondent to the Requesting Department, County Attorney, and County Administrator to begin negotiations.~~
- ~~c. Once the Requesting Department, County Attorney, and County Administrator (as necessary) has completed negotiations, the firm will be presented for an award to the Board.~~
- ~~d. If an agreement cannot be reached, the Requesting Department, County Attorney, and County Administrator (as necessary) will begin negotiating with the second ranked firm. This process will continue until an award can be recommended.~~

G. Scoring Procedures. If scoring is required for any solicitation, the scoring committee shall meet in an advertised public meeting where the scoring shall take place as follows:

1. Each member of the scoring committee shall submit their scoresheet. Each scoresheet shall total the number of points awarded to the various bids/candidates. Each scorer shall also rank each bid/candidate where the bid/candidate with the highest score would be ranked 1, the second highest score would be 2, and so on.
2. The bid/solicitation tabulation shall include the rank of each bid/candidate from each member of the scoring committee. The total ranks shall then be added together and the bid/candidate with the lowest rank score shall be deemed the winner of the solicitation.
 - If there is a tie in rank score between two or more bids or candidates, ties shall be broken in the following order:
 - a) The bid or candidate with the most number of first place ranks shall be the winner
 - b) The bid or candidate with the most number of first place or second place ranks shall be the winner
 - c) The candidate with the highest number of points shall be the winner
3. After the completion of scoring, the Procurement Department will take the winning proposal to the BCC for approval.
4. Following the BCC's approval and award, the Requesting Department, County Attorney, and/or County Administrator will begin negotiations with the

awarded proposer.

5. Once the Requesting Department, County Attorney, and County Administrator (as necessary) has completed negotiations, the firm will be presented for an award to the Board.
6. If an agreement cannot be reached, the Requesting Department, County Attorney, and County Administrator (as necessary) will begin negotiating with the second-ranked firm. This process will continue until an award can be recommended.

~~H. Scoring Procedures. — If scoring is required for any solicitation, the scoring committee shall meet in an advertised public meeting where the scoring shall take place as follows:~~

- ~~1. Each member of the scoring committee shall submit their scoresheet. Each scoresheet shall total the number of points awarded to the various bids/candidates. Each scorer shall also rank each bid/candidate where the bid/candidate with the highest score would be ranked 1, the second highest score would be 2, and so on.~~
- ~~2. The bid/solicitation tabulation shall include the rank of each bid/candidate from each member of the scoring committee. The total ranks shall then be added together and the bid/candidate with the lowest rank score shall be deemed the winner of the solicitation.~~
 - ~~• If there is a tie in rank score between two or more bids or candidates, ties shall be broken in the following order:~~
 - ~~a) The bid or candidate with the most number of first place ranks shall be the winner~~
 - ~~b) The bid or candidate with the most number of first place or second place ranks shall be the winner~~
 - ~~c) The candidate with the highest number of points shall be the winner~~
- ~~3. This process shall apply to “Design — Build” solicitations, but shall not apply to Professional Services procured pursuant to Section 287.055 Fla. Stat. which shall be scored pursuant to paragraph (G) above.~~

H. Professional Services will be evaluated as defined by Section 287.055 Fla. Stat., current version with the following stipulations:

4. At a minimum, three firms will be evaluated, if possible, and, if applicable, shortlisted.
 - The firms that qualify for the shortlist, based on evaluations, may be asked to discuss the RFQ and may be asked to present oral presentations with the scoring committee.

- II. The changes to Section 19 of the purchasing policy manual is reflected in the attached pages which shall be incorporated into the purchasing policy manual.
- III. The changes to the purchasing policy manual stated herein shall be effective immediately.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting, by the Board of County Commissioners this _____ day of _____, 2026.

Attest:

BOARD OF COUNTY COMMISSIONERS OF
SUWANNEE COUNTY, FLORIDA

Barry A. Baker
County Clerk

FRANKLIN WHITE
Chairperson

19. Procurement Scoring Committee

- A. For purposes of reviewing responses to solicitations including professional services, a scoring committee shall review the responses and make recommendations to the Procurement Department and requesting Department Director as applicable. Not all solicitations will be scored by a scoring committee, most will only be reviewed. Only RFQs or RFPs will be officially scored.
- B. The Procurement Department will facilitate the meeting.
- C. Contract award evaluation criteria shall be specifically identified and listed in all formal solicitations for the procurement of equipment, supplies, and services.
- D. The Scoring Committee shall be comprised of County staff and non-County staff, as appropriate, including but not limited to the following members:
 - 1. Project Manager
 - 2. Grants Management if applicable
 - 3. Finance
 - 4. Technical Expert (if PM is not TE)
 - 5. Engineer/Architect of Record
 - 6. Others as Identified
- E. The County Administrator will determine the total number of committee members at the onset of solicitation. The Scoring Committee shall meet as needed in a publicly advertisement meeting to review solicitation responses and submit official scores.
- F. Non-CCNA Contract/purchase orders (RFPs) will be awarded based on ranked criteria established in the RFP where cost is a contributing factor. The scoring criteria may be comprised of the following factors in addition to the price; and any bid/proposal may be rejected for cause if not responsive to any of the following:
 - 1. The conformity of the bid offer to the specifications and bidding documents.
 - 2. The sufficiency of the financial resources and the ability, capacity, and skill of the bidder to perform the contract or provide the service required.
 - 3. The ability of the bidder to perform in accordance with the terms and conditions of the contract and provide the service promptly or within the time frame specified, without delay or interference.
 - 4. The character, integrity, reputation, judgment, experience and efficiency of the bidder.
 - 5. The previous and existing compliance of the bidder with laws and ordinances relating to the contract or service.

SUWANNEE COUNTY RESOLUTION NO.: _____

6. The quality of performance on previous contracts or orders.
 7. The quality, availability, and adaptability of supplies, or services to the particular operational needs of the requirement and/or using department.
 8. The ability of the bidder to provide parts, future maintenance and service for subject procurement.
- G. Scoring Procedures. If scoring is required for any solicitation, the scoring committee shall meet in an advertised public meeting where the scoring shall take place as follows:
1. Each member of the scoring committee shall submit their scoresheet. Each scoresheet shall total the number of points awarded to the various bids/candidates. Each scorer shall also rank each bid/candidate where the bid/candidate with the highest score would be ranked 1, the second highest score would be 2, and so on.
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 - a) The bid or candidate with the most number of first place ranks shall be the winner
 - b) The bid or candidate with the most number of first place or second place ranks shall be the winner
 - c) The candidate with the highest number of points shall be the winner
 3. After the completion of scoring, the Procurement Department will take the winning proposal to the BCC for approval.
 4. Following the BCC's approval and award, the Requesting Department, County Attorney, and/or County Administrator will begin negotiations with the awarded proposer.
 5. Once the Requesting Department, County Attorney, and County Administrator (as necessary) has completed negotiations, the firm will be presented for an award to the Board.
 6. If an agreement cannot be reached, the Requesting Department, County Attorney, and County Administrator (as necessary) will begin negotiating with the second-ranked firm. This process will continue until an award can be recommended.
- H. Professional Services will be evaluated as defined by Section 287.055 Fla. Stat., current version with the following stipulations:
1. At a minimum, three firms will be evaluated, if possible, and, if applicable, shortlisted.
 - The firms that qualify for the shortlist, based on evaluations, may be asked to discuss the RFQ and may be asked to present oral presentations with the scoring committee.



County Administration

Executive Summary

Objective:

To request approval of a no-cost change order No. 9 with Blackwater Construction for a 45 day time extension to complete the construction of the CV Building.

Considerations:

- There was an initial delay in obtaining permits through the City of Live Oak.
- There has been a recent delay in obtaining permanent power to the site.
- There have been numerous rain days where the contractor could not work.
- The extension will not extend past the grant closeout deadline.

Budget Impact:

None - time only.

Recommendation:

Staff respectfully request approval of a no-cost change order No. 9 with Blackwater Construction for a 45 day time extension to complete the construction of the CV Building.

Respectfully Submitted:

Jason Furry, County Administrator

Dated:07/14/2026

Suwannee County Change Order Request Form

Vendor/Contractor Name: Blackwater Construction Services, LLC	Suwannee County Contract Number and Project Name: Suwannee County CV Isolation Facility
Total Amount of Additional Funds requested by this Change Order: \$0.00	Total Contract/Task Order price if Change Order is approved: \$5,347,183.31
Number of Previously requested Change Orders: ⁸ _____	

Identify the Change Order work to be performed.

This is a No-Cost Change Order, requesting an additional 45 days to Final Completion to account for Delays incurred due to extended Permit Review time. Permit Application was submitted 9/11/2025, a Notice to Proceed was issued 12/8/2025 upon receipt of approval from City of Live Oak to begin Site Work. Final Building Permit Review Comments received 1/5/2026, Comments were resolved and Building Permit was Issued 1/16/2026. Issuance of the Building Permit for the above-ground portion of the work contracted was delayed by at least 39 days as a result of extended review time. An additional 6 days is being requested due to excessive rain in the month of June that delayed on-site progress.

Explain how the work to be performed pursuant to this Change Order is different from the work requested by the initial request for information/request for qualifications/task order.

No additional work is being provided as a result of this Change Order. This request is for an extension of time only due to delays incurred at the onset of the project.

Explain why the work contemplated by the Change Order was not included in the original submission by the vendor/contractor prior to being awarded the contract or assigned the task order.

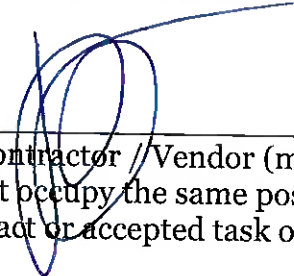
At the time of bid, it was understood that final building plans were completed and already submitted to the City of Live Oak Building Department. When Blackwater Construction submitted the Permit Application in September, we were informed that the AHJ had not yet received completed plans from the Architect/EOR. Final Building set was not completed until 10/23/2025. Review Comments were not satisfied by NFPS until 1/13/2026.

Explain why the vendor/contractor could not have known that the work required by this Change Order could not have been known prior to being awarded the contract or assigned the task order.

Blackwater Construction could not have calculated this delay prior to bid-submission because Permit Review was initially estimated at 30 days. From the time of Permit Application submission to Permit issuance was a total of 124 days. Blackwater is requesting a portion of this time be allotted to the contract to account for missed production time. Blackwater Construction would also like to note that Permanent Power cannot be brought to the site until 7/27, thus delaying HVAC Start Up and installation of Final Finishes. This too was unforeseeable prior to contract award, since Utility Construction Request could not be made until construction began.

Identify all other information necessary for County to decide whether to approve Change Order.

Permit Application Submitted: 9/11/2025
Final Building Plans received by Building Department: 10/23/2025
Notice to Proceed: 12/08/2025
*** Blackwater began Site Work, as permitted by City of Live Oak**
Final Review Comments Issued:12/29/2025
Permit Issued: 01/16/2026
Projected Permanent Power to New Site: 7/27/2026
Currently Contracted Final Completion Date: 8/8/2026
If this CO is approved, Final Completion Date will be: 9/22/2026



Signature of Contractor / Vendor (must be same person,
Or person must occupy the same position as the person, who
executed contract or accepted task order.

7/13/26
Date

Approved by Suwannee County

Project Manager / Engineer (if applicable)

Chairman BOCC / County
Administrator

Date

Date



County Administration

Executive Summary

Objective:

Approval and adoption of Preliminary Rate Resolution for Fire Protection services provided by Nabors, Giblin, & Nickerson.

Considerations:

- At the 7/7/26 Board meeting, the Board voted to increase the Fire Protection assessments.
- This is the maximum amount that could be assessed when the Final Rate Resolution is set in September. It can be lowered but not raised any higher than \$155.00
 - Residential Fire: \$155.00
 - Vacant Land Fire: \$30.19
 - Commercial Fire: \$.15
 - Vacant Charge Over 160 acres: \$0.29

Budget Impact:

No budget impact.

Recommendation:

Staff respectfully request the approval and adoption of the Preliminary Rate Resolution for Fire Protection services for the next assessment period.

Respectfully Submitted:

Jason Furry, County Administrator

Dated:07/15/2026

SUWANNEE COUNTY, FLORIDA

**PRELIMINARY RATE RESOLUTION
FOR FIRE PROTECTION SERVICES**

ADOPTED JULY 21, 2026

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RESOLUTION NO. 2026-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE SUWANNEE COUNTY MUNICIPAL SERVICE BENEFIT UNIT FOR FIRE PROTECTION SERVICES; PROVIDING AUTHORITY, PURPOSE AND DEFINITIONS; PROVIDING FOR THE PROVISION AND FUNDING OF FIRE PROTECTION SERVICES; DIRECTING THE IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS; PROVIDING CERTAIN LEGISLATIVE FINDINGS; APPROVING THE COST APPORTIONMENT AND PARCEL APPORTIONMENT; ESTABLISHING THE FIRE PROTECTION ASSESSED COST AND THE ANNUAL FIRE PROTECTION SPECIAL ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF AN UPDATED FIRE PROTECTION ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR INDIGENCY RELIEF, VACANCY ADJUSTMENT, AND A PROCEDURES FOR ADJOINING TAX PARCELS; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Suwannee County, Florida (the "Board"), has enacted Ordinance No. 2005-04 (the "Ordinance"), which authorizes the annual reimposition of annual Fire Protection Assessments for fire protection services, facilities or programs against certain Assessed Property within the Suwannee County Municipal Service Benefit Unit for Fire Protection Services;

WHEREAS, the imposition of a Fire Protection Assessment for fire protection services, facilities or programs for each Fiscal Year is an equitable and efficient method of

allocating and apportioning Fire Protection Assessed Cost among parcels of Assessed Property;

WHEREAS, the Board desires to reimpose an annual Fire Protection assessment program within the County, using the tax bill collection method for the Fiscal Year beginning on October 1, 2026;

WHEREAS, pursuant to the Ordinance, the reimposition of Fire Protection Assessments for the Fiscal Year beginning on October 1, 2026, requires certain processes such as the preparation of the Fire Protection Assessment Roll;

WHEREAS, annually a Preliminary Rate Resolution describing the method of assessing Fire Protection Assessed Cost against Assessed Property located within the Suwannee County Municipal Service Benefit Unit for Fire Protection Services, directing the preparation of an assessment roll, authorizing a public hearing and directing the provision of notice thereof is required by the Ordinance for the reimposition of the Fire Protection Assessments; and

WHEREAS, the Board deems it to be in the best interest of the citizens and residents of the Suwannee County Municipal Service Benefit Unit for Fire Protection Services to adopt this Preliminary Rate Resolution for the Suwannee County Municipal Service Benefit Unit for Fire Protection Services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Master Service Assessment Ordinance (Ordinance No. 2005-04); the Amended and Restated Initial Assessment Resolution (Resolution No. 2021-39); the Amended and

Restated Final Assessment Resolution (Resolution No. 2021-46); Article VIII, section 1 of the Florida Constitution; sections 125.01 and 125.66, Florida Statutes; and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Fire Protection Assessment Roll and directs the reimposition of the Fire Protection Assessments for the Fiscal Year beginning October 1, 2026.

(B) Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise. Words imparting the singular number, include the plural number, and vice versa.

(C) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Amended and Restated Initial Assessment Resolution, and the Amended and Restated Final Assessment Resolution.

SECTION 3. PROVISION AND FUNDING OF FIRE PROTECTION SERVICES.

(A) Upon the reimposition of a Fire Protection Assessment for fire protection services, facilities, or programs against Assessed Property located within the Suwannee County Municipal Service Benefit Unit for Fire Protection Services, the County shall provide fire protection services to such Assessed Property. All or a portion of the cost to provide such fire protection services, facilities, or programs shall be funded from proceeds of the

Fire Protection Assessments. The remaining cost, if any, required to provide fire protection services, facilities, and programs shall be funded by available County revenues other than Fire Protection Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the Suwannee County Municipal Service Benefit Unit for Fire Protection Services will be benefited by the County's provision of fire protection services, facilities, and programs in an amount not less than the Fire Protection Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 4. IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS. Unless otherwise exempted as provided herein or pursuant to state law, Fire Protection Assessments shall be imposed against all Tax Parcels within the Property Use Categories within the Suwannee County Municipal Service Benefit Unit for Fire Protection Services. Fire Protection Assessments shall be computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT.

(A) The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Amended and Restated Initial Assessment Resolution, and the Amended and Restated Final Assessment Resolution are affirmed and incorporated herein by reference.

(B) The legislative determinations affirmed in paragraph (A) above are hereby supplemented with the following legislative determination, which shall supersede and

replace the legislative determination set forth in Section 4(W) of the Amended and Restated Initial Assessment Resolution:

In accordance with Section 125.01(1)(r), Florida Statutes, the County is required to exempt the following from the Fire Protection Assessment: (i) Land classified as agricultural land pursuant to Section 193.461, Florida Statutes and (ii) Buildings of Non-Residential property on lands classified as agricultural lands pursuant to Section 193.461, Florida Statutes. Accordingly, it is fair and reasonable not to impose Fire Protection Assessments upon such Land classified as agricultural and such Buildings of Non-Residential property.

(C) Additionally, the legislative determinations affirmed in paragraph (A) above are hereby supplemented with the following legislative determination:

It is in the best interests of the citizens of the County to encourage homeownership and owner-occupied homesteads within the County. Accordingly, it is fair and reasonable to exempt Land that is determined by the Property Appraiser to qualify for a homestead exemption pursuant to Section 196.031, Florida Statutes (the "Homestead Exemption") from the Fire Protection Assessments; provided, however, that said Tax Parcel shall still be subject to the Fire Protection Assessment for Residential Property at the rates adopted herein.

SECTION 6. COST APPORTIONMENT AND PARCEL APPORTIONMENT METHODOLOGIES. The Cost Apportionment and Parcel Apportionment methodologies as explained and calculated in Section 7 and 8 of the Amended and Restated Initial

Assessment Resolution and the Amended and Restated Final Assessment Resolution are hereby affirmed and incorporated herein by reference.

**SECTION 7. DETERMINATION OF FIRE PROTECTION ASSESSED COST;
ESTABLISHMENT OF ANNUAL FIRE PROTECTION ASSESSMENTS.**

(A) The Fire Protection Assessed Cost to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year commencing October 1, 2026, is \$3,424,588.

(B) The estimated Fire Protection Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Protection Assessed Cost for the Fiscal Year commencing October 1, 2026, are hereby established as follows for the purpose of this Preliminary Rate Resolution:

Residential Property Use Categories	Rate	Billing Unit
Residential	\$155.00	Per Dwelling Unit
Non-Residential Property Use Categories		
Non-Residential	\$0.15	Per Square Foot
Land Property Use Categories		
Parcel (≤ 160 acres)	\$30.19	Per Tax Parcel
Acres (> 160 acres capped at 640)	\$0.29	Per Acre

(C) As authorized in the Ordinance, the Maximum Assessment Rates that can, but are not required to, be assessed and apportioned among benefited parcels in future fiscal years without additional notice to Owners of the Tax Parcels as required by the Ordinance shall continue to be as follows:

Residential Property Use Categories	Rate	Billing Unit
Residential	\$336.00	Per Dwelling Unit
Non-Residential Property Use Categories		
Non-Residential	\$0.29	Per Square Foot
Land Property Use Categories		
Parcel (≤ 160 acres)	\$57.78	Per Tax Parcel
Acres (> 160 acres capped at 640)	\$0.53	Per Acre

(D) The following exemptions shall apply to the Fire Protection Assessment Program:

(1) No Fire Protection Assessment shall be imposed upon a parcel of Government Property; however, Government Property that is owned by federal mortgage entities, such as the VA and HUD, shall not be exempted from the Fire Protection Assessment.

(2) No Fire Protection Assessment shall be imposed upon a Tax Parcel categorized as Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law.

(3) No Fire Protection Assessment shall be imposed on Agricultural Buildings.

(4) No Fire Protection Assessment shall be imposed against any Land that is classified as agricultural land pursuant to Section 193.461, Florida Statutes, or Buildings of Non-Residential Property located on a Tax Parcel that is classified as agricultural land pursuant to Section 193.461, Florida Statutes.

(5) No Fire Protection Assessment shall be imposed on any Land that is a granted a Homestead Exemption; provided, however, that said Tax Parcel shall still be subject to the Fire Protection Assessment for Residential Property at the rates

adopted herein.

(E) Any shortfall in the expected Fire Protection Assessment proceeds due to any reduction or exemption from payment of the Fire Rescue Assessments required by law or authorized by the Board shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Protection Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the Board is improper or otherwise adversely affects the validity of the Fire Protection Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Protection Assessment upon each affected Tax Parcel in the amount of the Fire Protection Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the Board.

(F) The approval of the estimated Fire Protection Assessment rate schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Protection Assessed Cost. The remainder of such Fiscal Year budget for fire rescue services, facilities, and programs shall be funded from available County revenue other than Fire Protection Assessment proceeds.

(G) The estimated Fire Protection Assessments specified in the Fire Rescue Assessment rate schedule in subsection (B) above are hereby established to fund the specified Fire Rescue Assessed Cost determined to be assessed in the Fiscal Year commencing October 1, 2026. No portion of such Fire Protection Assessed Cost is attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Protection Assessed Cost is attributable to Emergency Medical Services.

(H) The estimated Fire Rescue Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the County Administrator in the preparation of the updated Fire Protection Assessment Roll for the Fiscal Year commencing October 1, 2026, as provided in Section 8 of this Preliminary Rate Resolution.

SECTION 8. FIRE PROTECTION ASSESSMENT ROLL .

