

MINUTES OF THE GLADES COUNTY BOARD OF COUNTY COMMISSIONERS  
MEETING ON MONDAY, MAY 23, 2016 AT 6:00 P.M. IN THE COUNTY  
COMMISSIONERS MEETING ROOM, GLADES COUNTY COURTHOUSE, MOORE  
HAVEN, FLORIDA

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The Glades County Board of County Commissioners met on Monday, May 23, 2016 at 6:00 p.m. with the following Commissioners present:

Weston Pryor, Chairman  
John Ahern, Vice Chairman  
Donna Storter Long  
Paul Beck

Others present:

Julie Mann Braddock, Administrative Secretary  
Paul Carlisle, County Manager  
Avant Brown, County Road Superintendent  
Bob Jones, Public Safety Director  
Lenice Hubbard, Administrative Assistant - County Manager's Office  
Susan Whidden, SHIP Coordinator  
Duane Pottorff, Chief Deputy - GCSO  
Mike Pressley, School Board  
Tim Stanley  
11 citizens

Chairman Pryor called the meeting to order at 6:00 p.m.

**PRAYER**

Commissioner Storter Long gave the invocation.

**PLEDGE**

Vice Chairman Ahern led the Pledge of Allegiance.

**AGENDA AMENDMENTS**

Chairman Pryor requested that 3 items be added to the agenda. Item #16 – Appointment to the Small County Coalition, Item #17 – Sale of the Glades Inn, and Item #19 – Discussion regarding Building Permit Fees.

ON MOTION of Commissioner Beck seconded by Commissioner Storter Long the Board amended the agenda.

Motion carried by 4 – 0 vote.

**PRESENTATIONS / AWARDS**

**1. Community Action Partnership of Glades County 50 Year Proclamation**

County Manager Carlisle stated this was a 50 year proclamation with the Community Action Partnership of Glades County. He asked that the Board consider adoption of the proclamation.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved a Proclamation designating the month of May as Community Action Month.

Motion carried by 4 – 0 vote.

County Manager Carlisle read the Proclamation into the record.

**PUBLIC INPUT ON AGENDA ITEMS**

There were none.

**PUBLIC HEARINGS**

There were none.

**CONSENT AGENDA**

- 2. Approved payment of County Warrants. (Exhibit A)  
General Fund: 78442 – 78545  
Tourism Development: 1034  
Intergovernmental Radio: 10300  
Buckhead Ridge Utility Authority: 212  
Small Cities CDBG Grant: 91 - 92**
- 3. Approved the Minutes of the May 10, 2016 Regular Meeting.**

ON MOTION of Vice Chairman Ahern seconded by Commissioner Storter Long the Board approved the Consent Agenda items.

Motion carried by 4 – 0 vote.

**BUSINESS AGENDA**

- 4. Resolution No. 2016- Regarding Amending the Budget to pay 2014 GeoComm Invoice**

County Manager Carlisle stated this invoice had not been paid for some time. He stated a budget amendment would be required in order to pay this invoice. He stated GeoComm provided the County's 911 addressing services.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Beck the Board approved Glades County Resolution No. 2016-13 amending the Glades County budget to transfer \$14,704.00 from Contingency Reserves to the General Budget and approved

payment of the outstanding GeoComm invoice from 2014 in the amount of \$14,704.00 as an expenditure under the E911 Enhanced Program line item.

Motion carried by 4 – 0 vote.

County Manager Carlisle read the title of the Resolution into the record.

**5. Resolution No. 2016- Approving the Glades County School Board Resolution 16-008 – Regarding placement of a referendum/ballot question on the August 30, 2016 ballot**

County Manager Carlisle stated this resolution was required for the School Board to put a referendum (ballot question) on the August 30, 2016 ballot. He stated the School Board wished to raise the ad valorem millage rate. He stated the School Board's objective was to reduce a portion of the existing capital ad valorem tax and make available an equal amount for operations.

Commissioner Beck stated this was not the first time the Board had done this.

ON MOTION of Commissioner Beck seconded by Commissioner Starter Long the Board approved the adoption of Resolution No. 2016-14 placing the Glades County School Board referendum/ballot question for approval of an ad valorem millage increase on the August 30, 2016 ballot.

