

MINUTES OF THE GLADES COUNTY BOARD OF COUNTY COMMISSIONERS
SPECIAL MEETING HELD ON TUESDAY, MAY 22, 2018 AT 5:01 P.M. IN THE COUNTY
COMMISSIONERS MEETING ROOM, GLADES COUNTY COURTHOUSE, MOORE
HAVEN, FLORIDA

The Glades County Board of County Commissioners met on Tuesday, May 22, 2018 at 5:01 p.m. with the following Commissioners present:

John Ahern, Chairman
Tim Stanley, Vice Chairman
Weston Pryor
Donna Storter Long
Donald Strenth

Others present:

Julie Mann Braddock, Administrative Secretary
Tiffany Patterson, Finance Director
Susan Whidden, Administrative Assistant – County Manager's Office
Gabrielle Ibietatorremendia, Human Resources Director
3 citizens

Chairman Ahern called the special meeting to order at 5:01 p.m.

PRAYER

Commissioner Storter Long gave the invocation.

PLEDGE

Commissioner Pryor led the Pledge of Allegiance.

PUBLIC INPUT ON BUSINESS AGENDA ITEMS

(Anyone wishing to provide public comment on an Agenda Item please fill out a comment card on the table at the entrance to the Commission Chambers)

There was none.

BUSINESS AGENDA

1. Discuss re-bidding the Hotel Property

Chairman Ahern stated he had requested that this special meeting be held to discuss a couple of projects the Board had been working on. He stated the first of these was the rebidding of the hotel property. He stated there were some changes to the language in the RFP and he wanted the Board to be able to make any revisions it felt was necessary. He stated a paragraph had been added to the General Information and Requirements. He stated the City at their last meeting had agreed to waive the capacities fees for the water hookup. He stated at the next City County Public Works meeting the waiver of the sewer connection fees would be considered.

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Attorney Pringle stated the item that Chairman Ahern was referring to was found on Page 10 of 30 under the Request for Proposals that had been released before. He stated one of the modifications related to waiver of the capacity fees for water and sewer. He stated a provision would be added to Section 5 regarding this waiver.

Commissioner Storter Long asked if the hotel was required to have an ancillary restaurant and lounge.

Chairman Ahern stated there were 3 different people who were interested in purchasing the property. He stated the feasibility study had recommended a 60 room hotel.

Commissioner Storter Long asked if the prior RFP had included any language relative to the waiver of the capacity fees.

Chairman Ahern stated it had not. He stated he was thinking of ways to entice more people to respond.

Commissioner Storter Long asked if the hotel property had been listed with any brokers.

Chairman Ahern stated it had not been listed.

Attorney Pringle stated the last RFP done on the hotel property was in April of 2017.

Vice Chairman Stanley asked where the bid would be advertised.

Attorney Pringle stated pursuant to statute the RFP had be advertised in the local newspaper; however, in addition the RFP could be advertised wherever the Board directed.

Vice Chairman Stanley asked if the responders would qualify for any of the tax incentives the County offered new businesses.

Attorney Pringle stated he believed the responders would qualify for the County's tax abatement incentives. He stated there may be other benefits and incentives they would receive because they were coming to Glades County.

Commissioner Storter Long questioned the definition of "non-residency tax payer".

Attorney Pringle stated this term related to some of the statutory provisions on doing a competitive sale. He stated he had also tried to write this RFP so that he was giving as much latitude as possible to the Board in making its selection.

Commissioner Storter Long questioned if any of the uses had been changed.

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Attorney Pringle stated he was going to add a final Subsection 8 on Page 6 that would allow other related and ancillary uses that were approved by Glades County in its sole discretion. He stated he could include approval by the Board as well.

Commissioner Storter Long agreed that this language should be included.

Vice Chairman Stanley asked if the lot behind the hotel property was included in this sale.

Chairman Ahern stated the lot could be included. He stated there had been some discussion regarding adding language that would allow the sale of all or part of the property. He stated there was 4 acres on the highway and 1 acre in the back.

Commissioner Storter Long asked if anything other than a hotel/motel and ancillaries had been considered. She asked if anything had been discussed about a grocery store.