(A) The County Administrator is hereby directed to prepare, or cause to be prepared, an updated Fire Protection Assessment Roll for the Fiscal Year commencing October 1, 2026, in the manner provided in the Ordinance. Unless otherwise exempted as provided herein or pursuant to state law, the Fire Protection Assessment Roll shall include all Tax Parcels within the Property Use Categories. The County Administrator shall apportion the estimated Fire Protection Assessed Cost to be recovered through Fire Protection Assessments in the manner set forth in this Preliminary Rate Resolution.

(B) A copy of this Preliminary Rate Resolution, the Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, documentation related to the estimated amount of the Fire Protection Assessed Cost to be recovered through the imposition of Fire Protection Assessments, and the updated Fire Protection Assessment Roll shall be maintained on file in the office of the County Administrator and open to public inspection. The foregoing shall not be construed to require that the updated Fire Protection Assessment Roll be in printed form if the amount of the Fire Protection Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Protection Assessments for fire protection services as set forth in this

Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Protection Assessed Cost among parcels of Assessed Property located within the Suwannee County Municipal Service Benefit Unit for Fire Protection Services.

SECTION 9. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 5:30 p.m. on September 15, 2026, at Judicial Annex Building, 218 Parshley Street Southwest, Live Oak, Florida, at which time the Board will receive and consider any comments on the Fire Protection Assessments from the public and affected property owners and consider reimposing Fire Protection Assessments for the Fiscal Year beginning October 1, 2026, and collecting such assessments on the same bill as ad valorem taxes.

SECTION 10. NOTICE BY PUBLICATION. The County Administrator shall publish a notice of the public hearing authorized by Section 9 hereof in the manner and time provided in Section 2.04 of the Ordinance. The notice shall be published no later than August 25, 2026, in substantially the form attached hereto as Appendix A.

SECTION 11. NOTICE BY MAIL.

(A) If the circumstances in Section 2.08(F) of the Ordinance so require, the County Administrator shall also provide notice of the public hearing authorized by Section 9 hereof by first class mail to the Owner of each parcel of Assessed Property in the manner and time provided in Section 2.05 of the Ordinance, in substantially the form attached hereto as Appendix B. Such notices shall be mailed no later than August 25, 2026.

(B) For Tax Parcels with exempt "home addresses" pursuant to Section 119.071(4), Florida Statutes, the County Administrator shall work with the Property Appraiser and/or Tax Collector for provision of notice.

SECTION 12. INDIGENCY RELIEF. It is hereby ascertained, determined, and declared that it is in the best interest of the citizens of the County to continue to assist Indigent Persons who are Owners of homesteaded Residential Property with the financial burden created by the imposition of a Fire Protection Assessment. Indigent Persons who are owners of homesteaded Residential Property may apply for indigency relief in the manner set forth in Section 11 of the Amended and Restated Initial Assessment Resolution.

SECTION 13. VACANCY ADJUSTMENT.

(A) As a consequence of the transient use and potential for significant numbers of vacancies within Mobile Home Parks and Recreational Vehicle Parks and the potential sustained lack of demand for fire protection services for spaces not occupied by a recreational vehicle or a mobile home, each Owner of Mobile Home Park and Recreational Vehicle Park property shall be afforded the opportunity to demonstrate, in the manner described in Section 12 of the Amended and Restated Initial Assessment Resolution, the vacancy rate in space occupancy within such property and receive a vacancy adjustment to the Fire Protection Assessments imposed upon such property.

(B) The County Administrator is directed and authorized to adjust, or cause to be adjusted, any Fire Protection Assessment imposed for the Fiscal Year beginning October 1, 2026, upon a parcel of Mobile Home Park or Recreational Vehicle Park property whose Owner timely and satisfactorily demonstrates by affidavit that such parcel has experienced vacancies by multiplying the vacancy rate (expressed as a decimal) by the Fire Protection Assessment attributable to the entire parcel of Mobile Home Park or Recreational Vehicle Park property and reducing the assessment by an equivalent amount.

(C) Any shortfall in the expected Fire Protection Assessment proceeds due to any adjustment for vacancy shall be supplemented by any legally available funds and shall not be paid for by proceeds or funds derived from Fire Protection Assessments.

SECTION 14. PROCEDURE FOR ADJOINING TAX PARCELS UNDER COMMON OWNERSHIP. Each Owner of Adjoining Tax Parcels may apply to the County Administrator to combine such parcels into a single Tax Parcel for purposes of the imposition of the Fire Protection Assessment imposed herein in the manner set forth in Section 13 of the Amended and Restated Initial Assessment Resolution.

SECTION 15. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the County from the Fire Protection Assessments shall be used for the provision of fire protection services, facilities, and programs within the Suwannee County Municipal Service Benefit Unit for Fire Protection Services. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire protection services, facilities, and programs.

SECTION 16. CONFLICTS. This Preliminary Rate Resolution shall prevail in the event of any conflicts with any other resolution of Suwannee County.

SECTION 17. SEVERABILITY. In the event any portion of this Preliminary Rate Resolution is deemed invalid by any court of competent jurisdiction, the invalid portion shall be considered severed, and the remainder of this Preliminary Rate Resolution shall continue in effect.

SECTION 18. EFFECTIVE DATE. This Preliminary Rate Resolution shall take effect immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED THIS 21ST DAY OF JULY, 2026.

**BOARD OF COUNTY COMMISSIONERS OF
SUWANNEE COUNTY, FLORIDA**

(SEAL)

By: _____
Franklin White, Chairman

ATTEST:

By: _____
Barry A. Baker, Clerk

APPROVED AS TO FORM AND CONTENT:

By: _____
Adam Morrison, County Attorney

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published by August 25, 2026

NOTICE OF HEARING TO IMPOSE AN PROVIDE FOR COLLECTION OF FIRE PROTECTION SPECIAL ASSESSMENTS

Notice is hereby given that the Board of County Commissioners of Suwannee County, Florida will conduct a public hearing to consider the reimposition of annual fire protection special assessments for the provision of fire protection services within the boundaries of the Suwannee County Municipal Service Benefit Unit for Fire Protection Services, which includes all of the unincorporated areas of the County, for the fiscal beginning October 1, 2026, and future fiscal years.

The hearing will be held at 5:30 p.m. on September 15, 2026, at the Judicial Annex Building, 218 Parshley Street Southwest, Live Oak, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the County within 20 days of this notice. If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an

interpreter to participate in this proceeding should contact the County Administrator's Office at (386) 364-3400, at least two (2) business days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following tables reflect the proposed fire protection assessment schedules.

FIRE PROTECTION ASSESSMENTS FOR FY 2026-27

Residential Property Use Categories	Rate	Billing Unit
Residential	\$155.00	Per Dwelling Unit
Non-Residential Property Use Categories		
Non-Residential	\$0.15	Per Square Foot
Land Property Use Categories		
Parcel (≤ 160 acres)	\$30.19	Per Tax Parcel
Acres (> 160 acres capped at 640)	\$0.29	Per Acre

MAXIMUM FIRE PROTECTION ASSESSMENTS FOR FUTURE FISCAL YEARS

Residential Property Use Categories	Rate	Billing Unit
Residential	\$336.00	Per Dwelling Unit
Non-Residential Property Use Categories		
Non-Residential	\$0.29	Per Square Foot
Land Property Use Categories		
Parcel (≤ 160 acres)	\$57.78	Per Tax Parcel
Acres (> 160 acres capped at 640)	\$0.53	Per Acre

Copies of the Master Service Assessment Ordinance, the Amended and Restated Initial Assessment Resolution for Fire Protection Services, the Amended and Restated Final Assessment Resolution, the Preliminary Rate Resolution and the updated Fire Protection Assessment Roll are available for inspection at the Office of the County Administrator located at 224 Pine Ave SW, Live Oak, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of County's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the County Administrator at (386) 364-3400, Monday through Friday between 8:00 a.m. and 5:00 p.m.

[INSERT MAP OF THE COUNTY]

**BOARD OF COUNTY COMMISSIONERS
SUWANNEE COUNTY, FLORIDA**

APPENDIX B
FORM OF NOTICE TO BE MAILED

APPENDIX B

FORM OF NOTICE TO BE MAILED

******* NOTICE TO PROPERTY OWNER *******

Suwannee County
[Address]
[City], Florida [zip code]

SUWANNEE COUNTY, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE
FOR COLLECTION OF FIRE PROTECTION NON-AD
VALOREM ASSESSMENTS
NOTICE DATE: AUGUST 25, 2026

Owner Name
Address
City, State Zip

Tax Parcel # _____
Legal Description: _____

As required by Section 197.3632, Florida Statutes, notice is given by Suwannee County that an annual assessment for fire protection services using the tax bill collection method may be levied on your property. This is not a new program; the County has imposed this assessment since 2005. The purpose of this assessment is to fund fire protection services benefiting property located within the Suwannee County Municipal Service Benefit Unit for Fire Protection Services, which includes all of the unincorporated areas of the County. The total annual Fire Protection Assessment revenue to be collected within the County is estimated to be \$3,424,588 for fiscal year October 1, 2026 - September 30, 2027. The annual fire protection assessment is based on the classification of each parcel of property and number of billing units contained therein.

The above parcel is classified as _____.

The total number of billing units on the above parcel is _____.

The type of billing units on the above parcel is _____.

The annual Fire Protection Assessment for the above parcel is \$_____ for Fiscal Year 2026-27 and future Fiscal Years.

The maximum Fire Protection Assessment that can be imposed without further notice for future fiscal years for the above parcel is \$_____.

A public hearing will be held at 5:30 p.m. on September 15, 2026, in the Judicial Annex Building, 218 Parshley Street Southwest, Live Oak, Florida, for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the County within 20 days of this notice. If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County Administrator's Office at (386) 364-3400, at least two (2) business days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of County's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Master Service Assessment Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, the Preliminary Rate Resolution, and the updated assessment roll are available for inspection at the Office of the County Administrator located at 224 Pine Ave SW, Live Oak, Florida.

The fire protection service non-ad valorem assessment amount shown on this notice will be collected on the ad valorem tax bill mailed by the Suwannee County Tax Collector in November. Failure to pay the assessment will cause a tax certificate to be issued against your property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your fire protection assessment, please contact the County Administrator's Office at (386) 364-3400, Monday through Friday between 8:00 a.m. and 5:00 p.m.

*** * * * * THIS IS NOT A BILL * * * * ***



County Administration

Executive Summary

Objective:

Approval and adoption of Preliminary Rate Resolution for Solid Waste services provided by Nabors, Giblin, & Nickerson.

Considerations:

- At the 7/7/26 Board meeting, the Board voted to increase the Solid Waste assessment to \$275.00.
- This is the maximum amount that could be assessed when the Final Rate Resolution is set in September. It can be lowered but not raised any higher than \$275.00
- This increase is reflected in the attached resolution.

Budget Impact:

No budget impact.

Recommendation:

Staff respectfully requests the approval and adoption of the Preliminary Rate Resolution for Solid Waste services for the next assessment period.

Respectfully Submitted:

Jason Furry, County Administrator

Dated:07/15/2026

SUWANNEE COUNTY, FLORIDA

**PRELIMINARY RATE RESOLUTION
FOR SOLID WASTE SERVICES**

ADOPTED JULY 21, 2026

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RESOLUTION NO. 2026-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE IN THE SUWANNEE COUNTY MUNICIPAL SERVICE BENEFIT UNIT FOR SOLID WASTE SERVICES; PROVIDING AUTHORITY, PURPOSE AND DEFINITIONS AND CERTAIN LEGISLATIVE FINDINGS; PROVIDING FOR THE PROVISION AND FUNDING OF SOLID WASTE AND RECOVERED MATERIALS COLLECTION AND DISPOSAL; ESTABLISHING THE ESTIMATED SOLID WASTE COST AND ASSESSMENT RATE FOR SOLID WASTE SERVICE ASSESSMENTS AGAINST RESIDENTIAL PROPERTY IN THE SUWANNEE COUNTY MUNICIPAL SERVICE BENEFIT UNIT FOR SOLID WASTE SERVICES FOR THE FISCAL BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF AN UPDATED SOLID WASTE ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR INDIGENCY RELIEF; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Suwannee County, Florida (the "Board"), has enacted Ordinance No. 2005-04 (the "Ordinance"), which authorizes the annual reimposition of Solid Waste Service Assessments for Solid Waste and Recovered Materials collection and disposal services, facilities, and programs against certain Residential Property within the Suwannee County Municipal Service Benefit Unit for Solid Waste Services;

WHEREAS, the imposition of a Solid Waste Service Assessment for Solid Waste and Recovered Materials collection and disposal services, facilities, and programs for each

Fiscal Year is an equitable and efficient method of allocating and apportioning Solid Waste Cost among parcels of Residential Property; and

WHEREAS, the Board desires to reimpose an annual Solid Waste and Recovered Materials collection and disposal assessment program within the County, using the tax bill collection method for the Fiscal Year beginning on October 1, 2026;

WHEREAS, pursuant to the Ordinance, the reimposition of Solid Waste Service Assessments for the Fiscal Year beginning on October 1, 2026, requires certain processes such as the preparation of the Solid Waste Assessment Roll;

WHEREAS, annually a Preliminary Rate Resolution describing the method of assessing the Solid Waste Cost against Residential Property located within the Suwannee County Municipal Service Benefit Unit for Solid Waste Services, directing the preparation of an assessment roll, authorizing a public hearing and directing the provision of notice thereof is required by the Ordinance for the reimposition of the Solid Waste Service Assessments; and

WHEREAS, the Board deems it to be in the best interest of the citizens and residents of the Suwannee County Municipal Service Benefit Unit for Solid Waste Services to adopt this Preliminary Rate Resolution for the Suwannee County Municipal Service Benefit Unit for Solid Waste Services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Master Service Assessment Ordinance (Ordinance No. 2005-04) (the "Ordinance"); the Amended and Restated Initial Assessment Resolution (Resolution No. 2021-40); the

Amended and Restated Final Assessment Resolution (Resolution No. 2021-47); Article VIII, Section 1 of the Florida Constitution; sections 125.01 and 125.66, Florida Statutes; and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Solid Waste Assessment Roll and directs the reimposition of Solid Waste Service Assessments for the Fiscal Year beginning October 1, 2026.

(B) Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise. Words imparting the singular number, include the plural number, and vice versa.

(C) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Amended and Restated Initial Assessment Resolution, and the Amended and Restated Final Assessment Resolution.

SECTION 3. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Amended and Restated Initial Assessment Resolution, and the Amended and Restated Final Assessment Resolution, are affirmed and incorporated herein by reference.

SECTION 4. PROVISION AND FUNDING OF SOLID WASTE AND RECOVERED MATERIALS COLLECTION AND DISPOSAL SERVICES.

(A) Upon the reimposition of Solid Waste Service Assessments for Solid Waste and Recovered Materials collection and disposal services, facilities, and programs against Residential Property located within the Suwannee County Municipal Service Benefit Unit for Solid Waste Services, the County shall cause Solid Waste and Recovered Materials collection and disposal services to be provided to such Residential Property.

(B) It is hereby ascertained, determined and declared that each parcel of Residential Property will be benefited by the County's provision of Solid Waste and Recovered Materials collection and disposal services, facilities, and programs in an amount not less than the Solid Waste Service Assessment upon such parcel computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5. DETERMINATION OF SOLID WASTE COST; ESTABLISHMENT OF ANNUAL SOLID WASTE SERVICE ASSESSMENTS.

(A) The Solid Waste Cost to be assessed and apportioned among benefited parcels for the Fiscal Year commencing October 1, 2026, is \$4,863,375. The approval of this Preliminary Rate Resolution determines the amount of the Solid Waste Cost. The remainder of such Fiscal Year budget for Solid Waste and Recovered Material collection and disposal services, facilities, and programs shall be funded from available County revenue other than Solid Waste Service Assessments.

(B) For the Fiscal Year in which Solid Waste Service Assessments for Solid Waste and Recovered Materials collection and disposal services, facilities, and programs are reimposed, the Solid Waste Cost shall be allocated among all parcels of Residential

Property within the Suwannee County Municipal Service Benefit Unit for Solid Waste and Recovered Material collection and disposal services, facilities, and programs, based upon each parcel's classification as Residential Property and the number of Dwelling Units for such parcels.

(C) A rate of assessment equal to \$275.00 for each Dwelling Unit for Solid Waste and Recovered Materials collection and disposal services, facilities, and programs is hereby approved for Fiscal Year 2026-27 for purposes of this Preliminary Rate Resolution. Such Solid Waste Service Assessment for each parcel of Residential Property shall be computed by multiplying the assessment rate by the number of Dwelling Units on such parcel.

(D) As authorized in the Ordinance, the Maximum Assessment Rate that can, but is not required, to be assessed and apportioned among benefited parcels of Residential Property in future fiscal years without additional notice to Owners of the Tax Parcels as required by the Ordinance is \$493.05 per Dwelling Unit.

(E) The rate of the Solid Waste Service Assessments established in subsection (C) above is hereby established to fund the specified Solid Waste Cost for the Fiscal Year commencing October 1, 2026. This shall be the rate applied by the County Administrator in the preparation of the updated Solid Waste Assessment Roll for the Fiscal Year commencing October 1, 2026, as provided in Section 6 of this Preliminary Rate Resolution.

SECTION 6. SOLID WASTE ASSESSMENT ROLL.

(A) The County Administrator is hereby directed to prepare, or cause to be prepared, an updated Solid Waste Assessment Roll for the Fiscal Year beginning October 1, 2026, in the manner provided in the Ordinance. Unless otherwise exempted as provided

herein or pursuant to state law, the Solid Waste Assessment Roll shall include all Residential Property within the MSBU. The County Administrator shall apportion the estimated Solid Waste Cost to be recovered through Solid Waste Service Assessments in the manner set forth in this Preliminary Rate Resolution.

(B) A copy of this Preliminary Rate Resolution, the Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, documentation related to the estimated amount of the Solid Waste Cost to be recovered through the imposition of the Solid Waste Service Assessments and the updated Solid Waste Assessment Roll shall be maintained on file in the office of the County Administrator and open to public inspection. The foregoing shall not be construed to require that the updated Solid Waste Assessment Roll be in printed form if the amount of the Solid Waste Service Assessment for each parcel of property can be determined by use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the foregoing method of determining the Solid Waste Service Assessments for Solid Waste and Recovered Materials collection and disposal services, facilities, and programs (1) is a fair and reasonable method of apportioning the Solid Waste Cost among parcels of Residential Property and (2) is an equitable and efficient mechanism to address payment delinquencies and recover funds advanced for Solid Waste and Recovered Materials collection and disposal services, facilities, and programs which are allocable to specific parcels of Residential Property.

SECTION 7. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 5:30 p.m. on September 15, 2026, at the Judicial

Annex Building, 218 Parshley Street Southwest, Live Oak, Florida, at which time the Board will receive and consider any comments on the Solid Waste Service Assessments from the public and affected property owners and consider reimposing Solid Waste Service Assessments for Solid Waste and Recovered Materials collection and disposal services, facilities, and programs for the Fiscal Year beginning October 1, 2026, and collecting such assessment on the same bill as ad valorem taxes.

SECTION 8. NOTICE BY PUBLICATION. The County Administrator shall publish a notice of the public hearing authorized by Section 7 hereof in the manner and time provided in Section 2.04 of the Ordinance. The notice shall be published no later than August 25, 2026, in substantially the form attached hereto as Appendix A.

SECTION 9. NOTICE BY MAIL.

(A) If the circumstances outlined in Section 2.08(F) of the Ordinance so require, the County Administrator shall also provide notice of the public hearing authorized by Section 7 hereof by first class mail to the Owner of each parcel of Residential Property in the time and manner as required by Section 2.05 of the Ordinance, in substantially the form attached hereto as Appendix B. Such notices shall be mailed not later than August 25, 2026.

(B) For Tax Parcels with exempt “home addresses” pursuant to Section 119.071(d), Florida Statutes, the County Administrator shall work with the Property Appraiser and/or Tax Collector for provision of notice.

SECTION 10. INDIGENCY RELIEF. It is hereby ascertained, determined, and declared that it is in the best interest of the citizens of the County to continue to assist

Indigent Persons who are Owners of homesteaded Residential Property with the financial burden created by the imposition of a Solid Waste Service Assessment. Indigent Persons who are owners of homesteaded Residential Property may apply for indigency relief in the manner set forth in Section 8 of the Amended and Restated Initial Assessment Resolution.

SECTION 11. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the County from the Solid Waste Service Assessments shall be used for the provision of Solid Waste and Recovered Materials collection and disposal services, facilities, and programs within the Suwannee County Municipal Service Benefit Unit for Solid Waste Services. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund Solid Waste and Recovered Materials collection and disposal services, facilities, and programs.

SECTION 12. CONFLICTS. This Preliminary Rate Resolution shall prevail in the event of any conflicts with any other resolution of Suwannee County.

SECTION 13. SEVERABILITY. In the event any portion of this Preliminary Rate Resolution is deemed invalid by any court of competent jurisdiction, the invalid portion shall be considered severed, and the remainder of this Preliminary Rate Resolution shall continue in effect.

SECTION 14. EFFECTIVE DATE. This Preliminary Rate Resolution shall take effect immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED THIS 21ST DAY OF JULY, 2026.

**BOARD OF COUNTY COMMISSIONERS OF
SUWANNEE COUNTY, FLORIDA**

(SEAL)

By: _____
Franklin White, Chairman

ATTEST:

By: _____
Barry A. Baker, Clerk

APPROVED AS TO FORM AND CONTENT:

By: _____
Adam Morrison, County Attorney

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published by August 25, 2026

NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF SOLID WASTE SERVICE SPECIAL ASSESSMENTS

Notice is hereby given that the Board of County Commissioners of Suwannee County, Florida will conduct a public hearing to consider reimposing solid waste special assessments against certain improved residential properties located within the Suwannee County Municipal Service Benefit Unit for Solid Waste Services, which includes all of the unincorporated areas of the County, to fund the cost of Solid Waste and Recovered Materials collection and disposal services, facilities, and programs provided to such properties for the fiscal year beginning October 1, 2026, and future fiscal years, and to authorize collection of such assessments on the tax bill.