Motion carried by 4 – 0 vote.

County Manager Carlisle stated the School Board's Resolution number was No. 16-008.

Mike Pressley, School Board, stated this same type of resolution had come before the Board in 2008.

**6. Community Center Flooring**

County Manager Carlisle stated the Board had approved funding for the Ortona and Washington Park Community Center's new flooring at the previous meeting; however, when he was reviewing the purchase orders he realized there was an additional cost for the installation of the flooring at each Community Center. For Ortona the amount was \$3,250.00 and for Washington Park the amount was \$2,375.00. He requested that the Board consider approving the additional funds.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Starter Long the Board rescinded the prior vote (taken on this item on May 10, 2016) and approved the funding for the flooring at the Ortona and Washington Park Community Centers in the amount of \$28,840.26 to be paid for using the one cent funds.

Motion carried by 4 – 0 vote.

**7. Budget Transfer Request**

County Manager Carlisle stated this was the budget transfer to make those payments mentioned in Item #6. He suggested rescinding the previously made vote (May 10, 2016) on this item as well.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Storter Long the Board rescinded the prior vote (taken on this item on May 10, 2016) and approved the budget transfer from Capital Outlay – One Cent funding in the amount of \$28,842.00.

Motion carried by 4 – 0 vote.

**8. 2015-2016 Small County Consolidated Solid Waste Management Grant Agreement (SCCSWG)**

County Manager Carlisle stated the County applied for this grant every year. He stated the amount of the grant was \$90,000.00 and the funds were used to operate the recycling program, purchase mowers and equipment for maintenance of the recycling facility, and salaries for the employee. He thanked Mrs. Hubbard for her efforts in getting this grant.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved the Glades County 2015-2016 Small County Consolidated Solid Waste Management Grant Agreement and authorized the Chairman to sign on behalf of the Glades County Board of County Commissioners.

Commissioner Storter Long asked if these funds had to be spent by September 30<sup>th</sup>. County Manager Carlisle explained that the County had the grant but no agreement in place.

Commissioner Storter Long asked if the Recycling Employee (Roland) needed help with his duties.

County Manager Carlisle stated he did need assistance but there were no additional funds for the hiring of an additional person.

Commissioner Storter Long suggested allowing people to perform community service hours at the Recycling Facility.

County Manager Carlisle stated the prisoners may be able to help as well. He stated these were great ideas and that he would look further into them.

Motion carried by 4 – 0 vote.

**9. Authorize the transfer of \$555.00 from General Fund Reserves – Contingencies to General Fund - Community Service Burial**

County Manager Carlisle stated the language regarding indigent burials was in the most recent Cemetery Ordinance; however, because the County had not had to pay for any burials, the funds had never been transferred to this budget. He stated money would be added to this line item in next year's budget.

ON MOTION of Commissioner Beck seconded by Commissioner Starter Long the Board authorized the transfer of \$555.00 from General Fund Reserves – Contingencies to General Fund – Community Services Burial to cover the cost of an indigent cremation.

Motion carried by 4 – 0 vote.

**10. Quote for Glades County Sheriff's Office Repair of Radios**

County Manager Carlisle stated the Sheriff's Department was experiencing some problems with the radios and back-up system at the Jail. He asked the Board to consider funding these repairs with money from the Intergovernmental Radio Communications Fund.

Commissioner Starter Long asked if the consoles were in the office or in the vehicles.

Chief Deputy Pottorff stated the computer equipment that was purchased when the Sheriff's Department switched over to MECOM in 2005 was outdated and could not be repaired. He stated Dispatch would need to be updated first. He stated there would be a switch over in 2018 where all MECOM/Harris radios would no longer be in use. He stated every single radio would have to be replaced. He stated these repairs and updates would put the Sheriff's Department ahead of the game. He stated there was only Dispatch console working right now.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved the payment in an amount up to \$35,800.00 from the Intergovernmental Radio Communications Fund for the repair of dispatch consoles for radios used by the Glades County Sheriff's Office.

Motion carried by 4 – 0 vote.