Chairman Ahern stated that the people he had talked with had all been interested in constructing a hotel. He stated one had been interested in constructing a hotel with a restaurant/lounge and commercial type shops.

Commissioner Storter Long questioned the last item on Page 7 of 30. She questioned the purpose of including a “No Proposal” affirmation.

Attorney Pringle stated this was used more with general contractors. He explained that if the County had a list of contractors and they received the bid package but did not wish to bid they could complete that form and still remain on the list.

Commissioner Storter Long commented on an item on Page 8 of 30. She asked that a period be placed after the statement – “the proposer also agrees not to publish or site, in any form, any comments or quotes from County staff”. She stated this would ensure that the County Manager was not put in the position of being quoted. She stated on Page 9 of 30 – Item 3 directed that the County Manager would perform evaluations of the proposals and submit the recommendations to the Board. She requested that the Community Development Director be included in this process.

Attorney Pringle stated the County may still not have a County Manager when the proposals came in. He suggested including language that allowed the Board of County Commissioners to designate individuals to conduct the evaluations of the proposals and present their recommendations to the Board.

Commissioner Storter Long asked if the other Commissioners agreed that the County Manager should not have to worry with being quoted and ending up in the newspaper.

Attorney Pringle suggested that the quote or comment could be approved in writing in advance by the County Manager.

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Commissioner Storter Long question the term “complete contractual agreement” on Page 10 of 30. She stated the price had already been named. She asked what other negotiations there would be.

Chairman Ahern stated items such as the closing date may need to be negotiated.

Vice Chairman Stanley asked if there would be a deadline for the construction of the hotel.

Attorney Pringle stated this would be part of their response. He stated the responder would have to tell the Board when the hotel would be completed.

Vice Chairman Stanley asked if there was a provision that prohibited the responder from buying the entire parcel and then selling part of it.

Attorney Pringle stated there was not. He stated this would have to be addressed in the contract. He suggested including a deed restriction. He stated a provision could be put in the deed stating that the property could only be used for certain uses.

Commissioner Storter Long asked how the Board could enforce a deed restriction.

Attorney Pringle stated the deed restriction, in effect, would become a reservation provision.

Commissioner Strenth commented on the purchaser reselling portions of the property. He asked why the Commissioners cared if the new owner made a profit on the property if the Board had already received what they wanted for it.

Attorney Pringle stated, after further thought, he believed it would be better received by the buyer to have the restriction listed as a prohibiting term in the contract and not have a deed restriction.

Vice Chairman Stanley stated he would hate to see the property sell and then the owner never construct a hotel on the site or sell portions of the property. He suggested having a provision in the contract that prohibited the sale of the property until the hotel was constructed.

Attorney Pringle stated this provision could be put in the contract or a performance bond could be required.

Chairman Ahern suggested having the RFP ready for consideration at the day meeting and if approved, the bids would be due in July.

Attorney Pringle stated this was correct. He stated a 30 day response time should be sufficient. He stated publishing this RFP would show if there was any interest in the property. He stated an addendum could always be added to the RFP if there were additional changes that needed to be done in the future. He stated the document could

be presented for approval at the next day meeting. He suggested having the deadline for the responses around July 5th. He stated the responses could be presented at the July 10th meeting.

2. Discuss Code Enforcement

Chairman Ahern stated the County had been without any kind of code enforcement city code enforcement for quite a while. He stated former County Manager Carlisle had met with David Miller, City Manager, about the possibility of using the City's Code Enforcement Officer on a part-time basis. He stated he had talked with the City's Code Enforcement Officer and she was willing to work for the County a couple of weekends a month. He stated he believed one of the reasons the position had not been filled was due to the low salary range. He stated Gabrielle Ibietatorremendia, Human Resources Officer, had done some research regarding what surrounding counties were paying this position. He stated the top of the range was \$17.00 per hour. He stated the position's salary range would be \$11.00 - \$17.00 per hour depending on experience. He asked for comments from the Board regarding the position and the proposed salary range.