The hearing will be held at 5:30 p.m. on September 15, 2026, at the Judicial Annex Building, 218 Parshley Street Southwest, Live Oak, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice. If a person decides to appeal any decision made by the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County Administrator's office at (386) 364-3400, at least two (2) business days prior to the date of the hearing.

The assessments will be computed by multiplying the number of dwelling units on each parcel of residential property by the rate of assessment. The rate of assessment for

the upcoming fiscal year shall be \$275.00 per dwelling unit. The maximum rate of assessment that can be imposed in future fiscal years without additional notice is \$493.05 per dwelling unit. Copies of the Master Service Assessment Ordinance, the Amended and Restated Initial Assessment Resolution for Solid Waste Services, the Amended and Restated Final Assessment Resolution for Solid Waste Services, the Preliminary Rate Resolution, and the updated assessment roll, showing the amount of the assessment to be reimposed against each parcel of property are available for inspection at the office of the County Administrator at 224 Pine Avenue SW, Live Oak, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action at the above hearing (including the method of apportionment, the rate of assessment and the reimposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the County Administrator at (386) 364-3400, Monday through Friday between 8:00 a.m. and 5:00 p.m.

[INSERT MAP OF SUWANNEE COUNTY]

**BOARD OF COUNTY COMMISSIONERS
SUWANNEE COUNTY, FLORIDA**

APPENDIX B

FORM OF NOTICE TO BE MAILED

APPENDIX B

FORM OF NOTICE TO BE MAILED

*** * * * * NOTICE TO PROPERTY OWNER * * * * ***

Suwannee County
ADDRESS
Live Oak, Florida

SUWANNEE COUNTY, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE
FOR COLLECTION OF SOLID WASTE SERVICE
NON-AD VALOREM ASSESSMENTS
NOTICE DATE: AUGUST 25, 2026

Owner Name
Address
City, State Zip

Tax Parcel # _____
Legal Description: _____

As required by Section 197.3632, Florida Statutes, notice is given by Suwannee County, Florida, that an annual assessment for solid waste services using the tax bill collection method, may be levied on your property. This is not a new program; the County has imposed this assessment since 2005. The purpose of this assessment is to fund solid waste services benefiting residential property located within the Suwannee County Municipal Service Benefit Unit for Solid Waste Service, which includes the entire unincorporated area of the County. The total annual solid waste assessment revenue to be collected within the County is estimated to be \$4,863,375 for fiscal year October 1, 2026 - September 30, 2027. The annual solid waste service assessment is based on the number of residential dwelling units contained on each parcel of property.

The total number of residential dwelling units on the above parcel is _____.

The solid waste service assessment for the above parcel is \$_____ for Fiscal Year 2026-27.

The maximum solid waste service assessment that can be imposed without further notice for future fiscal years for the above parcel is \$_____.

A public hearing will be held at 5:30 p.m. on September 15, 2026, at the Judicial Annex Building, 218 Parshley Street Southwest, Live Oak, Florida, for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice. If you decide to appeal any decision made by the Board with respect to any matter considered at the hearing, you

will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County Administrator at (386) 364-3400, at least two (2) business days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action at the above hearing (including the method of apportionment, the rate of assessment and the reimposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Master Service Assessment Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, the Preliminary Rate Resolution, and the updated assessment roll are available for inspection at the County Administrator's office at 224 Pine Avenue SW, Live Oak, Florida.

The solid waste service non-ad valorem assessment amount shown on this notice will be collected on the ad valorem tax bill mailed in November 2026. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your solid waste service assessment, please contact the County Administrator's office at (386) 364-3400, Monday through Friday between 8:00 a.m. and 5:00 p.m.

*** * * * * THIS IS NOT A BILL * * * * ***

SUWANNEE COUNTY

County Attorney
Executive Summary

Goal

Authorize Reduction in Ambulance Service Bill

Considerations:

- SCFR received a letter from an attorney representing Sabrina Harrell who was transported via ambulance on June 6, 2025.
- The letter requests SCFR reduce the ambulance bill from \$654.05 to \$436.03.
- Due to the amount of the bill, the County is not going to sue if it is unpaid
- Agreements to reductions are commonplace in personal injury cases where the amount of the bills exceed the recovery.

Recommendation – Authorize the County Administrator to agree to the reduction in the SCFR ambulance bill and to execute any necessary paperwork to effectuate the reduction and collect the amount owed.

Respectfully Submitted,



Adam Morrison
County Attorney

Warner • Sechrest • Butts
ATTORNEYS

D. Marc Warner • Michael D. Sechrest • Robert P. Butts
Sean G. Hipworth • Stephanie N. Hines • Eugene Mesin

July 7, 2026

Via E-Mail: scfrap@suwcountyfl.gov

Suwannee County Fire Rescue
13530 80th Terrace
Live Oak, FL 32060-8868

Re: Our Client: Sabrina Harrell
DOB: 02/04/1977
DOL: 06/06/2025
Run No.: 25-1212973

To Whom It May Concern:

I am writing on behalf of our client, Sabrina Harrell, who received emergency ambulance transport services from Suwannee County Fire Rescue for injuries she sustained in an auto accident that occurred on June 6, 2025. We represent Ms. Harrell in the personal injury case related to this incident, which settled for \$80,000.00 on May 26, 2026.

To maximize Ms. Harrell's recovery from the settlement proceeds, we respectfully request your office consider reducing the outstanding balance of \$654.05 (*see attached statement*) to \$436.03. This reduction contemplates both the settlement value and the following extensive expenses that must also be satisfied from the settlement funds:

- \$26,666.67 for attorney's fees
- \$466.68 for case costs
- \$3,836.10 to Infinite Neurology
- \$10,843.00 to Medig
- \$14,500.00 to Titan MRI
- \$15,777.62 to Florida Surgical Consultants
- \$44,409.00 to Marion Surgery Center
- \$10,523.07 to Florida Blue

Please advise if you require any additional information to evaluate this request; otherwise, I look forward to receiving your response regarding any possible reduction to the above-referenced lien that Suwannee County Fire Rescue is able offer.

5200 SW 91st Terrace, Suite 101
Gainesville, Florida 32608

Telephone: (352) 373 - 5922
Fax: (352) 373 - 5921

Sincerely,
/s/ ***Stephanie Hines***
Stephanie N. Hines, Esq.

Enclosure.



Suwannee County Fire Rescue
13530 80TH TERRACE
LIVE OAK FL 320608868

PAYMENT REQUEST

Your ambulance services claim has been processed or is not covered by your insurance company leaving the outstanding balance listed below. The balance remaining is a result of one of the following reasons from your insurance company:

- charges not covered by your plan
- co-pay, deductible or denial
- payment was made directly to you

Please contact your insurance company directly if you have any questions regarding how your claim was processed. If you would like to provide additional insurance information or make a payment, you may do so using any of the contact options listed in the "Need to provide insurance or make a payment?" section. **If you do not have additional insurance, you are responsible for the balance due.**

Account Details

Statement Date: 09/24/2025
Date of Service: 06/06/2025
Run Number: 25-1212973

Bill To: SABRINA HARRELL
Patient Name: SABRINA HARRELL
Origin: CR 136 LIVE OAK FL 32060
Destination: HCA FLORIDA LAKE CITY HOSPITAL

NEED TO PROVIDE INSURANCE OR MAKE A PAYMENT?

ONLINE: www.emsmc.com/patient-portal/

BY MAIL: Complete the reverse side of this statement and return or send check/money order and include the lower portion. An enclosed envelope has been provided for your convenience.

BY PHONE: Call (800)814-5339 Monday through Friday 8am to 8pm EST.

Para asistencia en español, por favor llame a servicio al cliente al (800)814-5339.

Account Activity

Description	Quantity	Total
Mileage	20.4	\$424.12
ALS Emergency Transport	1	\$934.55
Total Charges:		\$1,358.67
FL BCBS 1		-\$704.62
Total Payments:		-\$704.62
Amount Due Upon Receipt:		\$654.05

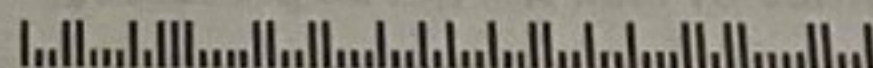
PLEASE DETACH AND RETURN THE BOTTOM PORTION WITH YOUR PAYMENT. A7

PATIENT / GUARANTOR NAME: SABRINA HARRELL

STATEMENT DATE:	09/24/2025
DATE OF SERVICE:	06/06/2025
RUN NUMBER:	25-1212973
AMOUNT DUE:	\$654.05
AMOUNT ENCLOSED:	\$

PLEASE MAKE CHECK OR MONEY ORDER PAYABLE TO:

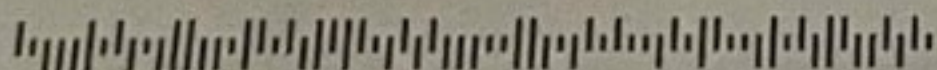
Suwannee County Fire Rescue
13530 80TH TER
LIVE OAK FL 32060-8868



Suwannee County Fire Rescue
13530 80TH TERRACE
LIVE OAK FL 320608868

ELECTRONIC SERVICE REQUESTED

176349 - 3



SABRINA HARRELL
8878 COUNTY ROAD 417
LIVE OAK FL 32060-7357



Incident Number: SCFR25CAD003923

176349-3-26543212

SUWANNEE COUNTY

County Attorney Executive Summary

Goal

Authorize Agreement for Maintenance and Repair of Certain Private Roads in Wellborn

Considerations:

- The residents of 148th Place, 61st Place, 63rd Place and 150th Place desire to contract with the County to maintain those roads on a quarterly basis
- Consistent with Florida Statutes and Atty General Opinions, the citizens are to pay the actual maintenance costs
- They are providing their own materials for use in maintaining the roads
- Contract is for 1 year

Recommendation – If the BOCC wants to contract with the residents of 148th Place, 61st Place, 63rd Place and 150th Place to maintain their roads, execute the attached contract

Respectfully Submitted,



Adam Morrison
County Attorney

**AN AGREEMENT FOR QUARTERLY MAINTAINANCE AND REPAIR OF
148th PLACE, 61st PLACE, 63rd PLACE and 150th PLACE ALL LOCATED IN
SUWANNEE COUNTY, FLORIDA**

THIS AGREEMENT made this _____ day of July, 2026, between the BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY FLORIDA ("COUNTY"), and GWENDOLYN JOHNSON, 14614 61st Place, Wellborn, Florida ("JOHNSON"),

WHEREAS, 148th Place, 61st Place, 63rd Place and 150th Place are adjoining private roads located, Suwannee County, Florida; and,

WHEREAS, 148th Place, 61st Place, 63rd Place and 150th Place are in need of upkeep and repair; and,

WHEREAS, the County is prohibited from using public funds to maintain or repair private roads; and,

WHEREAS, Attorney General Opinion 1999-15 authorizes a County to repair and maintain private roads so long provision is made for payment of the actual costs incurred; and,

WHEREAS, the actual costs to the County for the upkeep and maintenance of 148th Place, 61st Place, 63rd Place and 150th Place in Suwannee County, Florida – to be performed by the County once per quarter (4 times per year) – is \$3,200.00; and,

WHEREAS, JOHNSON shall provide for all materials necessary for the quarterly maintenance of 148th Place, 61st Place, 63rd Place and 150th Place; and,

WHEREAS, to ensure the funds are paid in full before executing this Agreement, JOHNSON shall remit to the County Attorney the sum of \$3,200.00 made payable to SELLERS, TAYLOR & MORRISON, P.A. TRUST ACCOUNT and shall deliver the funds to the County Attorney's Office located at 108 West Howard Street, Live Oak, Florida 32064; and,

WHEREAS, upon receipt of the \$3,200.00 and a copy of this Agreement executed by JOHNSON, the County Attorney will have this Agreement put on the next regularly scheduled meeting of the Board; and,

WHEREAS, in the event the County does not approve this Agreement, the funds shall be returned to JOHNSON. If the County does approve this Agreement, the funds shall be delivered to the COUNTY.

NOW THEREFORE, the parties agree as follows:

- 1) This Agreement shall be in effect from July 21, 2026 to July 20, 2027.

SUWANNEE COUNTY AGREEMENT NO.: _____

2) During the effective term of this Agreement the COUNTY shall repair and maintain the existing private road(s) known as 148th Place, 61st Place, 63rd Place and 150th Place. The standard for the repair and maintenance of 148th Place, 61st Place, 63rd Place and 150th Place shall be the same as if the roads were public roads. This maintenance and repair cycle shall be done quarterly (4 times during the year the Agreement is in effect).

3) At the end of the effective term of this Agreement, the parties may enter into an additional agreement for an additional year of repair and maintenance of 148th Place, 61st Place, 63rd Place and 150th Place.

GWENDOLYN JOHNSON

**BOARD OF COUNTY COMMISSIONERS
SUWANNEE COUNTY, FLORIDA**


GWENDOLYN JOHNSON

By: _____
Franklin White
Chairman

Date: 7/10/2026

Date: _____

Attest:

HON. BARRY BAKER
CLERK OF THE CIRCUIT COURT



County Administration

Executive Summary

Objective:

Award and authorize Chairman to execute agreement with Public Resources Advisory Group (PRAG) for planning, analysis, and financing of the Catalyst Wastewater Treatment Plant and other related utility projects.

Considerations:

- During the 4/7/26 Board meeting, the Board awarded a retainer agreement with Bryant, Miller & Olive (BMO) for services as bond counsel.
- BMO has advised Staff to hire a financial advisor to assist with the planning and analysis of financing for the project.
- BMO recommended two different companies. PRAG is experienced in municipal financing analysis.
- Attached are the engagement letter and agreement for services with PRAG for planning, analysis, and financing of the Catalyst Wastewater Treatment Plant projects.

Budget Impact:

\$25,000.00, contingent on the successful closing of the financing of the project.

Recommendation:

- Staff respectfully requests the award and to authorize Chairman to execute the agreement with PRAG for the planning, analysis, and financing of the Catalyst Wastewater Treatment Plant project.
- Staff respectfully requests the Board to delegate authority to the Administrator for future document execution as necessary.

Respectfully Submitted:
Jason Furry, County Administrator

Dated:07/15/2026

July 10, 2026

Mr. Jason Furry
County Administrator
Suwannee County
224 Pine Ave - 2nd Floor
Live Oak, FL 32064

RE: Municipal Advisory Services

Dear Mr. Furry,

The purpose of this engagement letter (the "Agreement") is to document the relationship between Public Resources Advisory Group, Inc. ("PRAG") and Suwannee County (the "County"). The County desires to utilize the services of PRAG as an independent registered municipal advisor to assist the County in the planning, analysis and financing of a wastewater treatment plant and related projects (the "Project"), with the expected total cost of the Project between \$8-\$13 million. PRAG is a registered municipal advisor with the Municipal Securities Rulemaking Board (MSRB) and the Securities and Exchange Commission (SEC).

It is our understanding that the County entered into an interlocal agreement with Columbia County to establish the North Florida Water Utility Authority (the "NFWUA"). The NFWUA currently operates the County's utility system and receives the related revenues. As such, the County may need to use an alternate revenue source to secure and pay for any debt associated with the Project. If feasible, the County desires to close on financing for the Project by December 31, 2026. The County may desire to transfer the County's utility assets and debt to the NFWUA in the future.

Scope of Services: The scope of services under this Agreement will include:

- a. Review the County's financials and potential sources of security and repayment for debt issued to finance the Project;
- b. Analyze financing options for the Project;
- c. Provide the County with debt structuring and debt service analysis;
- d. Develop a working group distribution list and financing timetable;
- e. Assist in the development of a request for proposals to be distributed to commercial banks, if the Project is financed with a bank loan;
- f. Summarize key pricing, terms and provisions of the bank proposals, if the Project is financed with a bank loan;
- g. Review and comment on documents related to the financing;
- h. Participate in conference calls and attend meetings, as requested;
- i. Negotiate final terms and pricing of the debt; and,
- j. Perform functions to facilitate the closing of the debt.

Term and Fees: The County requests that work begin on the scope of services identified above upon execution of this Agreement. The term to provide the scope of services described herein will expire



upon closing of the financing of the Project, unless extended in writing or terminated with or without cause earlier by either party.

Hourly Fees

PRAG's work associated with the planning and analysis activities described in (a) through (c) in the scope of services above will be based on the hourly rates outlined below.

Title	Hourly Rate
Senior Managing Director	\$300
Managing Director	\$250
Vice President/ Assistance Vice President	\$190
Associate/ Analyst	\$170

PRAG will invoice for these services on a monthly basis and will include a description of tasks and associated time. PRAG bills in quarter-hour increments. Out-of-pocket expenses under this authorization will be reimbursed at cost pursuant to the Agreement. Any additional services and fees will require written direction from the County.

Transaction Fees

PRAG's work associated with the execution of debt financing for the Project described in (d) through (j) in the scope of services above will be charged a flat rate of \$25,000. This fee is contingent upon the successful closing of the financing of the Project and will be paid from proceeds of the debt issue. The County recognizes that if the size or timeframe of the financing for the Project changes significantly, the transaction fee may be adjusted.

Contacts: The PRAG contacts that will work with the County include:

Natalie Sidor, Senior Managing Director, 813-898-4151, nsidor@pragadvisors.com

Matthew Sansbury, Managing Director, 813-970-2853, msansbury@pragadvisors.com

Wendell Gaertner, Senior Managing Director, 813-898-4183, wgaertner@pragadvisors.com

Other Matters: PRAG is not providing any legal advice or counsel under this Agreement. Without limiting the foregoing, PRAG is not providing any interpretation of any laws or regulations that may be applicable to the County or that are otherwise related to the work hereunder.

Disclosures: While the Project is not expected to involve municipal advisory services, please see PRAG's Disclosure Statement as shown in Exhibit A for important disclosures, as required by MSRB Rules G-42 and G-10 regarding PRAG's Municipal Advisory Services – advisory services related to the issuance of municipal securities and municipal financial products.

Please acknowledge receipt and agreement with this Agreement by signing and returning to the PRAG contacts identified herein.

Sincerely,

Public Resources Advisory Group, Inc.

A handwritten signature in blue ink that reads "Wendell G. Gaertner".

By: Wendell Gaertner

Title: Senior Managing Director



**ACCEPTED AND AGREED:
SUWANNEE COUNTY, FLORIDA**

By: _____

Title: _____

Date: _____

Enclosures:

Exhibit A: Required Disclosure Pursuant to MSRB Rule G-42

Exhibit B: Required Disclosure Pursuant to MSRB Rule G-10



Exhibit A

Required Disclosure Pursuant to MSRB Rule G-42

1. Scope of Services. The scope of services with respect to PRAG's engagement with the County (the "Scope of Services") are as described in this engagement letter (the "Agreement") dated July 10, 2026.

2. Term. PRAG anticipates beginning work on the scope of services identified in this Agreement upon execution of the Agreement. The term to provide the scope of services described herein will expire upon closing of the financing of the Project, unless extended in writing or terminated with or without cause by either party. In case of any termination, we believe that the terminating party should endeavor to provide reasonable notice of such termination to the other party so as to permit an orderly transition.

3. Municipal Advisor's Regulatory Duties When Servicing the County. MSRB Rule G-42 requires that PRAG make a reasonable inquiry as to the facts that are relevant to the County's determination whether to proceed with a course of action or that form the basis for the advice provided by PRAG to the County with respect to municipal financial products or the issuance of municipal securities, including with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues, based on all the facts and circumstances. The rule also requires that PRAG undertake a reasonable investigation to determine that it is not basing any recommendation on materially inaccurate or incomplete information. PRAG is also required under the rule to use reasonable diligence to know the essential facts about the County and the authority of each person acting on the County's behalf.

Accordingly, PRAG will seek the County's assistance and cooperation, and the assistance and cooperation of the County's agents, with the carrying of these regulatory duties, including providing to PRAG accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties. In addition, if the County provides direction to PRAG to review a recommendation made by a third party, PRAG requests that the County provide any information it has received from such third party relating to its recommendation.

4. Compensation. The form and basis of compensation for PRAG's services is set forth in this Agreement.

5. Disclosures of Conflicts of Interest. MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. Accordingly, PRAG makes the following disclosures with respect to material conflicts of interest in connection with the Scope of Services under this Agreement, together with explanations of how PRAG addresses or intends to manage or mitigate each conflict.

With respect to all of the conflicts disclosed below, PRAG mitigates such conflicts through its adherence to its fiduciary duty to the County, which includes a duty of loyalty to the County in performing all municipal advisory activities for the County. This duty of loyalty obligates PRAG to deal honestly and with the utmost good faith with the County and to act in the County's best interests without regard to PRAG's financial or other interests.



(a) Compensation-Based Conflicts: (i) Fees paid to PRAG without regard to the execution of any financing transaction, but solely on the basis of hours worked. While such an arrangement is not uncommon, it could cause PRAG to do excessive or unnecessary work in order to obtain more fees. (ii) Fees paid to PRAG that have a fixed maximum amount established at the outset of an engagement. These amounts are usually based upon an analysis by PRAG of, among other things, the expected duration and complexity of the transaction. This form of compensation presents a potential conflict of interest because if the transaction requires more work than originally contemplated, PRAG may have the incentive to recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. (iii) Fees paid to PRAG which compensation is contingent upon the successful closing of a transaction and/or is based on the size of a transaction. This form of compensation presents a potential conflict of interest because PRAG may have incentive to recommend a larger transaction than necessary. (iv) Fees paid to PRAG that are based on hours worked on an engagement. This form of compensation presents a potential conflict of interest because PRAG may have incentive to spend more time than necessary on an engagement.