**11. SHIP Project Re-bid**

County Manager Carlisle stated only one bid had been received for each of these SHIP projects. (Applicant #2016-DEMO-1, Applicant #2016-Rehab-1, Applicant #2016-Rehab-2). He stated that one bid had far exceeded the funds allocated for each project. He requested that the Board reject these bids and allow staff to seek new bids for these projects.

Commissioner Starter Long stated this contractor had always come close to the figures needed and questioned if the scope of work needed to be reduced.

County Manager Carlisle stated the whole bid package would have to be re-evaluated. He stated Mrs. Whidden had done an excellent job of outlining the different materials needed so that the bids could be compared fairly. He stated some adjustments may need to be made. He stated staff would be reaching out to some other contractors as well. He stated some of the contractors had indicated that they were just too busy to put a bid in on the projects. He stated this had been an issue on several projects.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Storter Long the Board approved the rejection of the proposals for SHIP projects and authorized the County Manager to re-bid the projects.

Motion carried by 4 – 0 vote.

**12. SHIP Project Re-bid (Extension of Deadline)**

County Manager Carlisle requested that the deadlines for the encumbrance of funds for these projects be extended another 30 days.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved a 30-day extension of the encumbrance of funds for the following SHIP projects: App#2016-Demo-1, App#2016-Rehab-1, and App#2016-Rehab-2.

Motion carried by 4 – 0 vote.

**13. SHIP Foreclosure**

Susan Whidden, SHIP Director, stated she had spoken with Attorney Pringle regarding this foreclosure. She stated CenterState Bank sat in first lien position. She stated the amount owed on the mortgage was really high and Attorney Pringle did not see the County recouping any of its funds by pursuing foreclosure on this property. She asked the Board how they wished to proceed with this matter.

Commissioner Storter Long asked what other options were available.

Mrs. Whidden stated the payoff on the loan was approximately \$120,000.00 and the value of the home was approximately \$60,000.00. She stated she was working with the homeowner because she had no choice but to sell the home. She stated there were several people interested in purchasing the home and there was a slight possibility the County could regain some of the funds when the home was sold.

Commissioner Storter Long stated that would depend on the satisfaction of the first mortgage which was more than the value of the home.

Mrs. Whidden stated it would also depend on whether or not someone else's bank would allow them to bid that high. She stated she had looked at several comparables in the area and the home may bring approximately \$80,000.00

Commissioner Storter Long stated there would not be a clear title without the County's satisfaction.

County Manager Carlisle stated he had also spoken about this matter with Attorney Pringle. He stated Attorney Pringle had suggested approaching the bank to see if they would allow the County to foreclose on the property, go to foreclosure sale, and then split the proceeds in some manner with the bank. He stated recovering some of the funds would be better than recovering none.

Commissioner Storter Long asked if the home was occupied.

Mrs. Whidden stated the home was not occupied. She stated the homeowner was 2 months behind on the mortgage.

Commissioner Beck, Vice Chairman Ahern, and Commissioner Storter Long agreed that staff should negotiate with the bank.

County Manager Carlisle asked that this direction be included in the motion.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Storter Long the Board approved delaying the foreclosure of SHIP loan (Applicant #2006-Mar-670) pending Center State's (1<sup>st</sup> Mortgage holder) decision and directed staff to negotiate a resolution of this matter with the bank.

Motion carried by 4 – 0 vote.

#### **14. SHIP Foreclosure**

Mrs. Whidden stated this young lady had moved out of her home some time ago. She stated she had tried numerous times to contact the homeowner and had sent certified letters. She stated that not living in the home called for default on the loan. She stated the insurance on the home had expired and she could not get any further information from the insurance company.

Commissioner Storter Long asked if there were any other liens on the property.

Mrs. Whidden stated the SHIP mortgage was the only lien on the property. She stated the mortgage would satisfy next month.

County Manager Carlisle stated the homeowner had defaulted prior to the loan term ending so the foreclosure could proceed.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Beck the Board approved moving forward with foreclosure proceedings on the property located at 1018 Ortona Locks Road, Moore Haven (SHIP Applicant Rehab-2011-8A).

Commissioner Beck asked what made Mrs. Whidden believe that the homeowner had moved out.

Mrs. Whidden stated she had driven by the home and the home was empty.