Commissioner Storter Long stated the low salary was the reason the County had lost the best Code Enforcement Officer that it had ever had. She stated she did not feel comfortable with only having a part-time person on the weekends.

Chairman Ahern stated the part-time help would be an option until the County could hire its own person.

Commissioner Storter Long suggested contracting with an individual for the position.

Commissioner Ahern stated the City's Code Enforcement Officer was making \$17.00 per hour. He stated she lived here in Moore Haven.

Commissioner Storter Long suggested contacting Mr. Woods about the position.

Chairman Ahern stated he had spoken with Mr. Woods and there was a possibility that he would come back.

Commissioner Storter Long stated she had been very impressed with his work when he was with the County.

Chairman Ahern stated Mr. Woods was going to check on his licenses and make sure they were still up to date.

Commissioner Storter Long stated she would be willing to contract the services out for \$20.00 per hour. She stated this position would be paid strictly by the hour and the County would not have to pay any matching retirement, insurance, or other benefits.

Ms. Ibietatorremendia suggested paying for the position with Contingency Funds.

Tiffany Patterson, Finance Director, stated the position would be filled and the individual could sign somewhat of an interlocal agreement.

There was a discussion on how the position could be filled and paid temporarily.

Commissioner Stanley asked if this position was being advertised as a full time job.

Ms. Ibietatorremendia stated the position was currently being advertised as a full time job.

Attorney Pringle stated there were 2 parts to Code Enforcement. He stated the first of these was the investigation and the writing of the initial citation. He stated the County did get a good bit of compliance on this part. He stated the second part that had always been problematic was the determination of guilt and the imposition of a fine. He stated this was a difficult area.

There was some discussion regarding hiring a Special Magistrate to enforce the fines.

Attorney Pringle stated he would pull Charlotte and Lee County's Code Enforcement Ordinances so that the Board could review them.

COMMISSIONERS ITEMS

Chairman Ahern stated the courtroom had termites and staff would be working on getting this taken care of. He stated the courthouse, Doyle Conner Building, Economic Development Office, and Road Department all had roof leaks after the recent rains. He commented on Jessie Wallace doing the IT work for the County. He stated the County needed to start looking at doing some upgrades to the existing system. He stated this would be discussed further in the budget process. He suggested that Mr. Wallace be invited to a meeting to explain what upgrades were needed. He commented on replacing the fire house in Muse.

Commissioner Storter Long asked if the Community Development Director position had been advertised.

Ms. Ibietatorremendia stated the position had been advertised and several applicants had already responded.

Vice Chairman Stanley stated the Okeechobee Utility Association (OUA) would be doing some upgrades to the sewer plant in Buckhead Ridge. He stated the County owned the property where the facility was located and the OUA was wanting to purchase it from the County. He stated he would be meeting with the South Florida Water Management District tomorrow regarding a culvert in Lakeport. He stated he had also spoken with the Army Corps of Engineers about the problem. He stated he would also be getting an update from the District regarding the proposed reservoir in Buckhead Ridge. He stated the EDC would be sponsoring a fishing tournament for several Sportswriters next week. He invited everyone to attend the awards dinner on Friday night at Northlake Estates. He commented on the Heartland Regional Transportation Council that he represented the

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Board on. He stated the County had not put anything in for the last 3 years. He stated he would be meeting with the new County Manager and Jerry Randolph, Road Superintendent, to make sure the County was providing all of the proper paperwork.

Chairman Ahern called for public comment. There was none.

Commissioner Strenth, Commissioner Storter Long, and Commissioner Pryor had no further comments.

ADJOURN

ON MOTION of Commissioner Pryor seconded by Vice Chairman Stanley the Board moved to adjourn the meeting.

There being no further discussion, Chairman Stanley adjourned the meeting at 6:39 p.m.

John Ahern, Chairman

ATTEST:

Sandra H. Brown, Clerk of the Circuit Court

Approved: June 10, 2019

THESE MINUTES ARE NOT A VERBATIM RECORD. TAPES ARE AVAILABLE FOR ANYONE INTERESTED IN LISTENING TO THE ENTIRE MEETING.