(b) Other Municipal Advisor Relationships: PRAG serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of the County. For example, PRAG serves as municipal advisor to other municipal advisory clients, including Columbia County, and, in such cases, owes a regulatory duty to such other clients just as it does to the County under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests. In acting in the interests of its various clients, PRAG could potentially face a conflict of interest arising from these competing client interests.

With respect to all of the conflicts disclosed above, PRAG mitigates such conflicts through its adherence to its fiduciary duty to the client, which includes a duty of loyalty to the in performing all municipal advisory activities. This duty of loyalty obligates PRAG to deal honestly and with the utmost good faith with you and to act in your best interests without regard to PRAG's financial or other interests.

If PRAG becomes aware of any additional potential or actual conflict of interest prior to, or during an engagement, PRAG will disclose the detailed information in writing within a timely manner.

6. Disclosures of Information Regarding Legal Events and Disciplinary History. MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal events or disciplinary history material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel. Accordingly, PRAG sets out below required disclosures and related information in connection with such disclosures.

On September 17, 2024, PRAG filed an amendment to its Form MA disclosing PRAG's settlement with the U.S. Securities and Exchange Commission (the "SEC") of matters relating to failure to maintain and preserve text communications. The Form MA filing may be electronically accessed at the following link:

https://www.sec.gov/Archives/edgar/data/1612223/000161222324000008/xslFormMA_X01/primary_doc.xml



7. Future Supplemental Disclosures. As required by MSRB Rule G-42, this disclosure may be supplemented or amended, from time to time as necessary, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of PRAG. PRAG will provide the County with any such supplement or amendment as it becomes available throughout the term of this Agreement.



Exhibit B

Required Disclosure Pursuant to MSRB Rule G-10

Public Resources Advisory Group, Inc. is currently registered as a Municipal Advisor with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board (“MSRB”).

As a Municipal Advisor, we are required to provide the following written information to our municipal entity and obligated person clients in accordance with MSRB Rule G-10.

The MSRB website at www.msrb.org, includes the Municipal Advisory client brochure that describes the protections that may be provided by the MSRB Rules and how to file a complaint with an appropriate regulatory authority.



Public Works

Executive Summary

Objective:

Approve the Waste Management Solid Waste Hauling and Disposal Agreement Extension

Considerations:

The current agreement, 2021-68-01, expires September 30, 2026.

Agreement extension term is five years.

The current rate is \$38.71 per ton. This will remain in effect through September 30, 2027, the first year of the agreement extension.

The rate will then increase 4.25% annually. See attachment.

Budget Impact:

No impact for Fiscal Year 2027.

Recommendation:

Approve the Waste Management Hauling and Disposal Agreement Extension and give the County Administrator authority to execute any documentation necessary to exact the agreement.

Respectfully Submitted:

Brenda Flanagan, Public Works Director

Dated:07/14/2026



September 4, 2025

Mr. Greg Scott
County Administrator
224 Pine Ave., 2nd Floor
Live Oak, Florida 32064

RE: Waste Management Inc. of Florida's Extension Proposal to the Hauling and Disposal Agreement

Dear Mr. Scott,

On August 20, 2025, Waste Management Inc. of Florida (WMIF) met with Suwannee County staff to discuss the possibility of changing the existing renewal and extension language found in the current agreement as well as to propose a rate schedule for the renewal term. The language change and proposal are as follows:

The current renewal and extension language found in the last sentence of Section 4. Term states as follows: *"This Agreement may be renewed and extended on an annual basis for an additional year up to a total of five (5) additional annual terms on mutual agreement of the parties."*

WMIF proposes the renewal and extension language be revised as follows: *"This Agreement may be renewed and extended for up to two (2) additional five (5) year terms upon mutual agreement of the parties."*

The current rate schedule and language found in Section 9. Price. a. states as follows: "The following price per ton shall be paid for the disposal of the County's Solid Waste at the Facility. The price is inclusive of all Fees. For clarity (i) the price includes State of Georgia impact fee of \$2.50 per ton and Superfund Fee of \$0.75 per ton ("Fees") and should these Fees be increased, the prices set forth shall be adjusted upward to accommodate such increase; and (ii) Year 1 shall commence on May 14, 2021, and shall end on September 30, 2022; each succeeding year shall start on October 1 and end on September 30."

Year 1- \$28.00 per ton

Year 2- \$32.97 per ton

Year 3- \$35.13 per ton

Year 4- \$37.34 per ton

Year 5- \$38.71 per ton

WMIF proposes the renewal rate schedule and language be revised as follows: "The following price per ton shall be paid for the disposal of the County's Solid Waste at the Facility. The price is inclusive of all Fees. For clarity the price includes State of Georgia impact fee of \$2.50 per ton and Superfund Fee of \$0.75 per ton ("Fees") and should these Fees be increased, the prices set forth shall be adjusted upward to accommodate such increase. Year 1 of the renewal rates will remain the same price per ton as Year 5 of the initial term. Years 2 through 5 will be at a fixed price increase of 4.25% annually."

Year 1-\$38.71 per ton
Year 2-\$40.36 per ton
Year 3-\$42.08 per ton
Year 4-\$43.87 per ton
Year 5-\$45.73 per ton

If the County agrees to WMIF's proposal then the first renewal period will commence on October 1, 2026. We appreciate the partnership we share with Suwannee County providing these critical environmental services and wish to continue the partnership into the future.

Sincerely,



Greg Huntington
Senior Account Executive
WMIF

HAULING AND DISPOSAL AGREEMENT

This Hauling and Disposal Agreement ("Agreement") is made and shall be effective as of this 18th day of May, 2021, by and between Waste Management Inc. of Florida, a Florida corporation ("Operator"), and Suwannee County, Florida ("County").

WHEREAS, the Operator owns a landfill ("Facility") located near Folkston, Georgia; and

WHEREAS, the County selected Operator to provide the services herein pursuant to Bid No. 2021-07.

NOW THEREFORE, in consideration of the mutual agreements and promises contained herein, the Operator and County agree that they shall comply with and be bound by the provisions of this Agreement.

1. Definitions.

a. "Acceptable Waste" means (i) non-hazardous Solid Waste and (ii) Special Waste, provided that the materials comprising (i) and (ii) are disposed in the ordinary course by households or commercial establishments and are authorized for disposal at the Facility pursuant to Applicable Law. Acceptable Waste shall not contain any regulated quantity of: (i) infectious waste; (ii) Hazardous Waste; or (iii) Solid Waste that does not conform to the descriptions of waste materials that the Facility is authorized to accept under Applicable Law. Operator, in its sole but reasonable discretion, shall have the right to reject any material it believes does not conform to the definition of Acceptable Waste set forth in this Agreement.

b. "Applicable Law" means all local, state and federal laws, including but not limited to any permits, licenses, rules, regulations, policies, orders or similar authority, and any judicial or administrative interpretation of the same, that are in effect during the term of this Agreement and apply or relate to the performance of the Operator or County under this Agreement.

c. "Commencement Date" means May 14, 2021.

d. "Disposal Facility" means Chesser Island Road Landfill, Folkston, GA.

e. "Fees" means federal, state, local or other taxes, fees, surcharges or similar charges related to the disposal of Solid Waste, which are imposed by Applicable Law or pursuant to Operator's agreement with a governmental authority, and which are in effect on the date when the County delivers Solid Waste to the Facility.

f. "Hazardous Waste" means any waste listed, characterized, or designated as hazardous by the United States Environmental Protection Agency, pursuant to the Resource Conservation and Recovery Act (42 U.S.C. 6901, et seq., and the implementing regulations, as amended from time to time) or by Florida or Georgia pursuant to any Applicable Law.

g. "Solid Waste" means garbage, rubbish, refuse, Special Waste, and other discarded materials, but only to the extent such materials are of the type and consistency that may be lawfully accepted at the Facility under Applicable Law.

h. "Special Waste" means Solid Waste that requires special handling and management, including but not limited to white goods, waste tires, used oil, lead-acid batteries, construction and demolition debris, ash residue, yard trash, and biological waste.

i. "Suwannee County Waste" means Acceptable Waste collected or delivered from Suwannee County's proposed transfer station.

j. "Suwannee County Transfer Station" or "County Transfer Station" means the County's transfer station facility in Live Oak, Florida.

2. Scope of Services.

In accordance with the requirements in this Agreement, Operator shall (i) transport Acceptable Waste from the Suwannee County Transfer Station; and (ii) dispose of that Acceptable Waste at the Disposal Facility. County shall be responsible for loading at its expense. Operator may utilize subcontractors or other third-party haulers. In the event the County elects to terminate the transportation aspect of this agreement as outlined in paragraph 9 below, Operator's responsibility shall be limited to disposing of delivered Acceptable Waste at the Designated Facility.

3. Representations and Warranties.

a. The County represents that any Solid Waste it loads into Operator's vehicles for delivery to the Facility or Solid Waste delivered by the County or County's hauler will be Acceptable Waste. The County further represents that its activities under this Agreement shall be in compliance with all Applicable Law.

b. The Operator represents that: (i) the equipment and facilities provided by it are suitable to perform the services required under this Agreement; (ii) all of Operator's personnel are competent and trained in accordance with Applicable Law; (iii) Operator and the Facility are in compliance with, and throughout the term of this Agreement shall remain in compliance with, all Applicable Law; (iv) the Facility has not knowingly accepted and will not knowingly accept regulated quantities of Hazardous Waste; (v) the Facility has not been included and is not proposed for inclusion in the National Priorities List or other analogous inventory of

contaminated sites; and (vi) there are no civil, criminal or administrative claims or cases pending or threatened against the Operator based on, related to, or associated with environmental contamination or pollution at the Facility.

4. Term.

This Agreement shall have an initial term of approximately five (5) years and four and one-half months which shall begin on the Commencement Date of May 14, 2021. The parties acknowledge that the first year, Year 1, of the agreement is extended to encompass approximately one year and four and one-half months to permit the yearly terms of the agreement to coincide or align with the County's fiscal year (October 1 to September 30). For clarity, Year 1 of the agreement shall be from May 14, 2021 to September 30, 2022. Thereafter, each "Year" of the agreement shall correspond to the County's fiscal year. This Agreement may be renewed and extended on an annual basis for an additional year up to a total of five (5) additional annual terms on mutual agreement of the parties.

5. Indemnity.

a. The Operator shall protect, defend, hold harmless, and indemnify the County (including its elected officials, employees, representatives and agents) from and against any and all claims, damages, demands, liabilities (including but not limited to strict liabilities), losses, delays, fines, penalties, settlements, injuries, expenses (including but not limited to expenses of investigation and litigation), costs, and attorneys' fees (including but not limited to costs and fees for trial, appeal, mediation, arbitration, and administrative proceedings) (collectively "claims"), of any kind or nature, which: (i) in any way arise out of, result from, or relate to the Operator's operation of the Facility or the Operator's hauling activities under this Agreement; (ii) are attributable to, resulting from, or related to bodily injury, sickness, disease or death, or injury to or destruction of personal property or natural resources, including the loss of use therefrom, or pollution or contamination of the environment, or an actual or alleged violation of Applicable Law, or the breach of, misrepresentation in, untruth in, or inaccuracy in any representation, warranty or covenant by the Operator in this Agreement; and (iii) are caused by or results from an act, omission, negligence or misconduct of the Operator or its employee, agent, designee, subcontractor, anyone employed by any of them, or anyone for whose acts anyone of them may be liable.

The Operator's obligations under this paragraph are not limited by, or in any way to, any insurance coverage, or by any provision in or exclusion or omission from any policy of insurance. However, the Operator's liabilities and obligations under this paragraph do not extend to claims that are caused by, based on, or result from the County's sole negligence or misconduct. To the extent that the County and Operator are joint tortfeasors, losses shall be apportioned in accordance with the provisions of Section 768.31, Florida Statutes (the Uniform Contribution Among

Tortfeasors Act), subject to the recovery limits set forth in Section 768.28, Florida Statutes.

b. Subject to the limitations on damages in Paragraph 16, below, the Operator's indemnities are expressly intended to cover any claims arising under applicable environmental laws and rules, including but not limited to claims based on strict liability, and operator's hauling activities.

c. The Operator acknowledges that the first five thousand dollars (\$5,000) paid to the Operator pursuant to this Agreement is in consideration for the indemnification granted to the County in this Paragraph 5.

d. The Operator understands and agrees that the obligations set forth in this Paragraph 5 will survive the termination of this Agreement.

6. Title to and Acceptance of Solid Waste.

a. Title to and all risk of loss and responsibility for Acceptable Waste delivered to the Facility on behalf of the County shall pass to the Operator when the Acceptable Waste is removed from the delivery vehicle at the Facility. Title to and all risk of loss and responsibility for any waste material which does not conform to the definition of Acceptable Waste shall remain with the County until such waste material is buried at the Facility.

b. The Operator shall accept and dispose of all of the Solid Waste that is transported or delivered on behalf of the County to the Facility. The Operator's initial acceptance of the Solid Waste shall not impair or operate as a waiver of the Operator's right to revoke its acceptance of the Solid Waste prior to burial, in the event the Solid Waste is discovered to be nonconforming. Operator may inspect, sample, analyze and test any Solid Waste; however, the Operator's exercise or failure to exercise such right shall not relieve the County of its obligation to deliver only Acceptable Waste.

c. If any material fails to conform to the definition of Acceptable Waste in this Agreement or to the requirements of any Applicable Law, and if the Operator notifies the County before the material is buried at the Facility, and requests removal of such non-conforming material, the County shall make available to the Facility, or cause to be made available to the Facility, within ten (10) days of such notice, containers and vehicles suitable for transporting the non-conforming material, and the County shall remove, or cause to be removed, within fifteen (15) days of such notice, such nonconforming material from the Facility in accordance with Applicable Law.

d. If at any time the County learns that the material it provided for delivery to the Facility was not Acceptable Waste, the County shall promptly notify the Operator and provide the basis for its understanding.

e. The Operator shall not divert any of the County's Solid Waste from the Facility to any other site, unless the Operator has received the County's prior written consent to do so.

7. Facility Operations.

a. Throughout the term of this Agreement, the Operator shall cause the Facility to be open for operations and the acceptance of the County's Acceptable Waste during the Facility's regular business hours or such other operating hours as are mutually agreed upon. The Facility's regular business hours shall extend at least from 7 a.m. until 5 p.m., Monday through Friday, and 7 a.m. until noon on Saturday, except on national holidays. If the approved operating hours of the Facility are expanded or restricted by a governmental agency or entity, the Operator shall cause the Facility to be open for the acceptance of the County's Acceptable Waste during such expanded or reduced hours. The Operator shall give the County prompt notice of any attempt to restrict the Facility's regular business hours. The Operator shall give the County at least thirty (30) days advance notice before the Operator reduces the Facility's regular business hours.

b. The Operator shall allow vehicles on behalf of the County to have access to the Facility in the order such vehicles arrive relative to all other vehicles delivering Acceptable Waste or other materials to the Facility. The Operator shall have sufficient equipment, personnel and access at the Facility to allow the County's vehicles to enter the Facility, dispose of the County's waste, and leave within a reasonable time. The Operator shall use its best efforts to minimize on-site delays associated with the use of the Facility.

c. The County acknowledges the right of Operator to make and enforce reasonable rules and regulations regarding the County's use of the Facility. The County, its designees, and agents shall abide by such rules as established from time to time. The Operator shall furnish a copy of the Facility's rules and regulations to the County at least fifteen (15) days before the Commencement Date. The Operator shall provide the County with reasonable advance notice before any changes to the Facility's rules are implemented.

d. The Operator shall provide access roads to the Facility's working face (i.e., disposal area) and such roads shall be reasonably maintained during the term of this Agreement so as not to cause damage to the vehicles beyond normal wear and tear. If any vehicle becomes incapacitated or unable to move on the Facility premises for causes other than those attributable to the condition of the access roads, Operator may, but shall have no obligation to, provide assistance in moving the vehicle.

e. If Operator is required to close the Facility for any reason, it will use its best efforts to provide notice of such closing at least one year prior to the date thereof,

and shall provide at least 180 days advance notice to the County. Upon notice from Operator, County shall have the right to terminate this agreement at the date of closing of the facility.

8. Waste Volume.

a. To the extent allowed by law, the County shall deliver or cause to be delivered Acceptable Waste within its lawful control to the Suwannee County Transfer Station. The County shall instruct its employees, franchise holders, and permit holders to deliver the Acceptable Waste they collect within unincorporated Suwannee County to the County's transfer station. However, the County is not obligated to file a lawsuit or take other enforcement action to compel compliance with the County's instructions. Further, the requirements of this paragraph do not apply to Special Waste, recovered material or recyclable material.

b. The County shall load the Acceptable Waste on vehicles provided by or on behalf of Operator for delivery to the Operator's Facility for disposal. In the event Operator is not required to provide transportation, the County shall load and transport Acceptable Waste on vehicles it provides. Trailers used for transport shall be 100 cubic yard tipper style trailers that are compatible with current tippers at the Disposal Facility; there will be a charge for use of the tipper as charged by the Disposal Facility's current subcontractor.

c. Notwithstanding any other provision in this Agreement, the County is not obligated to offer for disposal any minimum amount of Solid Waste to the Operator's Facility on a daily, annual or other basis.

d. Notwithstanding any other provision of this Agreement, the County may remove or divert Solid Waste from the County's waste stream for processing or waste reduction, including but not limited to the removal of recovered materials, recyclable materials, and organic materials. These activities may occur at the Suwannee County Transfer Station or elsewhere.

9. Price.

a. The following price per ton shall be paid for the disposal of the County's Solid Waste at the Facility. The price is inclusive of all Fees. For clarity (i) the price includes State of Georgia impact fee of \$2.50 per ton and Superfund Fee of \$0.75 per ton ("Fees") and should these Fees be increased, the prices set forth shall be adjusted upward to accommodate such increase; and (ii) Year 1 shall commence on May 14, 2021, and shall end on September 30, 2022; each succeeding year shall start on October 1 and end on September 30.

Disposal at Chesser Island Road Landfill –
Year 1 – \$28.00 per ton
Year 2 – \$32.97 per ton

Year 3 -- \$35.13 per ton
Year 4 -- \$37.34 per ton
Year 5 -- \$38.71 per ton

Transportation from Suwannee County Transfer Station to Chesser Island Road Landfill --

In the event Operator provides transportation, the initial cost shall be \$27.42 per ton. Said cost is composed of: (i) a transportation cost for a third party transporter contracted by Operator plus (ii) a 20% management fee to Operator for directing, invoicing and otherwise managing the transporter. Operator will provide invoices monthly to substantiate transportation costs. Such costs shall be a pass through to the County such that should changes in fuel, materials, labor, and other costs increase, same shall be passed through to the County without mark up. The Operator's management fee shall remain at 20% of the adjusted transportation cost.

The parties recognize that transportation costs are a material component of the Scope of Services. Accordingly, the County shall have the right to terminate for convenience only that portion of the Scope of Services relating to transportation by Operator on thirty (30) days' advanced written notice. In addition, Operator shall have the right to terminate for convenience the obligation to provide transportation of Acceptable Waste on ninety (90) days' advanced written notice. For clarity, termination for convenience is limited to the transportation component of the Scope of Services. The disposal component of the Scope of Services is not subject to a termination for convenience.

b. The County's payments to the Operator shall be based on the actual tonnage of Solid Waste that is sent to the Facility and accepted by the Operator. The tonnage shall be measured at the County Transfer Station and at the Operator's Facility, but payments to the Operator shall be based on the Operator's tonnage records. The scales at the County Transfer Station and the Facility shall be certified by independent third parties at least once every six months and proof of such certification shall be provided to the other party upon request. If there are significant discrepancies between the tonnage records compiled by the County and the Operator, the parties shall work together in a cooperative manner to identify the cause of the discrepancy. If these efforts do not satisfactorily resolve the County's concerns, the County shall have the right, but is not required, to resolve these issues through mediation with the Operator.

c. At the end of each month, the Operator shall prepare a report that identifies (i) the amount of Solid Waste that was delivered to and accepted at the Facility and (ii) the amount of the payment that is owed to the Operator. A copy of the report shall be delivered to the County within fifteen (15) days after the end of the month. All uncontested amounts shall be paid to the Operator within forty (40) days.

after the end of the month or twenty-five (25) days after receipt of the Operator's report, whichever occurs later. If the County fails to timely pay such amounts, Operator shall have the right to charge, and County agrees to pay, interest on such past due amounts at the rate authorized under the Florida Prompt Payment Act, Section 218.70, et seq., Florida Statutes.

d. The parties hereto agree that Operator may reasonably adjust the price terms in Paragraph 9 in the event of a change in law or extraordinary circumstance that is unforeseen and materially increases the cost of the Operator's operations at the Facility. The price adjustment shall be calculated by spreading the increases in the cost of operations equally across all tons of waste received at the Facility. No price adjustment for a change in law shall take effect until the Operator demonstrates to the reasonable satisfaction of the County that the proposed price adjustment is reasonable and consistent with the provisions of this paragraph. If the County and Operator are unable to agree about the appropriateness of a price adjustment resulting from a change in law, the County shall either (i) submit the matter for mediation with the Operator or (ii) provide thirty (30) days advance notice and then terminate the Agreement.

10. Limited License to Enter.

During the term of this Agreement, the County or its agents shall have a license to enter the Facility for the limited purpose of, and only to the extent necessary for, off-loading waste at the location and general inspection of the Facility and in the manner directed by the Operator.