Commissioner Beck asked if the electricity to the home was still turned on.

Commissioner Storter Long stated the power had never been in the homeowner's name and that the homeowner had been gone for at least 2 years, possibly 3.

Mrs. Whidden stated she did know that the homeowner had purchased another home that had been foreclosed on.

Commissioner Storter Long asked if the certified letters had been returned by the post office.

Mrs. Whidden stated they had been returned unclaimed.

Commissioner Storter Long suggested sending the letter by regular mail as well.

Mrs. Whidden stated she would do this.

County Manger Carlisle stated the notice could also be posted at the courthouse which would be considered legal notice to the homeowner.

Motion carried by 4 – 0 vote.

#### **15. SHIP Foreclosure**

Mrs. Whidden stated this homeowner had received \$30,000.00 from Glades County SHIP for down payment assistance; \$25,000.00 from the HOME program in which Highlands County sat in first position, \$8,000.00 from Glades County under the assumption that she would pay those funds back after she received her tax return, and \$66,000.00 mortgage with Wauchula State Bank. She stated that 11 days after the homeowner received the mortgage, the builder of the home paid the mortgage off. She stated the homeowner then owed the builder the remaining balance. She stated the homeowner made one payment by check, which had bounced. She stated the paperwork showed that Highlands County sat in first position, Glades County in second, and the builder in third. She stated Highlands County had advised her that because the HOME program had dissolved they were willing to step down and allow Glades County to be in first position and make foreclosure on the home. She stated she had been in contact with the homeowner and it



had not been a good contact. She stated she had been informed that the SHIP closings that were done in the past had not been held by the SHIP Administrator and were being held somewhere down in Clewiston. She stated any future closings would be held here in her presence. She stated she had reviewed all of the SHIP files and was down to 48 with no insurance and 10 that had not paid taxes. She assured the Board that she would take care of these issues and get the job done. She stated there were currently 126 open SHIP mortgages.

Vice Chairman Ahern thanked Mrs. Whidden for her hard work.

Commissioner Beck asked if the paperwork had a clause stating what the homeowners' responsibilities were.

Mrs. Whidden stated this was correct and the only way the homeowner would not know his/her responsibilities was if they failed to read the paperwork.

Chairman Pryor stated the SHIP program was a great program and the system worked great for the most part.

Vice Chairman Ahern stated there were some very good homeowners and some who were taking advantage of the program.

County Manager Carlisle stated these issues had been pointed out on the SHIP audit as items that were not being taken care of properly. He stated the County ran the risk of losing this program if these issues were not resolved. He stated he did not want to see people abusing the program to the point where the program was lost. He commended Mrs. Whidden for all of her hard work.

Commissioner Storter Long asked where the money would go if the County foreclosed and got the property back then sold the property.

Mrs. Whidden stated any funds received would go back into the SHIP program.

Commissioner Storter Long questioned who would receive any excess funds.

Mrs. Whidden stated she would have to contact the State to find out who would receive excess funds.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved moving forward with foreclosure proceedings on the mortgage dated December 22, 2009 and recorded in Glades County Official Records Book 285 page 517.

Vice Chairman Ahern was aware of the issues with this home.

Mrs. Whidden stated Mr. Sullivan would not discuss this matter with her.

Motion carried by 4 – 0 vote.

**16. Appointment to the Small County Coalition**

County Manager Carlisle stated that Mr. Stanley's retirement had left a vacancy on the Small Coalition Board. He asked that the Board re-appoint someone to fill the vacancy. He stated that the replacement must be an elected official.

ON MOTION of Commissioner Storter Long seconded by Vice Chairman Ahern the Board appointed Chairman Pryor to represent the Board of County Commissioners on the Small County Coalition Board.

Motion carried by 4 – 0 vote.

**17. Sale of Glades Inn**

County Manager Carlisle stated he had received a final offer regarding purchase of the Glades Inn from LM Group on Friday. He stated the proposal was for \$10,000.00 with the understanding that the County would get up to \$100,000.00 from the insurance company. He expressed concern with the additional request from LM Group for the allowance of short term rental units. He stated the Board had made the uses for the property very clear in the bid documents. He stated his recommendation would be for the Board to reject the proposal, work with the insurance company to get the property cleaned up, and then go out for bid again in the future.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board rejected the proposal from LM Group Enterprises, LLC in the amount of \$10,000.00 and voted to re-bid the project after clean-up of the property.