11. Insurance.

Without limiting Operator's indemnity obligations, Operator shall maintain the following insurance and all insurance that may be required under Applicable Law:

- a. workers' compensation as prescribed by law and employer's liability insurance of not less than \$500,000;
- b. comprehensive general liability (bodily injury and property damage) of not less than \$5,000,000 combined single limit per occurrence, including (i) contractual liability to cover liability assumed under this Agreement, and (ii) product and completed operations liability;
- c. automobile liability (bodily injury and property damage) of not less than \$11,000,000 combined single limit per occurrence on all owned, non-owned and hired vehicles;
- d. pollution liability for sudden pollution incidents and non-sudden pollution incidents of not less than \$5,000,000 per occurrence and in the aggregate.

At least seven (7) days before the Commencement Date, Operator shall provide County with certificates or other documentary evidence of the above insurance. The above insurance shall include a requirement that the insurer provide County with thirty (30) days' written notice prior to the effective date of any cancellation or material change in the insurance. The insurance in subparagraphs (b), (c) and (d) shall name the County as an additional insured and provide primary coverage with respect to the County. If other local governments bring Solid Waste to the County's transfer station for disposal at the Operator's Facility, the Operator shall, upon request by the County, add those local governments as additional insured parties under the policies required pursuant to subparagraphs (b), (c) and (d).

12. Termination.

Either party shall have the right to terminate this Agreement in the event of a material breach of this Agreement which is not cured within thirty (30) days after receipt of written notice; provided, however, if the breach is such that more than thirty (30) days is required for its reasonable cure, then the Agreement shall not be terminated as long as the party alleged to be in breach has promptly commenced such cure within the said thirty (30) day period and is thereafter diligently pursuing it. Notwithstanding any cure that may be affected pursuant to this paragraph, the non-breaching party shall be entitled to any other relief provided in this Agreement or by law or in equity.

The County may terminate this Agreement immediately if: (a) the Operator refuses to accept Suwannee County Waste at the Facility on two consecutive days; (b) the Operator files for bankruptcy or is declared bankrupt by a court of competent jurisdiction; or (c) a civil, criminal, or administrative case or proceeding is filed or threatened against the Operator and the County reasonably concludes that the County will be exposed to a substantially increased risk of liability under environmental or other Applicable Law if the County continues to dispose of its Solid Waste at the Facility.

13. RESERVED

14. Notices.

All notices required or permitted to be given hereunder shall be in writing and shall be deemed given if delivered in person, by telecopy, by an overnight delivery service, or by certified or registered mail to the other party at the following addresses:

If to Operator:

Chesser Island Road Landfill, Inc.
PO Box 128

Folkston, GA 31537
Attention: Maurice Purvis

with a required copy to:

Waste Management Inc. of Florida
Legal Department
1800 N. Military Trail
Suite 200
Boca Raton, FL 33431

If to County:

Randy Harris
County Administrator
Suwannee County
13150 80th Terrace
Live Oak, Florida 32060

with a required copy to:

James W. Prevatt, Jr.
County Attorney
Suwannee County
120 East Howard Street
Live Oak, Florida 32064

Any party may change the addresses or persons to which notices are to be sent by giving notice to the other party.

15. Force Majeure.

Neither party shall be liable to the other for the failure to perform its duties and obligations under the Agreement or for any resultant damages, loss, or expenses, if such failure was the result of: an act of God; pandemic; epidemic; quarantine; riot; insurrection; war; catastrophe; storm; natural disaster; compliance with any law, regulation, or order, whether valid or invalid, of any governmental body or instrumentality; or any other cause beyond the reasonable control of such party, and which the affected party was unable to avoid by the exercise of reasonable diligence. In the event any delay due to Force Majeure occurs or is anticipated, the affected party shall promptly notify the other party of such delay, describing the cause and estimated duration of such delay. Further, the affected party shall use reasonable efforts to remove any Force Majeure condition.

16. Limitation on Damages.

Nothing in this Agreement shall be interpreted or construed to mean that the County waives its common law sovereign immunity or the limits on liability set forth in Section 768.28, Florida Statutes.

17. Amendments.

No amendment or modification of the terms and conditions of this Agreement shall be effective unless such amendment or modification is in writing and signed by authorized representatives of all parties entitled to receive a right or obligated to perform a duty under the Agreement.

18. Relationship of the Parties.

This Agreement shall not in any manner be construed so as to create the relationship of principal and agent or a partnership or joint venture or of any association between County and Operator. The parties hereto agree to act as independent Operators and as such, except as otherwise specifically set forth in this Agreement, each party shall be liable for its own business operations, insurance, taxes, licenses, permits, expenses and all other liabilities.

19. Remedies and Attorneys' Fees.

The remedies provided in this Agreement are cumulative and supplemental to any other remedies provided at law or in equity. If any controversy, claim or dispute between the parties arises out of or relates to this Agreement or the breach hereof which results in litigation between the parties, the prevailing party shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for attorneys' fees, which shall include pre-suit litigation costs and fees. However, the sum awarded shall not alter the limits of liability established in Section 768.28, Florida Statutes.

20. Assignment.

Neither party may assign, transfer or otherwise vest in any other entity or person any of the rights or obligations under this Agreement without the prior written consent of the other party, which consent will not be unreasonably withheld.

21. Entire Agreement.

This Agreement constitutes the entire agreement and understanding of the parties hereto with respect to the subject matter hereof and supersedes all prior understandings, discussions and representations relating to the subject matter.

22. Miscellaneous.

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and it shall be binding upon, and inure to the benefit of, the parties, their successors, and assigns. The Operator shall submit to service of process and the jurisdiction of the State of Florida for any controversy or claim arising out of or relating to the Agreement. Any action to interpret or enforce the Agreement shall be brought and maintained in the State of Florida. The exclusive venue shall be in Suwannee County, Florida. A facsimile signature of any party shall be considered to have the same binding legal effect as an original signature.

23. **PUBLIC'S RIGHT TO INSPECT OPERATOR'S RECORDS**

In accordance with Chapter 119, Florida Statutes, any written documents that are submitted to the County will become the property of the County and will not be returned. All information contained within such documents shall be available for public inspection, except as otherwise provided under Chapter 119, Florida Statutes, or other Applicable Laws. If the Operator claims that any documents provided to the County are exempt from Florida's public records laws, the Operator must identify specifically any information that the Operator considers confidential, proprietary, or trade secrets, and the Operator must specifically cite the applicable law creating such exemption. In the event that the County is served with a subpoena or order of a court or agency seeking disclosure of a document identified by the Operator as exempt from disclosure, the County shall notify the Operator and provide the Operator with an opportunity to seek an appropriate protective order or other relief. The County may disclose any document in accordance with a lawful court or agency order, in the event that the Operator fails to obtain a protective order or other appropriate relief barring the disclosure of the Operator's documents.

The parties acknowledge and agree that the statements and provisions below are required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes. The inclusion of this statement and the provisions below shall not be construed to imply that the Operator has been delegated any governmental decision-making authority, governmental responsibility, or governmental function, or that the Operator is acting on behalf of the County as provided under Section 119.011(2), Florida Statutes, or that the statements or provisions are otherwise applicable to the Operator. As stated below, the Operator may contact the County's custodian of public records with questions regarding the application of the public records law; however, the Operator is advised to seek independent legal counsel as to its legal obligations. The County cannot provide the Operator advice regarding its legal rights or obligations. The County shall provide the Operator with written notice if the name or contact information for the public records custodian changes.

IF THE OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE OPERATOR'S DUTY TO

PROVIDE PUBLIC RECORDS RELATING TO THE OPERATOR'S WORK UNDER THIS AGREEMENT, CONTACT THE COUNTY'S CUSTODIAN OF PUBLIC RECORDS AT TELEPHONE NO. ~~386-362-0500~~ E-MAIL: ericm@suwgov.org MAILING ADDRESS: 200 S. Ohio Ave., Live Oak, Florida 32064

If the Operator is providing services and is acting on behalf of the County as provided under Section 119.011(2), Florida Statutes, the Operator shall comply with the public records law and shall:

- (a) Keep and maintain public records required by the County to perform the services.
- (b) Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Operator does not transfer the records to the County.
- (d) Upon completion of the Operator's work under this Agreement, transfer at no cost to the County, all public records in the possession of the Operator or keep and maintain public records required by the County to perform the service. If the Operator transfers all public records to the County upon completion of the Agreement, the Operator shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Operator keeps and maintains public records upon completion of the Agreement, the Operator shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

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IN WITNESS WHEREOF, this Agreement has been signed by the authorized representatives of the parties, and shall be effective on the date signed by the County.

WASTE MANAGEMENT INC. OF FLORIDA

By: Daniel M. Myhrum

Title: President

Date: 05/11/21

SUWANNEE COUNTY, FLORIDA

By: [Signature]

Title: CHAIRMAN SUWANNEE COUNTY
BOARD OF COUNTY COMMISSIONERS

Date: 05.18.21

Attest:

By: [Signature]
Clerk

SUWANNEE COUNTY, STATE OF FLORIDA
I hereby certify that the above is a true
and correct copy of the original
this 19th day of May 2021
Barry A. Baker, Clerk of Court
By: [Signature] D.C.



Public Works

Executive Summary

Objective:

Purchase 10 compactors through Sourcewell Contract 010825-ME.

Considerations:

The total purchase price for 10 compactors, including installation, is \$681,700.40. This will provide compactors for five collection sites for a total of eight with compactors and eliminate the need for one front-load garbage truck. Funds are available from a combination of budget lines: site modification, compactors, and the elimination of renting one front-load garbage truck.

Budget Impact:

No impact.

Recommendation:

Approve the purchase ten solid waste compactors through Sourcewell Contract 010825-MEC in the amount of \$681,700.40 and allow the County Administrator to execute the agreement.

Respectfully Submitted:

Brenda Flanagan, Public Works Director

Dated:07/15/2026



5701 N 50th St.
Tampa, FL 33610
(813) 246-5510 (Office)

OPPORTUNITY NAME	PURCHASE AGREEMENT DATE	EXPIRATION	EST. DELIVERY UPON ORDER RECEIPT	FOB POINT	TERMS
DIR COMP Suwannee County Compactors and Containers 2.0	07-13-2026	08-14-2026		N/A	Due on Receipt

CUSTOMER INFORMATION:

Salesperson. Bill Yoder
 Customer: Suwannee County Contact: Brenda Flanagan
 Address: 13150 80th Terrace, Live Oak, FL 32060
 Phone: (386)365-3041 Cell Phone: Email Address: brendaf@suwcountyfl.gov

Quantity	Year	Make	Model
10		Marathon	

INVENTORY SPECS

10 RJ 325
 10 SINGLE PHASE 208/230 Remote 10 HP
 10 MULTI CYCLE TIMER - 3 CYCLES
 10 Controls on panel face
 10 Pressure gauge mounted by panel box ? Single needle and single color Need to face front of panel
 10 8" channel guides ? 23' long ? Use with 40 cubic yard compaction containers
 10 Left and right side feed hopper 52" from ground to hopper lip conforming to ANSI regulations
 10 Hinged breaker bar teeth
 10 RJ 40 OC RECEIVER BOXES
 10 3/8" rails
 10 Prime inside of container

Forrest Green
Drawing reference #83183

Sourcewell Contract 010825-MEC

TERMS OF SALE:

Purchase Price	\$586,700.40
Sales Tax: Applicable sales taxes will be applied to final invoice.	\$0.00
Freight	\$35,000.00
Installation Total	\$60,000.00
Total Amount Due:	**If a deposit is required, a deposit invoice will follow. ** \$681,700.40

TERMS AND CONDITIONS:

1. Customer's responsibilities. Customer agrees to pay Sunbelt Waste Equipment (Sunbelt Waste) all charges required by law to be collected, including without limitation all tag, title, license, and all federal, state, and local taxes. Although Sunbelt Waste has used its best efforts to accurately state the amounts due under this Agreement, Customer remains liable for any additional amounts which may be assessed by law against Sunbelt Waste. Unpaid or past due balances will be assessed a 1.5% per month interest charge, (18% per annum).

2. Deposit. Should Sunbelt Waste fail to accept this offer or be unable to deliver the vehicle as promised, the Customer's sole remedy against Sunbelt Waste shall be a return of the deposit as liquidated damages. Should Customer fail to take delivery of the vehicle for any reason or otherwise breach this agreement, Sunbelt Waste may elect to retain the deposit, and sue for any actual damages incurred by Sunbelt Waste for work done, costs incurred, and for any incidental or consequential damages caused by Customer's breach.

3. Warranties. All used vehicles are sold "AS IS, WITHOUT WARRANTY", either express or implied. **Sunbelt Waste SPECIFICALLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ALL OTHER REPRESENTATIONS TO THE CUSTOMER NOT EXPRESSLY SET FORTH IN THIS AGREEMENT.** No other person is authorized to make any representations or warranties on behalf of Sunbelt Waste, unless made or assumed in writing by Sunbelt Waste.

4. Limitation of Liability. Customer shall have the right to fully inspect the vehicle at the time of delivery. Acceptance of the vehicle constitutes Customer's waiver of all claims against Sunbelt Waste for all actual, incidental or consequential damages, including without limitation: a) loss, damage or delays for any reason; b) failure to supply any property ordered hereunder unless Sunbelt Waste receives notification of such failure within one week of delivery; c) loss of use, loss of time, lost profits or income; d) changes in design, materials or specifications explicitly specified by the Customer; e) modifications to the vehicle that the Customer specifies to be performed by others; and f) defects in design, materials or workmanship unless Sunbelt Waste receives notification of such defects within one week of delivery.

Customer shall defend, indemnify and hold harmless Sunbelt Waste and its subsidiaries and affiliated companies, their officers, agents and employees against all loss, liability and expense, including reasonable attorney's fees, by reason of bodily injury including death, and property damage, sustained by any person or persons including but not limited to the officers, agents and employees of Customer, as a result of the Customer's maintenance, use, operation, servicing, transportation, defect in or failure of the vehicle, whether such bodily injury, death or property damage is due or claimed to be due in whole or in part, to any neglect, default, defect, fault, failure, act or omission, by or on behalf of Sunbelt Waste, its officers, agents and employees or any other person, including but not limited to any claims of strict liability in tort, breach of warranty, and/or negligence.

5. Modifications by Others. Customer acknowledges that any requested modifications to the vehicle that the Customer specifies to be performed by others are Customer's sole responsibility, and Customer shall reimburse Sunbelt Waste for the cost of such modifications, regardless of whether Customer takes delivery of the vehicle. Sunbelt Waste is not liable for any defects in design, materials or workmanship, or any errors or omissions by such third parties.

6. Miscellaneous. Risk of loss shall pass to the Customer upon acceptance of delivery of the vehicle. A facsimile of this agreement shall have the same legal effect as an original hereof. Venue for any actions involving this agreement, including counterclaims, crossclaims or third-party claims shall be exclusively in , and this agreement shall be construed under the laws of the State of . This agreement may not be assigned by Customer. This agreement expresses the entire agreement of the parties. If any part hereof is contrary to, prohibited by or deemed invalid under applicable laws or regulations of any jurisdiction, such provision shall be inapplicable and deemed omitted but shall not invalidate the remaining provisions hereof. In the event that Sunbelt Waste is required to employ an attorney to enforce any of the terms of this agreement, Customer shall be liable for all reasonable attorney's fees and costs, regardless of whether suit is instituted, through and including all trials, appeals and bankruptcy proceedings.

I HAVE READ AND UNDERSTAND THE ABOVE TERMS AND CONDITIONS.

CUSTOMER:

Sunbelt Waste REPRESENTATIVE:

_____	Signature	_____	Signature
_____	Print Name	_____	Print Name
_____	Customer PO Number	_____	Date
_____	Date	_____	Contact Email
		_____	Contact Cell

Sunbelt Waste Equipment
5701 N 50th St.
Tampa, FL 33610
(813) 246-5510 (Office)



Clerk of Court

Executive Summary

Objective:

To have the Board of County Commissioners set the date, time, and location for the Tentative and Final Budget Hearings.

Considerations:

Florida Statutes dictate a timeline and certain requirements for the tentative and final budget hearings. Based upon the various allowable dates, newspaper printing schedules, and availability, the County has a narrow window in which to set these hearings.

Budget Impact:

\$0.

Recommendation:

That the Suwannee County Board of County Commissioners review the information presented by the Office of the Clerk of the Circuit Court and set a date, time, and location for the tentative and final budget hearings.

Respectfully Submitted:

Dated:07/10/2026

TRIM Timeline

2026

1. **School Board Final Budget Hearing date set for Tuesday, September 8 - cannot have Board of County Commissioners' budget hearings on that day**
2. Tentative budget hearing must be held between September 3 and September 18 after 5 p.m.
3. Board must advertise the final public hearing within 15 days of the tentative hearing (by September 18 if tentative hearing is held on September 3)
4. *Live Oak Reporter* only runs on Thursdays, reducing the number of available dates for hearings
5. Display Ads in the main section of the newspaper (like the budget ones) must be submitted to the *Live Oak Reporter* by Monday at 4 p.m.
6. Final hearing must be held 2-5 days after the ad appears in the *Live Oak Reporter* on Thursdays (so on all day Saturday, or after 5 p.m. on the following Monday or Tuesday)
7. Based upon the timeline, the following dates are best (with School Board hearing September 8):
 - a. Post tentative budget hearing information on County (and Clerk's) website at least 2 days prior to the tentative hearing [per FS 129.03(3)(c)] and must remain for at least 45 days – in other words, post by Tuesday, September 1.
 - b. **Tentative budget hearing – Thursday, September 3 at 5:05 p.m. (at the Judicial Annex – advertising for it goes out with the Property Appraiser's tax notices)**
 - b. Submit ad for final hearing – by 4 p.m. on Monday, September 14
 - c. Final hearing ad published – Thursday, September 17
 - d. **Final budget hearing – Monday, September 21 at 5:05 p.m. (at the Judicial Annex)**
 - e. Final budget must be posted on County (and Clerk's) website within 30 days of passing and must remain at least 2 years [per FS 129.03(3)(c)] – in other words, post by Wednesday, October 21.
8. Changing these dates will make it very difficult to meet all State requirements and still have time to have the budget ready by October 1



Clerk of Court

Executive Summary

Objective:

To have the Board of County Commissioners set the proposed (not to exceed) millage rate for the 2026-2027 Fiscal Year.

Considerations:

Florida Statutes dictate certain requirements related to the setting of the millage rate. For many years, the millage rate remained at 9.000 mils but was reduced to 8.800 mils for 2025-2026. The roll-back rate this year is 8.3590 mils. Once a proposed rate is set, the Board can decide to lower it at any time during the budget cycle, but cannot go above it without readvertising to all constituents.

The Florida Legislature this year adopted Senate Bill 4-F (approved by Governor DeSantis on June 24, 2026 and made Chapter 26-240 on July 1, 2026), which requires government entities to set the millage rate at the rolled back rate. If the County wishes to go above the rolled back rate, a 2/3s majority (in Suwannee County BCC's case, 4-1) is required to go up to 110% of the rolled back (in the BCC's case, up to 9.1949 mils), and anything above that requires a unanimous vote of the Board.

Budget Impact:

\$0

Recommendation:

That the Suwannee County Board of County Commissioners review the information presented by the Office of the Clerk of the Circuit Court and set the proposed (not to exceed) millage rate for the 2026-2027 Fiscal Year.

Respectfully Submitted:

Dated:07/10/2026

Proposed Tax Revenues

FY 2026-2027

Gross Taxable Value (DR-420 Line 4): \$ 3,361,100,755
 Each point of a mil (0.1 mil): \$336,110 *(approximately)*
 Each mil (1.0 mil) approximately: \$3,361,101 *(approximately)*

Rate	Revenue at 100% <i>(approximately)</i>	Revenue at 95% for budgeting purposes <i>(approximately)</i>	Increase (loss) of revenue compared to 95% of roll-back rate
8 mils	\$ 26,888,806	\$ 25,544,366	\$ (1,146,303)
8.25 mils	\$ 27,729,081	\$ 26,342,627	\$ (348,042)
8.359 mils	\$ 28,095,441	\$ 26,690,669	\$ -
8.5 mils	\$ 28,569,356	\$ 27,140,889	\$ 450,219
8.75 mils	\$ 29,409,632	\$ 27,939,150	\$ 1,248,481
8.8 mils	\$ 29,577,687	\$ 28,098,802	\$ 1,408,133
9 mils	\$ 30,249,907	\$ 28,737,411	\$ 2,046,742
9.25 mils	\$ 31,090,182	\$ 29,535,673	\$ 2,845,004
9.5 mils	\$ 31,930,457	\$ 30,333,934	\$ 3,643,265
9.75 mils	\$ 32,770,732	\$ 31,132,196	\$ 4,441,527
10 mils	\$ 33,611,008	\$ 31,930,457	\$ 5,239,788

(Roll-back rate)

(FY 2026 rate)

20264Fer

1
2 An act relating to property tax administration;
3 amending s. 200.001, F.S.; revising the definitions of
4 the terms "maximum total county ad valorem taxes
5 levied" and "maximum total municipal ad valorem taxes
6 levied" to conform to changes made by the act;
7 amending s. 200.065, F.S.; revising limitations on the
8 maximum millage rate that may be levied by certain
9 units of government; amending s. 200.068, F.S.;
10 conforming a provision to changes made by the act;
11 reenacting ss. 218.12(2), 218.125(2), and 218.136(2),
12 F.S., relating to appropriations to offset reductions
13 in ad valorem tax revenue in fiscally constrained
14 counties, offsets for tax loss associated with certain
15 constitutional amendments affecting fiscally
16 constrained counties, and offsets for ad valorem
17 revenue loss affecting fiscally constrained counties,
18 respectively, to incorporate the amendments made to s.
19 200.065, F.S., in references thereto; authorizing the
20 ballot summary of a specified proposed amendment or
21 revision of the State Constitution to exceed a
22 specified word limit; providing for construction of
23 the act in pari materia with laws enacted during the
24 2026 Regular Session and 2026 Special Session E of the
25 Legislature; providing an effective date.

26
27 Be It Enacted by the Legislature of the State of Florida:

28
29 Section 1. Paragraphs (l) and (m) of subsection (8) of

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section 200.001, Florida Statutes, are amended to read:

200.001 Millages; definitions and general provisions.—

(8)

(1) "Maximum total county ad valorem taxes levied" means the total taxes levied by a county, municipal service taxing units of that county, and special districts dependent to that county at their individual maximum millages, authorized ~~calculated~~ pursuant to s. 200.065(5) (a) ~~for fiscal years 2009–2010 and thereafter.~~

(m) "Maximum total municipal ad valorem taxes levied" means the total taxes levied by a municipality and special districts dependent to that municipality at their individual maximum millages, authorized ~~calculated~~ pursuant to s. 200.065(5) (a) s. ~~200.065(5) (b) for fiscal years 2009–2010 and thereafter.~~

Section 2. Subsection (5) of section 200.065, Florida Statutes, is amended to read:

200.065 Method of fixing millage.—

(5) In each fiscal year:

(a) The maximum millage rate that a county, municipality, special district dependent to a county or municipality, municipal service taxing unit, or independent special district may levy is the a rolled-back rate computed pursuant to subsection (1) ~~based on the amount of taxes which would have been levied in the prior year if the maximum millage rate had been applied, adjusted for change in per capita Florida personal income, unless a higher rate was adopted, in which case the maximum is the adopted rate. The maximum millage rate applicable to a county authorized to levy a county public hospital surtax under s. 212.055 and which did so in fiscal year 2007 shall~~

20264Fer

~~exclude the revenues required to be contributed to the county public general hospital in the current fiscal year for the purposes of making the maximum millage rate calculation, but shall be added back to the maximum millage rate allowed after the roll back has been applied, the total of which shall be considered the maximum millage rate for such a county for purposes of this subsection. The revenue required to be contributed to the county public general hospital for the upcoming fiscal year shall be calculated as 11.873 percent times the millage rate levied for countywide purposes in fiscal year 2007 times 95 percent of the preliminary tax roll for the upcoming fiscal year. A higher rate may be adopted only under the following conditions:~~

1. A rate of not more than 110 percent of the rolled-back rate ~~based on the previous year's maximum millage rate, adjusted for change in per capita Florida personal income,~~ may be adopted if approved by a two-thirds vote of the membership of the governing body of the county, municipality, or independent district; or

2. A rate in excess of 110 percent may be adopted if approved by a unanimous vote of the membership of the governing body of the county, municipality, or independent district or by a three-fourths vote of the membership of the governing body if the governing body has nine or more members, or if the rate is approved by a referendum.

(b) The millage rate of a county or municipality, municipal service taxing unit of that county, and any special district dependent to that county or municipality may exceed the maximum millage rate authorized ~~calculated~~ pursuant to this subsection

20264Fer

88 if the total county ad valorem taxes levied or total municipal
89 ad valorem taxes levied do not exceed the maximum total county
90 ad valorem taxes levied or maximum total municipal ad valorem
91 taxes levied, respectively. Voted millage and taxes levied by a
92 municipality or independent special district that has levied ad
93 valorem taxes for less than 5 years are not subject to this
94 limitation. The millage rate of a county authorized to levy a
95 county public hospital surtax under s. 212.055 may exceed the
96 maximum millage rate authorized ~~calculated~~ pursuant to this
97 subsection to the extent necessary to account for the revenues
98 required to be contributed to the county public hospital. Total
99 taxes levied may exceed the maximum calculated pursuant to
100 subsection (6) as a result of an increase in taxable value above
101 that certified in subsection (1) if such increase is less than
102 the percentage amounts contained in subsection (6) or if the
103 administrative adjustment cannot be made because the value
104 adjustment board is still in session at the time the tax roll is
105 extended; otherwise, millage rates subject to this subsection
106 may be reduced so that total taxes levied do not exceed the
107 maximum.

108
109 Any unit of government operating under a home rule charter
110 adopted pursuant to ss. 10, 11, and 24, Art. VIII of the State
111 Constitution of 1885, as preserved by s. 6(e), Art. VIII of the
112 State Constitution, which is granted the authority in the State
113 Constitution to exercise all the powers conferred now or
114 hereafter by general law upon municipalities and which exercises
115 such powers in the unincorporated area shall be recognized as a
116 municipality under this subsection. For a downtown development

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authority established before the effective date of the State Constitution which has a millage that must be approved by a municipality, the governing body of that municipality shall be considered the governing body of the downtown development authority for purposes of this subsection.

Section 3. Section 200.068, Florida Statutes, is amended to read:

200.068 Certification of compliance with this chapter.—Not later than 30 days following adoption of an ordinance or resolution establishing a property tax levy, each taxing authority shall certify compliance with the provisions of this chapter to the Department of Revenue. In addition to a statement of compliance, such certification shall include a copy of the ordinance or resolution so adopted; a copy of the certification of value showing rolled-back millage and proposed millage rates, as provided to the property appraiser pursuant to s. 200.065(1) and (2)(b); maximum millage rates authorized ~~calculated~~ pursuant to s. 200.065(5), ~~together with values and calculations upon which the maximum millage rates are based;~~ and a certified copy of the advertisement, as published pursuant to s. 200.065(3). In certifying compliance, the governing body of the county shall also include a certified copy of the notice required under s. 194.037. However, if the value adjustment board completes its hearings after the deadline for certification under this section, the county shall submit such copy to the department not later than 30 days following completion of such hearings.

Section 4. For the purpose of incorporating the amendment made by this act to section 200.065, Florida Statutes, in a reference thereto, subsection (2) of section 218.12, Florida

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Statutes, is reenacted to read:

218.12 Appropriations to offset reductions in ad valorem tax revenue in fiscally constrained counties.—

(2) On or before November 15 of each year, each fiscally constrained county shall apply to the Department of Revenue to participate in the distribution of the appropriation and provide documentation supporting the county's estimated reduction in ad valorem tax revenue in the form and manner prescribed by the Department of Revenue. The documentation must include an estimate of the reduction in taxable value directly attributable to revisions of Art. VII of the State Constitution for all county taxing jurisdictions within the county and shall be prepared by the property appraiser in each fiscally constrained county. The documentation must also include the county millage rates applicable in all such jurisdictions for both the current year and the prior year; rolled-back rates, determined as provided in s. 200.065, for each county taxing jurisdiction; and maximum millage rates that could have been levied by majority vote pursuant to s. 200.065(5). For purposes of this section, each fiscally constrained county's reduction in ad valorem tax revenue shall be calculated as 95 percent of the estimated reduction in taxable value times the lesser of the 2007 applicable millage rate or the applicable millage rate for each county taxing jurisdiction in the current year. If a fiscally constrained county fails to apply for the distribution, its share shall revert to the fund from which the appropriation was made.

Section 5. For the purpose of incorporating the amendment made by this act to section 200.065, Florida Statutes, in a

20264Fer

reference thereto, subsection (2) of section 218.125, Florida Statutes, is reenacted to read:

218.125 Offset for tax loss associated with certain constitutional amendments affecting fiscally constrained counties.—

(2) On or before November 15 of each year, each fiscally constrained county shall apply to the Department of Revenue to participate in the distribution of the appropriation and provide documentation supporting the county's estimated reduction in ad valorem tax revenue in the form and manner prescribed by the Department of Revenue. The documentation must include an estimate of the reduction in taxable value directly attributable to revisions of Art. VII of the State Constitution for all county taxing jurisdictions within the county and shall be prepared by the property appraiser in each fiscally constrained county. The documentation must also include the county millage rates applicable in all such jurisdictions for the current year and the prior year, rolled-back rates determined as provided in s. 200.065 for each county taxing jurisdiction, and maximum millage rates that could have been levied by majority vote pursuant to s. 200.065(5). For purposes of this section, each fiscally constrained county's reduction in ad valorem tax revenue shall be calculated as 95 percent of the estimated reduction in taxable value multiplied by the lesser of the 2010 applicable millage rate or the applicable millage rate for each county taxing jurisdiction in the current year. If a fiscally constrained county fails to apply for the distribution, its share shall revert to the fund from which the appropriation was made.

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Section 6. For the purpose of incorporating the amendment made by this act to section 200.065, Florida Statutes, in a reference thereto, subsection (2) of section 218.136, Florida Statutes, is reenacted to read:

218.136 Offset for ad valorem revenue loss affecting fiscally constrained counties.—

(2) On or before November 15 of each year, each fiscally constrained county shall apply to the Department of Revenue to participate in the distribution of the appropriation and provide documentation supporting the county's estimated reduction in ad valorem tax revenue in the form and manner prescribed by the Department of Revenue. The documentation must include an estimate of the reduction in taxable value directly attributable to revisions of s. 6(a), Art. VII of the State Constitution approved in the November 2024 general election for all county taxing jurisdictions within the county and shall be prepared by the property appraiser in each fiscally constrained county. The documentation must also include the county millage rates applicable in all such jurisdictions for the current year and the prior year, rolled-back rates determined as provided in s. 200.065 for each county taxing jurisdiction, and maximum millage rates that could have been levied by majority vote pursuant to s. 200.065(5). For purposes of this section, each fiscally constrained county's reduction in ad valorem tax revenue shall be calculated as 95 percent of the estimated reduction in taxable value multiplied by the lesser of the 2024 applicable millage rate or the applicable millage rate for each county taxing jurisdiction in the current year. If a fiscally constrained county fails to apply for the distribution, its

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share shall revert to the fund from which the appropriation was made.

Section 7. Notwithstanding s. 101.161(3)(a), Florida Statutes, a ballot summary may exceed 75 words for a joint resolution proposing an amendment or a revision to ss. 4, 6, and 9, Article VII of the State Constitution which is to be submitted to the electors at the general election to be held on November 3, 2026.

Section 8. If any law amended by this act was also amended by a law enacted during the 2026 Regular Session or 2026 Special Session E of the Legislature, such laws shall be construed as if they had been enacted during the same session of the Legislature and full effect shall be given to each if possible.

Section 9. This act shall take effect upon becoming a law.



County Administration

Executive Summary

Objective:

Recommendation Bid Award to Two (2) Demolition/Replacement Homes.

Considerations:

BACKGROUND:

- Suwannee County has been awarded a \$750,000.00 CDBG (Community Development Block Grant) in the Housing Rehabilitation Category to repair or replace a minimum of Eleven (11) Low to Moderate Income (LMI — below 80% of area median income) owner-occupied homes located in Unincorporated Suwannee County.
- The CDBG Program requires that all code violations, health and safety items, and Section 8 Housing Standards be addressed on all homes where CDBG funds will be utilized. Suwannee County received an extra 75 points in the CDBG Housing Application for requiring “green” elements be addressed on each home.
- Suwannee County committed \$50,000.00 of local SHIP funding as leverage in the grant application for this project.
- Suwannee County has hired Fred Fox Enterprises, Inc. to assist in the Administration of the City’s CDBG Housing Grant.

GENERAL BID INFORMATION

- Suwannee County CDBG Housing bid opportunity Bid Group #2 was advertised in the Gainesville Sun on June 3, 2026. A mass email was also sent to local and surrounding counties MBE/WBE firms notifying them of the bid opportunity.
- Seven (7) Construction firms attended the mandatory pre-bid on June 9, 2026.
- The Contractor(s) recommended for award has been verified to be licensed and is not on the excluded parties list for federally funded projects.

Budget Impact:

Grant funded.

Home 3: \$171,250.00

Home 4: \$192,250.00

*Homes 1 & 2 were previously awarded on 3/17/26.

Recommendation:

Award demolition/replacement of two homes under CDBG-HR to the lowest qualified respondent, Jeff White Construction.

Respectfully Submitted:

Dated:07/13/2026

Jason Furry, County Administrator

**SUWANNEE COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST**

MEETING DATE: July 21, 2026

PRESENTER: David Fox, Fred Fox Enterprises, Inc

AGENDA ITEM: CDBG Housing Grant #23DB-H12

- 1) Recommendation Bid Award of Two (2) Demolition/Replacement Homes

BACKGROUND: Suwannee County has been awarded a \$ 750,000.00 CDBG (Community Development Block Grant) in the Housing Rehabilitation Category to repair or replace a minimum of Eleven (11) Low to Moderate Income (LMI -below 80% of area median income) owner occupied homes located in Unincorporated Suwannee County.

The CDBG Program requires that all code violations, health and safety items, and Section 8 Housing Standards be addressed on all homes where CDBG funds will be utilized. Suwannee County received an extra 75 points in the CDBG Housing Application for requiring “green” elements be addressed on each home.

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The Contractor(s) recommended for award has been verified to be licensed and is not on the excluded parties list for federally funded projects.

CDBG AGENDA ITEM #1 - Recommendations for Award Demolition – Replacement Home Home #3 - CDBG Housing Grant Demolition and New Home Construction – Low Bidder

Owner	Contractor	Bid Amount
Ronald Fisher 11431 145 th Road Live Oak, FL	Jeff White Construction	\$171,250.00

Action Recommendation Grant Manager:

Recommend to award Demolition/New Home Construction of 11431 145th Road, Live Oak, FL. to Jeff White Construction, the low qualified bidder, in the total amount of One Hundred Seventy-One Thousand, Two Hundred Fifty and 00/100 Dollars (\$171,250.00).

Bid includes existing home demolition (\$7,500.00), construction base bid of a new home 2 bedroom/1 bath, minimum 900 square foot concrete block home (\$163,750.00).

Bid is within 15% of Fred Fox Enterprises, Inc. cost estimate.

Recommendation includes approval for the BCC Chairman to sign the Site-Specific Environment Statutory Worksheet Package for 11431 145th Road, Live Oak, FL once completed.

Record must reflect:

- That the award is contingent upon Florida Commerce site-specific environmental release approval for the demolition and construction on the property
- That the BCC understands and approves the low bid amount exceeding the Suwannee County Housing Assistance Plan (HAP) maximum 900 square foot 2-bedroom replacement home amount of \$115,000.00 and that the County's CDBG Housing Specialist recommends the bid for award exceeding the maximum HAP amount.

CDBG AGENDA ITEM #2 - Recommendations for Award Demolition – Replacement Home Home #4 - CDBG Housing Grant Demolition and New Home Construction – Low Bidder

Owner	Contractor	Bid Amount
Jeanne Kelly 1644 179 th Drive Live Oak, FL	Jeff White Construction	\$192,250.00

Action Recommendation Grant Manager:

Recommend to award Demolition/New Home Construction of 1644 179th Drive, Live Oak, FL. to Jeff White Construction, the low qualified bidder, in the total amount of One Hundred Ninety-Two Thousand, Two Hundred Fifty and 00/100 Dollars (\$192,250.00).

Bid includes existing home demolition (\$12,500.00), construction base bid of a new home 4 bedroom/1 full bath/1-3/4 bath, minimum 1,150 square foot concrete block home (\$179,750.00).

Bid is within 15% of Fred Fox Enterprises, Inc. cost estimate.

Recommendation includes approval for the BCC Chairman to sign the Site-Specific Environment Statutory Worksheet Package for 1644 179th Drive, Live Oak, FL once completed.

Record must reflect:

- That the award is contingent upon Florida Commerce site-specific environmental release approval for the demolition and construction on the property
- That the BCC understands and approves the low bid amount exceeding the Suwannee County Housing Assistance Plan (HAP) maximum 1,150 square foot 4-bedroom replacement home amount of \$140,000.00 and that the County's CDBG Housing Specialist recommends the bid for award exceeding the maximum HAP amount.

**SUWANNEE COUNTY – CDBG HOUSING GRANT
BID GROUP #2 - BID TAB**

Date: July 7, 2026 Time: 10:05 A.M.

County Representative: Holland Freeman Fred Fox Enterprises, Inc : David Fox

COMPANY NAME	LINE ITEMS	Ronald Fischer 11431 145 th Road Live Oak, FL <i>New Home Base Bid</i>	Ronald Fischer 11431 145 th Road Live Oak, FL <i>Demolition Bid</i>	DEMO & NEW HOME TOTAL	Ronald Fischer 11431 145 th Road Live Oak, FL <i>DEMO & NEW HOME BID TOTAL</i>
Jeff White Construction		\$ 163,750.00	\$ 7,500.00		\$ 171,250.00
SCCI Inc.		\$ 162,500.00	\$ 17,300.00		\$ 179,800.00
FLA Homes		\$ 170,400.00	\$ 15,500.00		\$ 185,900.00
		\$	\$		\$
		\$	\$		\$
<i>FFE Cost Estimate</i>		<i>\$ 142,200.00</i>	<i>\$ 10,000.00</i>		<i>\$ 152,200.00</i>

**SUWANNEE COUNTY – CDBG HOUSING GRANT
BID GROUP #2 - BID TAB**

Date: July 7, 2026 Time: 10:05 A.M.

County Representative: Holland Freeman Fred Fox Enterprises, Inc : David Fox

COMPANY NAME	LINE ITEMS	Jeanne Kelly 1644 179 th Dr. Live Oak, FL <i>New Home Base Bid</i>	Jeanne Kelly 1644 179 th Dr. Live Oak, FL <i>Demolition Bid</i>	DEMO & NEW HOME TOTAL	Jeanne Kelly 1644 179 th Dr. Live Oak, FL DEMO & NEW HOME BID TOTAL
Jeff White Construction		\$ 179,750.00	\$ 12,500.00		\$ 192,250.00
SCCI Inc.		\$ 184,650.00	\$ 16,000.00		\$ 200,650.00
FLA Homes		\$ 197,200.00	\$ 17,500.00		\$ 214,700.00
		\$	\$		\$
		\$	\$		\$
FFE Cost Estimate		\$ 181,700.00	\$ 12,500.00		\$ 194,200.00

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Suwannee County Board Of
13150 80Th TER
Live Oak FL 32060-8822

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Bids & Proposals, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

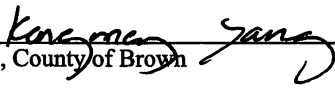
GAI Gainesville Sun 06/03/2026
GAI gainesvillesun.com 06/03/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

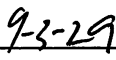
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/03/2026



Legal Clerk



Notary, State of WI, County of Brown

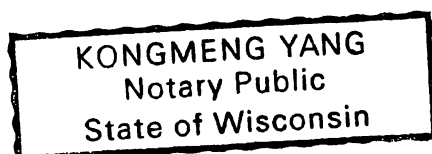


My commission expires

Publication Cost:	\$311.96	
Tax Amount:	\$0.00	
Payment Cost:	\$311.96	
Order No:	12372440	# of Copies:
Customer No:	534031	0
PO #:	LSAR0529585	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



**SUWANNEE COUNTY, FL
NOTICE OF BID OPPORTUNITY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
HOUSING REHABILITATION/DEMOLITION-REPLACEMENT PROGRAM
CDBG GRANT #23DB-H12**

ATTENTION LICENSED CONTRACTORS

Suwannee County has been awarded a Community Development Block Grant (CDBG) from The Florida Department of Economic Opportunity (DEO) to rehabilitate or demolish and replace low-to moderate-income, owner-occupied housing located within unincorporated Suwannee County, FL.

A mandatory prebid meeting will be held Tuesday, June 9, 2026 at 10:00 A.M. to obtain bids for the rehabilitation or demolition/replacement of one or more homes being addressed under the Suwannee County CDBG Housing Grant Bid Group #2. The mandatory Prebid meeting will be held at the Suwannee County Administrators Conference Room, 224 Pine Ave Southwest -2nd Floor, Live Oak, FL, 32064 - Bid packages will be provided at the mandatory Prebid meeting. A representative of the bidding company must attend and sign in to be eligible to submit a bid.

Licensed Contractors need to submit a completed Suwannee County CDBG Housing contractor pre-qualification package for this project. Contractor qualification packages can be obtained by contacting the Project Manager, David Fox with Fred Fox Enterprises. Inc at david.fox@fredfoxenterprises.com, or by phone at (904) 669-9486.

Contractors and Firms listed on the Federal Excluded Parties list cannot participate in this project.

Sealed Bids are due Tuesday, July 7, 2026 by 10:00 A.M. and shall be submitted to: Suwannee County Clerk of Courts Cashier Window, 200 South Ohio Avenue Live Oak, FL 32064. The exterior of the bid package must be clearly marked: Sealed Bid – Suwannee County CDBG Housing Rehabilitation Bid -#23DB-H12.

Bids received after 10:00 A.M. on Tuesday, July 7, 2026 -to include bids received by mail after the deadline – will not be accepted.

Bids will be opened and read aloud at 10:05 A.M., or soon thereafter, Tuesday, July 7, 2026, at the Suwannee County Administrators Conference Room, 224 Pine Ave Southwest -2nd Floor, Live Oak, FL, 32064.

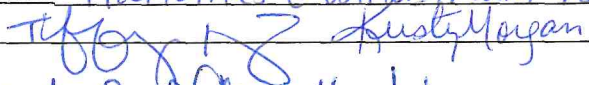
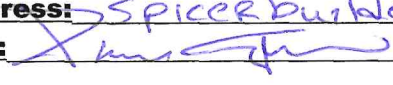
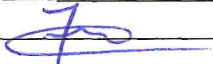
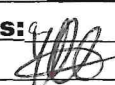
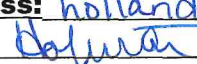
If you require additional information, please do not hesitate to contact Ms. Holland Freeman, Procurement Coordinator, Suwannee County, FL, at hollandf@suwcountyfl.gov or by phone at (386) 477-1002 or the Project Manager, David Fox with Fred Fox Enterprises. Inc at david.fox@fredfoxenterprises.com, or by phone at (904) 669-9486.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this bid opportunity is asked to advise the agency at least 48 hours-before the meeting by contacting: Ms. Holland Freeman, Procurement Coordinator, Suwannee County, FL at hollandf@suwcountyfl.gov or by phone at (386) 477-1002. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800) 955-8771 (TDD) or 1(800) 955-8770 (Voice).