Motion carried by 4 – 0 vote.

**18. Discuss Building Permit Fees**

Chairman Pryor stated the County's Building permit fees were based on an estimated cost of construction of \$120.00 per square foot. He stated surrounding counties were significantly lower than this. He stated if the contractor gave a certain price to a new home builder at a set amount per square foot he believed the County should go with that price. He stated he believed this matter should be reviewed and the fees revised.

Commissioner Storter Long stated the fee was based on the value of the "to be constructed" residence, including all site improvements. She stated the State of Florida had determined that in Glades County that value would be \$120.00 - \$125.00 per square foot. She stated some of the nicest homes in Glades County were not even appraised at that value. She stated the value of a home did not decrease. She stated the assessment for the taxes were not determined until a Certificate of Occupancy was given. She stated

some people were going to be able to construct a home at a lower price and she believed the County should use that figure.

County Manager Carlisle stated Hendry County had chosen to use \$65.00 per square foot. He stated he had spoken with the owner of Hy-Byrd about this issue. He stated they were willing to use true estimates or true contracts in valuation of the permit fees.

Commissioner Storter Long asked if the County was going to try to hire another Building Official.

County Manager Carlisle stated he had put an advertisement out.

Commissioner Storter Long expressed concern with the way the Building Official was informing people of fees and other things needed to obtain a permit. She stated the Building Official and staff should never be demeaning to the homeowners or contractors while they were going through the permitting process.

County Manager Carlisle stated 90% of communication was in the delivery. He stated he understood the builder's frustration.

Commissioner Storter Long stated she appreciated that staff was following the rules; but believed that they should be more courteous.

County Manager Carlisle stated he was working through the process and addressing the problems as well.

Chairman Pryor thanked County Manager Carlisle for taking care of this issue,

### **CONSTITUTIONAL OFFICERS**

There was no discussion.

### **COUNTY ATTORNEY**

There was no discussion.

### **COUNTY MANAGER**

County Manager Carlisle stated he had met with Loves this morning and they were ready to get started. He stated Loves was meeting with Duda this afternoon to gain access to the C-19 Canal so that they could begin turning dirt. He stated he was trying to schedule a ground breaking ceremony and would inform the Board of the date. He stated AIM had everything they needed to go out for bid for the infrastructure work and would the bids would be advertised this Sunday. He stated the bid opening would be held on June 30<sup>th</sup> and the item would come back before the Board for approval at the July 11<sup>th</sup> meeting.

Commissioner Storter Long asked about the Water Management permit that was still needed.

County Manager Carlisle stated he believed the County had until June 11<sup>th</sup> to get that permit. He stated Loves could do everything but go vertical without that permit. He stated it would be 3 months before they were ready to go vertical. He reminded the Board that he would be out of the office the week of June 6<sup>th</sup> – 10<sup>th</sup>.

**DEPARTMENT HEADS**

There was no discussion.

**PUBLIC INPUT ON NON-AGENDA ITEMS**

There was none.

**COMMISSIONERS ITEMS AND COMMENTS**

Commissioner Beck had no comments.

Commissioner Storter Long had no comments.

Vice Chairman Ahern stated the inmate population at GCDC was down to 167 as of today. He stated they were still hoping to keep operations at the facility going. He asked if the subdivision regulations would be on the agenda for the next meeting.

County Manager Carlisle stated they would be on the June 15<sup>th</sup> meeting.

Chairman Pryor thanked Susan Whidden, SHIP Director, for her efforts with the SHIP Program. He also thanked Lenice Hubbard, Administrative Assistant, for her hard work.

**ADJOURN**

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board adjourned the meeting.

Motion carried by 4 – 0 vote.

There being no further discussion, Chairman Pryor adjourned the meeting at 6:54 p.m.

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Weston Pryor, Chairman

ATTEST:

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Sandra H. Brown, Clerk of the Circuit Court

Approved: June 14, 2016

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