Suwannee County is an Equal Opportunity Employer/Fair Housing Advocate, and a Handicap Accessible Jurisdiction, and reserves the right to reject any and all bids received.

June 3 2026
LSAR0529585

**SUWANNEE COUNTY
CDBG HOUSING GRANT 23DB-H12
MANDATORY PRE-BID MEETING- BID GROUP #2
SIGN IN SHEET
TUESDAY, JUNE 9, 2026 @ 10:00 A.M.**

- 4261
1. **Name:** MIKE CRAWFORD **Phone#** 321-288-4261
Company Name: PATRIOT RESPONSE GROUP
Email address: MCRAWFORD@PATRIOTRG.COM
Signature: 
 2. **Name:** Tiffany Herring/Kristy Morgan **Phone#** 386-418-4663
Company Name: Fla. Homes
Email address: flahomes@windstream.net
Signature: 
 3. **Name:** Certified Charlotte Johns **Phone#**
Company Name: Certified
Email address: certified687@gmail.com
Signature: 
 4. **Name:** Paul Spicer **Phone#** 386-590-1040
Company Name: Spicer Construction LLC
Email address: spicerbuilder@gmail.com
Signature: 
 5. **Name:** JEFF WHITE **Phone#** 321-480-7585
Company Name: JEFF WHITE CORP
Email address: JWC 9279 @ AOL.COM
Signature: 
 6. **Name:** WILFORD GARCIA **Phone#** 386-590-0780
Company Name: SUWANNEE CO BCC
Email address: WGARCIA@SUW COUNTY FL GOV
Signature: 
 7. **Name:** Holland Freeman **Phone#** 386-364-3400
Company Name: Suwannee County RCC
Email address: hollandf@suwcountycl.gov
Signature: 

**SUWANNEE COUNTY
CDBG HOUSING GRANT 23DB-H12
MANDATORY PRE-BID MEETING- BID GROUP #2
SIGN IN SHEET**

TUESDAY, JUNE 9, 2026 @ 10:00 A.M.

- 508-5965
8. **Name:** SHADIA RUSS-DILWORTH **Phone#** 850-766-7738
Company Name: UPPER HAVEN HOUSING SOLUTIONS INC
Email address: SRUSS61@yahoo.com
Signature: [Signature]
9. **Name:** RONNIE EDENFIELD **Phone#** 808-431-4088
Company Name: SCCE INC
Email address: RONNIE@STANLEY CRAWFORD CONSTRUCTION.COM
Signature: [Signature]
10. **Name:** Kristy Morgan **Phone#** 386 418 4063
Company Name: Fla Homes Inc.
Email address: flahomes@windstream.net
Signature: Kristy Morgan
11. **Name:** _____ **Phone#** _____
Company Name: _____
Email address: _____
Signature: _____
12. **Name:** _____ **Phone#** _____
Company Name: _____
Email address: _____
Signature: _____
13. **Name:** _____ **Phone#** _____
Company Name: _____
Email address: _____
Signature: _____
14. **Name:** _____ **Phone#** _____
Company Name: _____
Email address: _____
Signature: _____
15. **Name:** _____ **Phone#** _____
Company Name: _____
Email address: _____
Signature: _____

SUWANNEE COUNTY
CDBG HOUSING GRANT PROGRAM #23DB-H12
GENERAL SPECIFICATIONS FOR REPLACEMENT HOMES
Revised June 29, 2026

Owners Name(s) : Ronald Fischer

Address: 11431 145th Road, Live Oak, FL 32060 **Phone:** (386) 362-3474 home

Company submitting Bid: JEFF WHITE CONST

All construction shall meet the minimum code requirements as established by the Florida Building Code, the Suwannee County Building Department and the National Electric Code.

The minimum size for all homes will be as follows:

<u>Number of Bedrooms</u>	<u>Minimum Square Footage</u>
2 bedroom- 1 bath	900

Front and rear covered entrance will be required on concrete slab.
No garage or carport will be required.

The contractor is responsible for meeting the Suwannee County Permitting requirements and acquiring all necessary permits. All building, health department and associated fees are the responsibility of the contractor.

The contractor shall furnish the homeowner a turnkey residence.

The contractor is responsible for providing all plans, energy calculations and engineering.

Contractors to provide homeowners with sample floor plan. Number of bedrooms was determined by composition of household and size of existing residence. Plans provided are samples only and will need to be adjusted to meet square foot and engineering requirements.

No impact fees or hookup fees are anticipated.

Proof of builder's risk insurance for value of contract amount must be provided with first draw request.

Contractor must have written approval from the County, Homeowner and Project Coordinator prior to using alternate materials.

Contractor is responsible to record the Notice of commencement and provide the Grant Manager a copy.

Proposed change orders that cumulatively exceed one thousand dollars (\$1,000.00) above the original contract amount will not be approved unless they address a code violation, health and safety items or items required to bring the residence up to Section 8 Housing Standards.

Contractor must provide proof of Insurance as required by Suwannee County prior to award. *Proof of \$1,000,000.00 of Liability Insurance Coverage and \$1,000,000.00 of Workers Compensation Insurance Coverage must be provided prior to award*

Proof of Energy Star seal must be provided for all materials where Energy Star certified is noted. All new HVAC, refrigerators, light fixtures, ceiling fans, windows and exterior doors must be Energy Star certified and have a seal. Draws for payment will not be approved for Energy Star specified items if the Energy Star symbol has not been issued for a product and documented on the unit, packaging or manufacturer or suppliers literature provided. Energy Star materials are required by the State of Florida funding agency and will not be waived.

All new HVAC systems must be a minimum 14 SEER and Energy Star sealed. SEER rating can be more the 14 (in most cases manufacturers no longer make a 14 SEER Energy Star certified unit and a 15 SEER or higher must be utilized). Make sure you check with your HVAC supplier when preparing your bid.

Job site is to be mowed and kept clean during construction by contractor. Contractor is to have a debris dumpster or trailer on site during new home construction. Construction debris is not to be piled up in yard. Debris is not to be burned in yard. All construction debris is to be disposed of in a licensed land fill, receipts of disposal to be provided with final draw request package.

Contractor to have a porta john on site and maintained during construction.

MINIMUM REQUIREMENTS INCLUDE THE FOLLOWING:

FOUNDATION

- ◆ Preparation of site for new construction to include fill dirt, grading and all required compaction testing.
- ◆ Reinforced concrete (6" x 6" wire mesh or fiber mesh) shall be utilized in all areas of slab;
- ◆ Clean fill dirt;
- ◆ Soil treatment for subterranean termites;
- ◆ Vapor barrier;
- ◆ A minimum of three and one half inch (3 1/2") of 2500 p.s.i. concrete floors throughout;

FOUNDATION (cont.)

- ◆ Foundation to be stem wall according to engineer/architect certifying prints for permitting. Contractor to have a compaction test performed by 3rd party, compaction test results to be included with slab draw request.
- ◆ Floor must be a minimum of 24" or greater above highest elevation. Yard to be sloped away from foundation.
- ◆ All entry door thresholds exterior and interior to be level for wheelchair access.
- ◆ Bathroom to have roll in shower.

EXTERIOR WALLS BLOCK

- ◆ 8"x 8" x 16" concrete block
- ◆ Block walls to include 2'X 4" fire blocking around the perimeter of interior side of exterior walls
- ◆ Aluminum or Vinyl double pane, *Energy Star*, single hung windows that meet code;
- ◆ Insulation with vapor barrier, minimum insulation value of R-7;
- ◆ Exterior doors, solid core, steel insulated or fiberglass in swing, *Energy Star* with threshold and magnetic seal or weather stripping, front to be six panel with fan light, rear door to have half-light window;

EXTERIOR STUCCO AND FINISH

- ◆ Properly prep exterior block and concrete for stucco to be installed.
- ◆ Install bonding agent prior to installing stucco.
- ◆ Stucco total exterior concrete and block. Stucco to be a 3 coat system and have smooth finish.
- ◆ Raised stucco bands to be around the exterior of all windows and doors;
- ◆ Exterior stucco to be painted, minimum of 2 coats, owner to pick 1 color for base and 1 color for trim from neutral color chart. Paint shall be thick enough to properly cover, additional coats to be applied as needed.

ROOF

- ◆ Pre-engineered hip roof trusses;
- ◆ 7/16" Sheathing;
- ◆ Peel and stick vapor barrier on top of sheathing;
- ◆ Architectural shingles minimum twenty-five (25) year life;
- ◆ Aluminum eaves drip and fascia, vinyl soffit;
- ◆ Attic insulation minimum R-38;
- ◆ Install metal vent boots that meet local code where piping penetrates roof.

INTERIOR WALLS AND FINISH

- ◆ 2" x 4" wood or metal stud walls 16" O.C., single bottom, double top plate where bearing;
- ◆ Install dead wood in bathroom areas as needed to securely fasten ADA grab bars and ADA shower rod to walls;

INTERIOR WALLS AND FINISH (cont.)

- ◆ Walls throughout to receive wall board (sheetrock on walls to be minimum ½" thick), durrock around shower, green board or moisture resistant sheetrock remainder of bathroom, utility area and behind kitchen sink, wall finish to be mud taped with orange peel or fiber tape with semi-smooth hard coat.
- ◆ Ceiling throughout to receive standard ceiling board, green board or moisture resistant sheetrock in bathroom, ceiling finish to be knockdown;
- ◆ Dead wood for curtain rods extending all the way across top and twelve inches (12") beyond each side of windows;
- ◆ Interior doors to be a minimum 3' wide throughout, pre-hung, masonite, six (6) panel, painted, with colonial trim, closet doors, bi-fold, masonite, 6 panel, painted;
- ◆ Baseboard and trim throughout (including closets), colonial painted;
- ◆ Interior paint two (2) coat minimum, ceiling to be ceiling white, walls one (1) color throughout, owner picks, neutral choices;
- ◆ All doorknobs (interior/exterior) to be lever type, locks on bedrooms and bathrooms, exterior doors to include dead bolts all locks keyed alike;
- ◆ Doors throughout interior and exterior to receive door stops
- ◆ Kitchen cabinets and bathroom vanity to be all wood, stain finish, kitchen counters to be formica wrapped plywood with back splash, bathroom sink/top to be cultured marble with back splash and side splash where adjacent to wall. Price to include a minimum of 13' linear feet of lower kitchen cabinet not to include stove and refrigerator space and 18' linear feet of uppers to include a cabinet over stove and refrigerator. Kitchen cabinets and drawers to include matching metal pulls selected by homeowner from contractor supplied samples.

ELECTRICAL

- ◆ Minimum 150 amp service;
- ◆ Kitchen circuits will be as according to NEC;
- ◆ Kitchen fixture shall be *minimum 2 bulb*, led with cover;
- ◆ Switch controlled ceiling lights in all rooms;
- ◆ Smoke/carbon monoxide detectors hardwired as per code with battery backup;
- ◆ Minimum 2 GFI receptacles with closing boxes on exterior;
- ◆ Bedrooms and front rooms to have minimum 52" ceiling fans with lights, two (2) switches per room with fans, one (1) controls fan, one (1) controls light; wireless remote will not be accepted as dual switch.
- ◆ Remaining rooms to have appropriate fixtures;
- ◆ Two (2) exterior lights on switches, one (1) beside each door;
- ◆ All fixtures and bulbs provided by contractor, all bulbs to be *Energy Star certified*;
- ◆ Install complete hardwired doorbell with transformer;
- ◆ Arc fault outlets in bedrooms
- ◆ *All fans and light fixtures to be Energy Star certified.*
- ◆ GFI receptacles in bathrooms, kitchen and utility area;
- ◆ 220 dryer hook up to include proper dryer vent beside washer hook up.

ELECTRICAL (cont.)

- ◆ Washing machine outlet.
- ◆ Range outlet.

APPLIANCES

- ◆ Thirty inch (30") four (4) burner flat/glass top black electric range with bottom drawer, window in oven door and clock. Range knobs to be on lower front above oven door;
- ◆ Minimum Eighteen cubic foot (18 cu. ft.) frost-free *Energy Star* black refrigerator.

PLUMBING

- ◆ Install roll in tile shower, walls and floor to be tile with grout, tile height to be 7' minimum from floor, shower to be a minimum 60" long X 42" wide; Shower to include Moen or equivalent handheld shower head with height adjustment bar securely fastened to wall framing. Floor to slope towards drain.
- ◆ Two (2) metal handrails/grab bars to be fastened to wall framing in tile shower, one on side wall and one on front wall, both at ADA specified height;
- ◆ Shower to include ADA compliant shower rod fastened to wall at proper height;
- ◆ Hi efficiency thirty (30) gallon electric hot water heater to include pan, pop off valve, and pan drain to exterior, heater to be placed in utility room or separate closet;
- ◆ Commode to be handicap high boy style to include grab bar fastened to wall framing behind commode;
- ◆ Eight inch (8") double bowl stainless steel kitchen sink to include delta or equivalent single lever chrome faucet with separate sprayer;
- ◆ Washer hook-up to be in proper trim box;
- ◆ Water lines to be CPVC;
- ◆ Drain lines to be PVC schedule 40;
- ◆ Three (3) piece matching fixture set in bathroom: 1) soap dish in shower, 2) T.P. holder, 3) 24" wall towel bar;
- ◆ All faucets throughout to be single lever Delta or equivalent.
- ◆ Insulate all exposed water lines to include lines leading to and from water heater.

CENTRAL HEAT AND AIR CONDITIONING

- ◆ Hi efficiency *Energy Star* heat pump, minimum seer rating of fourteen (14);
- ◆ *Energy Star* digital thermostat installed low enough to see and adjust from wheel chair;
- ◆ Insulated energy efficient duct work;

OTHER ALLOWANCES AND FEATURES

- ◆ FHA approved vinyl plank floor covering throughout interior, same pattern throughout, owner to pick color/pattern from contractor supplied samples. Trim strips will not be accepted at joints to include threshold areas leading to interior rooms and closets.

OTHER ALLOWANCES AND FEATURES (cont.)

- ◆ Unvented, filtered black 30" range hood with fan and light;
- ◆ Cultured marble window sills;
- ◆ Pre wire for 2 cable and 2 phone jacks, owner picks locations;
- ◆ Yard around home graded ready for sod; Four (4) metal grab bars in bathroom, 1 behind commode, 1 beside commode from wall to floor and 2 in shower.
- ◆ A minimum five foot (5') by five foot (5') front covered entrance on minimum 4" slab outside front exterior door, threshold leading from porch to interior of home to be flat "no step up";
- ◆ Minimum four foot (4') by three foot (3') deep rear covered entrance on minimum same size 4" concrete slab, threshold leading from porch to interior of home to be flat "no step up";
- ◆ Porches to have vinyl soffit ceilings with aluminum fascia.
- ◆ Porch supports and exposed beams shall be wrapped in wood grain concrete board and painted to match trim color.
- ◆ Contractor is to include the cost of supplying a new ¾" water line run to the well and connect new home to existing well;
- ◆ Install 2 rows of sod around total perimeter to help prevent erosion per Building Official.
- ◆ Mirror over vanity and flush mount Medicine cabinet with mirror front on side wall over vanity. Side wall to be properly framed out to sink medicine cabinet
- ◆ Install weather stripping to attic access for a tight seal, stick on stripping will not be accepted.
- ◆ Install concrete handicap ramps to front and rear entrances as according to code, ramp to be proper width and pitch, Install handrails and slats on both ramps and landings no matter height. Ramps to include a bottom concrete landing minimum 4'x4' x 4" thick.
- ◆ Grade yard so water slopes away from house. Install fill as needed.
- ◆ Price to include the following for the existing septic system -marking, pumping out, Health Department Inspection fee and Inspection.
- ◆ Bid to include providing Housing Specialist two quotes to address needed septic system repair or replacement so a change order can be developed.
- ◆ Bid to include a maximum of 50' of sewer pipe and 100' of water line and connecting new home to old mobile home septic and well. If additional sewer line or water line is needed to connect home than a change order will be provided.
- ◆ Cut back, remove and properly dispose of vegetation as needed to construct new home to include cutting back and removing all branches hanging over roof.
- ◆ Bid to include the 911 Street Address Number attached to the front of the home. The 911 address numbers to be minimum 4" or greater if according to local code. Numbers to be black nail on or screw on type and not peel and stick style
- ◆ Price to include having the existing well inspected and providing the Housing Specialist a copy of the inspection report
- ◆ Bid to include providing Housing Specialist two quotes to address needed well repair or replacement so a change order can be developed.

LAND SURVEYS:

- ◆ Bid to include obtaining and providing the project manager with a sealed survey of the parcel showing all existing structure including the existing home prior to demolition.
- ◆ Bid to include obtaining and providing the project manager with a sealed final survey showing all structures including the new home, existing home removed *and final well, septic and drainfield locations*. Final survey to include the floor elevation of the new home if required by county.

RADON TESTING:

- ◆ Contractor to have interior of home tested for radon gas from a licensed testing company once the new home is complete. A copy of the Radon Test results are to be provided to the Housing Specialist.
 - ◆ If radon gas levels are found to exceed the HUD allowed amount then a change order will be provided for the contractor to abate the radon gas as needed.
-

Owners Name(s) : Ronald Fischer

Address: 11431 145th Road, Live Oak, FL 32060 Phone: (386) 362-3474 home

Materials and/or specs may be altered due to local codes and energy code requirements, any alterations or substitutions must be approved in writing (change order) by the Home Owner, CDBG Coordinator and Suwannee County

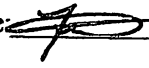
BASE BID TOTAL: \$ 163,750

Bids are submitted by the firm of: JEFF WHITE CONST

License #: CRC 057975 Date: 7-5-26

Address: P.O. Box 29 BRAWFORD FL 32008

Phone # 34480-7585 Contact: JEFF / TAMMY email: JWC 91279@AOL.COM

Authorized Signature: 

Bids will be evaluated based on the sum of the New Home Base + Demolition Amount.

Bid comparisons will not include bid alternate amounts, Suwannee County reserves the right to rebid or request quotes for bid alternate items even after the demolition/new home base bid has been awarded.

Suwannee County is an Equal Opportunity Employer/Fair Housing Advocate and reserves the right to reject any and all bids received.

SUWANNEE COUNTY
CDBG HOUSING GRANT PROGRAM #23DB-H12
GENERAL SPECIFICATIONS FOR DEMOLITION EXISTING
Revised June 29, 2026

Owners Name(s) : Ronald Fischer

Address: 11431 145th Road, Live Oak, FL 32060 **Phone:** (386) 362-3474 home

Bid of Demolition of Existing Structure:



Note: Home was tested for Asbestos by PBO3 Environmental Monitoring LLC, No Asbestos Containing materials were detected, a copy of the report is available upon request.

1. Contractor is to pull all permits required for the onsite demolition of the existing structure.
2. Work consists of demolition of the existing structure on site and removal of all debris to a licensed landfill.
3. Demolition to include above ground *exterior pool and Jacuzzi on interior of home.*
4. Existing unattached buildings to remain, owner is responsible to have power reconnected to unattached buildings at their expense after the completion of the CDBG project.
5. Site must be left suitable for rebuilding to include mowing of ground vegetation.

6. All demolition, debris removal and mowing must be completed within 30 calendar days after Notice to proceed is issued.
7. Final acceptance from local permitting agencies and copy of disposal receipt must be provided with invoice.

Demolition Bid Amount \$ 7500

Bids are submitted by the firm of: JEFF WHITE CONST.

License #: CRL-057975 Date: 7-5-26

Address: P.O. Box 29 BRANFORD FL. 32008

Phone # 321-480-7585 Contact: JEFF TANNY email: JWC 9279 @ AOL.

Authorized Signature: 

Bids will be evaluated based on the sum of the New Home Base + Demolition Amount.

Bid comparisons will not include bid alternate amounts, Suwannee County reserves the right to rebid or request quotes for bid alternate items even after the demolition/new home base bid has been awarded.

Suwannee County is an Equal Opportunity Employer/Fair Housing Advocate and reserves the right to reject any and all bids received.

SUWANNEE COUNTY
CDBG HOUSING GRANT PROGRAM #23DB-H12
GENERAL SPECIFICATIONS FOR REPLACEMENT HOMES
Revised June 29, 2026

Owners Name(s) : Ronald Fischer

Address: 11431 145th Road, Live Oak, FL 32060 Phone: (386) 362-3474 home

New Home Base Bid Amount	\$ <u>163,750</u>
+ Demolition Bid Amount	\$ <u>7,500</u>
Total Bid Amount Demolition and New Home	\$ <u>171,250</u>

Bids are submitted by the firm of: JEFF WHITE CONST.

License #: CRL 057975 Date: 7-5-26

Address: P.O. Box 29 Branford FL 32008

Phone # 321-480-7556 Contact: JEFF / TANNY email: JWIC9279@AOL.COM

Authorized Signature: 

Bids will be evaluated based on the sum of the New Home Base + Demolition Amount.

Bid comparisons will not include bid alternate amounts, Suwannee County reserves the right to rebid or request quotes for bid alternate items even after the demolition/new home base bid has been awarded.

Suwannee County is an Equal Opportunity Employer/Fair Housing Advocate and reserves the right to reject any and all bids received.

**SUWANNEE COUNTY
CDBG HOUSING GRANT PROGRAM #23DB-H12
GENERAL SPECIFICATIONS BID ALTERNATES**

Revised June 29, 2026

Owners Name(s) : Ronald Fischer

Address: 11431 145th Road, Live Oak, FL 32060 **Phone:** (386) 362-3474 home

BID ALTERNATES:

ALTERNATE #1

SEPTIC SYSTEM (Inground): \$ 8000

Dispose of the existing *site-built home* septic system (pump out, crush and fill) as according to code. Install a new properly sized septic system to include tank and drain field.

New system to include all required permits, fill dirt, seed, grass, plumbing to connect to home, etc. as needed for a complete system.

ALTERNATE #2

12,500

SEPTIC SYSTEM (Built Up): \$ 12,500

Dispose of the existing *site-built home* septic system (pump out, crush and fill) as according to code. Install a new properly sized built up septic system to include tank and drain field. New system to include all required permits, pumps, wiring, electrical connections, fill dirt, seed, grass, plumbing to connect to home, etc. as needed for a complete system.

ALTERNATE #3

DRAIN FIELD: \$ 7500

Install a new drain field as according to code to include sod.

Dispose of existing drain field as required by the County and Health Department.

ALTERNATE #4

NEW WELL:

Install a new well as according to code \$ 7500

New well price to be based on maximum 100' deep. Installation to be complete to include connection to home (plumbing, conduit and electrical). New well to include new pump, all wiring, conduit, trenching and plumbing.

Price per foot over 100 feet deep including all materials \$ 35 per additional foot

Bids are submitted by the firm of: JEFF WILKINSON License #: CRC057975

Date: 7-5-26 Address: P.O. Box 29 BRANDIBORO FL 32008

Phone # 321-480-7555 Contact: Jeff / Tammy email: JWC9229@AOL.COM

Authorized Signature: 

SUWANNEE COUNTY
CDBG HOUSING GRANT PROGRAM #23DB-H12
GENERAL SPECIFICATIONS FOR REPLACEMENT HOMES

Revised June 29, 2026

Owners Name(s) : Jeanne Kelly

Address: 1644 179th Drive, Live Oak, FL 32060 **Phone:** (386) 205-1484

Company submitting Bid: JEFF WHITE CONST.

All construction shall meet the minimum code requirements as established by the Florida Building Code, the Suwannee County Building Department and the National Electric Code.

The minimum size for all homes will be as follows:

<u>Number of Bedrooms and Bathrooms</u>	<u>Minimum Square Footage</u>
4 bedroom- 1 full hall bath and a ¾ on suite bath with shower	1,150

Front and rear covered entrance will be required on concrete slab.
No garage or carport will be required.

The contractor is responsible for meeting the Suwannee County Permitting requirements and acquiring all necessary permits. All building, health department and associated fees are the responsibility of the contractor.

The contractor shall furnish the homeowner a turnkey residence.

The contractor is responsible for providing all plans, energy calculations and engineering.

Contractors to provide homeowners with sample floor plan. Number of bedrooms was determined by composition of household and size of existing residence. Plans provided are samples only and will need to be adjusted to meet square foot and engineering requirements.

No impact fees or hookup fees are anticipated.

Proof of builder's risk insurance for value of contract amount must be provided with first draw request.

Contractor must have written approval from the County, Homeowner and Project Coordinator prior to using alternate materials.

Contractor is responsible to record the Notice of commencement and provide the Grant Manager a copy.

Proposed change orders that cumulatively exceed one thousand dollars (\$1,000.00) above the original contract amount will not be approved unless they address a code violation, health and safety items or items required to bring the residence up to Section 8 Housing Standards.

Contractor must provide proof of Insurance as required by Suwannee County prior to award. Proof of \$1,000,000.00 of Liability Insurance Coverage and \$1,000,000.00 of Workers Compensation Insurance Coverage must be provided prior to award

Proof of Energy Star seal must be provided for all materials where Energy Star certified is noted. All new HVAC, refrigerators, light fixtures, ceiling fans, windows and exterior doors must be Energy Star certified and have a seal. Draws for payment will not be approved for Energy Star specified items if the Energy Star symbol has not been issued for a product and documented on the unit, packaging or manufacturer or suppliers literature provided. Energy Star materials are required by the State of Florida funding agency and will not be waived.

All new HVAC systems must be a minimum of 14 SEER and Energy Star sealed. SEER rating can be more the 14 (in most cases manufacturers no longer make a 14 SEER Energy Star certified unit and a 15 SEER or higher must be utilized). Make sure you check with your HVAC supplier when preparing your bid.

Job site is to be mowed and kept clean during construction by contractor. Contractor is to have a debris dumpster or trailer on site during new home construction. Construction debris is not to be piled up in yard. Debris is not to be burned in yard. All construction debris is to be disposed of in a licensed land fill, receipts of disposal to be provided with final draw request package.

Contractor is to have a porta john on site and maintained during construction.

MINIMUM REQUIREMENTS INCLUDE THE FOLLOWING:

FOUNDATION

- ◆ Preparation of site for new construction to include fill dirt, grading and all required compaction testing.
- ◆ Reinforced concrete (6" x 6" wire mesh or fiber mesh) shall be utilized in all areas of slab;
- ◆ Clean fill dirt;
- ◆ Soil treatment for subterranean termites;
- ◆ Vapor barrier;
- ◆ A minimum of three and one half inch (3 1/2") of 2500 p.s.i. concrete floors throughout;
- ◆ Foundation to be stem wall according to engineer/architect certifying prints for permitting. Contractor to have a compaction test performed by 3rd party, compaction test results to be included with slab draw request.

FOUNDATION (cont.)

- ◆ Floor must be a minimum of 24" or greater above highest elevation. Yard to be sloped away from foundation.

EXTERIOR WALLS BLOCK

- ◆ 8"x 8" x 16" concrete block
- ◆ Block walls to include 2'X 4" fire blocking around the perimeter of interior side of exterior walls
- ◆ Aluminum or Vinyl double pane, *Energy Star*, single hung windows that meet code;
- ◆ Insulation with vapor barrier, minimum insulation value of R-7;
- ◆ Exterior doors, solid core, steel insulated or fiberglass, *Energy Star* with threshold and magnetic seal or weather stripping, front to be six panel with fan light, rear door to have half-light window;
- ◆ Metal storm door with sliding glass window on front to include closure;

EXTERIOR STUCCO AND FINISH

- ◆ Properly prep exterior block and concrete for stucco to be installed.
- ◆ Install bonding agent prior to installing stucco.
- ◆ Stucco total exterior concrete and block. Stucco to be a 3-coat system and have smooth finish.
- ◆ Raised stucco bands to be around the exterior of all windows and doors;
- ◆ Exterior stucco to be painted, minimum of 2 coats, owner to pick 1 color for base and 1 color for trim from neutral color chart. Paint shall be thick enough to properly cover, additional coats to be applied as needed.

ROOF

- ◆ Pre-engineered hip roof trusses;
- ◆ 7/16" Sheathing;
- ◆ Peel and stick vapor barrier on top of sheathing;
- ◆ Architectural shingles minimum twenty-five (25) year life;
- ◆ Aluminum eaves drip and fascia, vinyl soffit;
- ◆ Attic insulation minimum R-38;
- ◆ Install metal vent boots that meet local code where piping penetrates roof.

INTERIOR WALLS AND FINISH

- ◆ 2" x 4" wood or metal stud walls 16" O.C., single bottom, double top plate where bearing;
- ◆ Walls throughout to receive wall board (sheetrock on walls to be minimum ½" thick), durock around shower, green board or moisture resistant sheetrock remainder of bathroom, utility area and behind kitchen sink, wall finish to be mud taped with orange peel or fiber tape with semi-smooth hard coat.

INTERIOR WALLS AND FINISH (cont.)

- ◆ Ceiling throughout to receive standard ceiling board, green board or moisture resistant sheetrock in bathroom, ceiling finish to be knockdown;
- ◆ Dead wood for curtain rods extending all the way across top and twelve inches (12") beyond each side of windows;
- ◆ Interior doors to be a minimum 3' wide, pre-hung, masonite, six (6) panel, painted, with colonial trim, closet doors, bi-fold, masonite, 6 panel, painted;
- ◆ Baseboard and trim throughout (including closets), colonial painted;
- ◆ Interior paint two (2) coat minimum, ceiling to be ceiling white, walls one (1) color throughout, owner picks, neutral choices;
- ◆ All doorknobs (interior/exterior) to be lever type, locks on bedrooms and bathrooms, exterior doors to include dead bolts all locks keyed alike;
- ◆ Doors throughout interior and exterior to receive door stops
- ◆ Kitchen cabinets and bathroom vanities to be all wood, stain finish, kitchen counters to be formica wrapped plywood with back splash, bathroom sink/top to be cultured marble with back splash and side splash where adjacent to wall. Price to include a minimum of 13' linear feet of lower kitchen cabinet not to include stove and refrigerator space and 18' linear feet of uppers to include a cabinet over stove and refrigerator. Kitchen cabinets and drawers to include matching metal pulls selected by homeowner from contractor supplied samples.

ELECTRICAL

- ◆ Minimum 200 amp service;
- ◆ Kitchen circuits will be as according to NEC;
- ◆ Kitchen fixture shall be *minimum 2 bulb*, led with cover;
- ◆ Switch controlled ceiling lights in all rooms;
- ◆ Smoke/carbon monoxide detectors hardwired as per code with battery backup;
- ◆ Minimum 2 GFI receptacles with closing boxes on exterior;
- ◆ Bedrooms and front rooms to have minimum 52" ceiling fans with lights, two (2) switches per room with fans, one (1) controls fan, one (1) controls light; wireless remote will not be accepted as dual switch.
- ◆ Remaining rooms to have appropriate fixtures;
- ◆ Two (2) exterior lights on switches, one (1) beside each door;
- ◆ All fixtures and bulbs provided by contractor, all bulbs to be *Energy Star certified*,
- ◆ Install complete hardwired doorbell with transformer;
- ◆ Arc fault outlets in bedrooms
- ◆ *All fans and light fixtures to be Energy Star certified.*
- ◆ GFI receptacles in bathrooms, kitchen and utility area;
- ◆ 220 dryer hook up to include proper dryer vent beside washer hook up.
- ◆ Washing machine outlet.
- ◆ Range outlet.

APPLIANCES

- ◆ Thirty inch (30") four (4) burner flat/glass top black electric range with bottom drawer, window in oven door and clock;
- ◆ Minimum Eighteen cubic foot (18 cu. ft.) frost-free *Energy Star* black refrigerator.

PLUMBING

- ◆ Hall Full Bathroom-Install a steal enameled tub with tile, walls to be tile with grout, tile height to be 5' minimum from tub lip, tub to be a minimum 60" long; Shower to include Moen or equivalent scold guard fixture set to include matching pull up drain plug.
- ◆ On suite ¾ Bathroom- Install low lip tile shower, walls and floor to be tile with grout, tile height to be 7' minimum from floor, shower to be a minimum 60" long X 42" wide; Shower to include Moen or equivalent handheld shower head with height adjustment bar securely fastened to wall framing. Fiberglass or acrylic floor pans will not be accepted.
- ◆ Metal handrail/grab bar to be fastened to wall framing in tile shower;
- ◆ Shower to include glass shower door;
- ◆ Hi efficiency fifty (50) gallon electric hot water heater to include pan, pop off valve, and pan drain to exterior, heater to be place in utility room or separate closet;
- ◆ Commodes to be handicap high boy style to include grab bar fastened to wall framing behind commodes;
- ◆ Eight inch (8") double bowl stainless steel kitchen sink to include delta or equivalent single lever chrome faucet with separate sprayer;
- ◆ Washer hook-up to be in proper trim box;
- ◆ Water lines to be CPVC;
- ◆ Drain lines to be PVC schedule 40;
- ◆ Three (3) piece matching fixture set in bathrooms:1) soap dish in shower, 2) T.P. holder, 3) 24" wall towel bar;
- ◆ All faucets throughout to be single lever Delta or equivalent.
- ◆ Insulate all exposed water lines to include lines leading to and from water heater.

CENTRAL HEAT AND AIR CONDITIONING

- ◆ Hi efficiency *Energy Star* heat pump, minimum seer rating of fourteen (14);
- ◆ *Energy Star* digital thermostat;
- ◆ Insulated energy efficient duct work;

OTHER ALLOWANCES AND FEATURES

- ◆ FHA approved vinyl plank floor covering throughout interior, same pattern throughout, owner to pick color/pattern from contractor supplied samples. Trim strips will not be accepted at joints to include threshold areas leading to interior rooms and closets.

OTHER ALLOWANCES AND FEATURES (cont.)

- ◆ Vented, black 30" range hood with fan and light; range hood to be vented to exterior.
- ◆ Cultured marble window sills;
- ◆ Pre wire for 2 cable owner picks locations;
- ◆ Yard around home graded ready for sod;
- ◆ Three (3) metal grab bars in on suite bathroom, 1 behind commode, 1 beside commode from wall to floor and 1 in shower.
- ◆ Three (3) metal grab bars in hall bathroom, 1 behind commode, 1 beside commode from wall to floor and 1 in shower.
- ◆ A minimum five foot (5') by five foot (5') front covered entrance on minimum 4" slab outside front exterior door;
- ◆ Minimum four foot (4') by three foot (3') deep rear covered entrance on minimum same size 4" concrete slab.
- ◆ Porches to have vinyl soffit ceilings with aluminum fascia.
- ◆ Porch supports and exposed beams shall be wrapped in wood grain concrete board and painted to match trim color.
- ◆ Contractor is to include the cost of supplying a new ¾" water line run to the well and connect new home to existing well;
- ◆ Install 2 rows of sod around total perimeter to help prevent erosion per Building Official.
- ◆ Mirror over vanities and flush mount Medicine cabinets with mirror front on side wall over vanity. Side wall to be properly framed out to sink medicine cabinet
- ◆ Install weather stripping to attic access for a tight seal, stick on stripping will not be accepted.
- ◆ Install a concrete or wood handicap ramp to front entrance as according to code, ramp to be proper width and pitch, Install handrails and slats on ramp and landing as according to code. Ramp to include a bottom concrete landing minimum 4'x4' x 4" thick.
Wood ramp to be pressure treated built in place handicap ramp to include a top pressure treated landing minimum 4'x4' and bottom concrete landing minimum 4'x4' x 4" thick to front entrance. Ramp, slope, runs and landings to be as according to code to include railing and slats.
- ◆ Grade yard so water slopes away from house. Install fill as needed.
- ◆ Price to include the following for the septic system -marking, pumping out, Health Department Inspection fee and Inspection.
- ◆ Bid to include providing Housing Specialist two quotes to address needed septic system repair or replacement so a change order can be developed.
- ◆ Bid to include a maximum of 50' of sewer pipe and 100' of water line and connecting new home to septic and well. If additional sewer line or water line is needed to connect home a change order will be provided.
- ◆ Cut back, remove and properly dispose of vegetation as needed to construct new home to include cutting back and removing all branches hanging over roof.

OTHER ALLOWANCES AND FEATURES (cont.)

- ◆ Bid to include the 911 Street Address Number attached to the front of the home. The 911 address numbers to be minimum 4" or greater if according to local code. Numbers to be black nail on or screw on type and not peel and stick style
- ◆ Price to include having the existing well inspected and providing the Housing Specialist a copy of the inspection report.
- ◆ Bid to include providing Housing Specialist two quotes to address needed well repair or replacement so a change order can be developed.

LAND SURVEYS:

- ◆ Bid to include obtaining and providing the Housing Specialist with a sealed survey of the parcel showing all existing structure including the existing home prior to demolition.
- ◆ Bid to include obtaining and providing the Housing Specialist with a sealed final survey showing all structures including the new home, existing home removed, *and final well, septic and drainfield locations*. Final survey to include the floor elevation of the new home if required by county.

RADON TESTING:

- ◆ Contractor to have interior of home tested for radon gas from a licensed testing company once the new home is complete. A copy of the Radon Test results are to be provided to the Housing Specialist.
- ◆ If radon gas levels are found to exceed the HUD allowed amount then a change order will be provided for the contractor to abate the radon gas as needed.

Owners Name(s) : Jeanne Kelly

Address: 1644 179th Drive, Live Oak, FL 32060 Phone: (386) 205-1484

Materials and/or specs may be altered due to local codes and energy code requirements, any alterations or substitutions must be approved in writing (change order) by the Home Owner, CDBG Coordinator and Suwannee County

BASE BID TOTAL: \$ 179,750

Bids are submitted by the firm of: JEFF WHITE CONST

License #: CRC 057915 Date: 7-5-26

Address: P.O. Box 29 Branford FL 32008

Phone # 321-480-7565 Contact: JEFF/TAMMY email: JWC 9279 @ AOL.COM

Authorized Signature: _____

Bids will be evaluated based on the sum of the New Home Base + Demolition Amount.

Bid comparisons will not include bid alternate amounts, Suwannee County reserves the right to rebid or request quotes for bid alternate items even after the demolition/new home base bid has been awarded.

Suwannee County is an Equal Opportunity Employer/Fair Housing Advocate and reserves the right to reject any and all bids received.

SUWANNEE COUNTY
CDBG HOUSING GRANT PROGRAM #23DB-H12
GENERAL SPECIFICATIONS FOR DEMOLITION EXISTING
Revised June 29, 2026

Owners Name(s) : Jeanne Kelly

Address: 1644 179th Drive, Live Oak, FL 32060

Phone: (386) 205-1484

Bid of Demolition of Existing Structure:



Note: Home was tested for Asbestos by PBO3 Environmental Monitoring LLC, No Asbestos Containing materials were detected, a copy of the report is available upon request.

1. Contractor is to pull all permits required for the onsite demolition of the existing structure.

2. Work consists of demolition of the existing structure on site and removal of all debris to a licensed landfill.
3. Site must be left suitable for rebuilding to include mowing of ground vegetation.
4. All demolition, debris removal and mowing must be completed within 30 calendar days after Notice to proceed is issued.
5. Final acceptance from local permitting agencies and copy of disposal receipt must be provided with invoice.

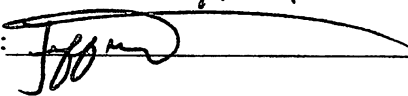
Demolition Bid Amount \$ 12,500

Bids are submitted by the firm of: JEFF WHITE CONST

License #: CR-057975 Date: 7-5-26

Address: P.O. Box 29 BRANFORD FL 32008

Phone # 321-480-7588 Contact: JEFF/TAMMY email: JWL9279@AOL.COM

Authorized Signature: 

Bids will be evaluated based on the sum of the New Home Base + Demolition Amount.

Bid comparisons will not include bid alternate amounts, Suwannee County reserves the right to rebid or request quotes for bid alternate items even after the demolition/new home base bid has been awarded.

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SUWANNEE COUNTY
CDBG HOUSING GRANT PROGRAM #23DB-H12
GENERAL SPECIFICATIONS FOR REPLACEMENT HOMES
Revised June 29, 2026

Owners Name(s) : Jeanne Kelly

Address: 1644 179th Drive, Live Oak, FL 32060

Phone: (386) 205-1484

New Home Base Bid Amount \$ 179,750

+ Demolition Bid Amount \$ 12,500

Total Bid Amount Demolition and New Home \$ 192,250

Bids are submitted by the firm of: JEFF WHITE CONST

License #: CR6 057925 **Date:** 7-5-26

Address: P.O. Box 29 BRANFORD FL 32008

Phone # 321-480-7565 **Contact:** JEFF/TAMMY **email:** JWK 9279 @ AOL . com

Authorized Signature: 

Bids will be evaluated based on the sum of the New Home Base + Demolition Amount.

Bid comparisons will not include bid alternate amounts, Suwannee County reserves the right to rebid or request quotes for bid alternate items even after the demolition/new home base bid has been awarded.

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SUWANNEE COUNTY
CDBG HOUSING GRANT PROGRAM #23DB-H12
GENERAL SPECIFICATIONS FOR BID ALTERNATES

Revised June 29, 2026

Owners Name(s) : Jeanne Kelly

Address: 1644 179th Drive, Live Oak, FL 32060

Phone: (386) 205-1484

BID ALTERNATES:

ALTERNATE #1

SEPTIC SYSTEM (Inground): \$ 9800

Dispose of the existing septic system (pump out, crush and fill) as according to code. Install a new properly sized septic system to include tank and drain field. New system to include all required permits, fill dirt, seed, grass, plumbing to connect to home, etc. as needed for a complete system.

ALTERNATE #2

SEPTIC SYSTEM (Built Up): \$ 14,500

Dispose of the existing septic system (pump out, crush and fill) as according to code. Install a new properly sized built up septic system to include tank and drain field. New system to include all required permits, pumps, wiring, electrical connections, fill dirt, seed, grass, plumbing to connect to home, etc. as needed for a complete system.

ALTERNATE #3

DRAIN FIELD: \$ 8000

Install a new drain field as according to code to include sod.

Dispose of existing drain field as required by the County and Health Department.

ALTERNATE #4

NEW WELL:

Install a new well as according to code \$ 7500

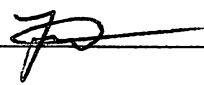
New well price to be based on maximum 100' deep. Installation to be complete to include connection to home (plumbing, conduit and electrical). New well to include new pump, all wiring, conduit, trenching and plumbing.

Price per foot over 100 feet deep including \$ 35 per additional foot
all materials

Bids are submitted by the firm of: JEFF WHITE CONST License #: CRC057975

Date: 7-5-26 Address: PO. BOX 29 BRANFORD FL. 32008

Phone # 321-480-7585 Contact: JEFF WHITE email: JWL 9279 @ AOL.COM

Authorized Signature: 

BID ALTERNATES (cont.):

Bids will be evaluated based on the sum of the New Home Base + Demolition Amount.

Bid comparisons will not include bid alternate amounts, Suwannee County reserves the right to rebid or request quotes for bid alternate items even after the demolition/new home base bid has been awarded.

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