

MINUTES OF THE GLADES COUNTY BOARD OF COUNTY COMMISSIONERS  
MEETING ON TUESDAY, JUNE 13, 2017 AT 9:00 A.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 Tuesday, June 13, 2017 at 9:00 a.m. with the following Commissioners present:

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

Others present:

Julie Mann Braddock, Administrative Secretary  
Tiffany Patterson, Finance Director  
Paul Carlisle, County Manager  
Richard Pringle, Glades County Attorney  
Avant Brown, County Road Superintendent  
Dawn Garrison, Administrative Assistant - County Manager's Office  
Matthew Howard, Johnson Engineering  
Marty Donovan, CliftonLarsonAllen  
Susan Whidden, SHIP Administrator  
Jeffery Patterson, Tourism Development Council Member  
Neil Chapman, Glades County Fire Department  
Paul McGehee, Glades Electric  
Larry Bennett, H. L. Bennett & Associates, Inc.  
Aletris Farnam, Supervisor of Elections  
Libby Pigman, SWFMD  
Tracy Whirls, Executive Director - EDC  
David Hardin, Glades County Sheriff  
Charlie Murphy, Okeechobee Radio  
Inga Williams, Community Development Director  
7 citizens

Chairman Ahern called the meeting to order at 9:00 a.m.

**PRAYER**

Commissioner Storter Long gave the invocation.

**PLEDGE**

Aletris Farnam, Supervisor of Elections, led the Pledge of Allegiance.

**AGENDA AMENDMENTS**

Note: Unanimous Board Action is required to amend agenda for official vote.

County Manager Carlisle requested that Item #10 - Resolution for Tourism Development Council (TDC) Board Removal be removed from the agenda. He stated he had provided the Board with a proposed (revised) Resolution under Item #11 that accomplished both tasks – the resignation of a TDC Board member and appointment of a new TDC Board member.

Commissioner Starter Long requested that Item #18 - Discussion of the Burn Ban Ordinance be added to the agenda.

ON MOTION of Commissioner Pryor seconded by Vice Chairman Stanley the Board amended the agenda to delete Item #10; add the substitute (revised) Resolution under Item #11; and add Item #18 – Discussion of the Burn Ban Ordinance.

Motion carried by 5 – 0 vote.

### **PRESENTATIONS / AWARDS**

There were none.

### **PUBLIC HEARINGS**

#### **1. Case Number COMP 17-02 – RFYC, LLC (This is a Legislative Hearing)**

Inga Williams, Community Development Director, stated Case Number COMP 17-02 was a small scale plan amendment. She stated the applicant was the River Forest Yacht Club (RFYC, LLC). She stated the applicant was requesting a change on 4.61 acres from Residential to Commercial. She stated the property consisted of a small portion on the south side of their existing parcel and a new parcel which RFYC had recently purchased in the Turkey Creek subdivision. She stated the property was currently zoned Residential General. She stated the property to the north was zoned Residential General and Commercial General; to the east and the south the property was zoned Residential Mixed; to the southwest was an RV Park; and to the west the property was zoned Open Use Agriculture and Commercial General. She stated the Future Land Use to the north, west, south, and southwest was Residential and the existing Yacht Club area and marina was zoned Commercial. She stated the property to the north of Williams Road was zoned Industrial. She stated the property was located south of Williams Road; west of Turkey Creek Avenue; and north of Rudder Lane. She stated in her review of the applicant's request which was to allow expansion of the existing marina by creating a boat basin, she had found that the request was consist with the Comprehensive Plan. She stated the applicant had stated that the marina was becoming overcrowded and needed to be expanded to meet the community and regional needs of the boating community. She stated the Planning & Zoning Board had recommended approval of the amendment. She stated the applicant had submitted a special exception, which was a requirement for the marina. She stated site design characteristics and standards would be created during the public hearing, if the Board approved this plan amendment and the rezoning. She stated there were also commercial design standards in the Land Development Regulations that were minimum design requirements for any Commercial or Industrial

use. She stated the proposed use for this property would not be using central water or sewage. She stated fire protection would be a necessity and the developer had proposed an access only available to emergency personnel from Turkey Creek Avenue. She stated there could be 20 single family residential units on the property under the current zoning if a plat were to be created or 32 multi-family units. She stated under the single family this could create up to 191 trips per day and under the multi-family up to 212 trips per day. She stated the applicant's engineer had stated that the proposed use would create less impact on the roadways. She the proposal was also consistent with the Economic Development Element.

Vice Chairman Stanley expressed concern with the access road off of Turkey Lane being accessible only to fire fighters and emergency personnel. He asked what kind of guarantee there was that this road would not be opened up to others in the future.

Mrs. Williams stated this could be a condition of the special exception and the gate would be locked. She stated should the road be opened up and others allowed to use it the violation would be treated as a code violation.

Commissioner Storter Long reminded the Board that this was the COMP Plan amendment hearing and that all of these issues would be discussed under the rezoning.

Attorney Pringle stated the applicant was present today. He stated the primary concern in this COMP Plan amendment was consistency with the COMP Plan. He stated many of the other questions would be related to the rezoning. He stated this was a legislative hearing and any witnesses who wished to testify would need to be sworn in.

Chairman Ahern asked that any witnesses who would be testifying during this public hearing stand and be sworn.

Larry Bennett, Inga Williams, John Helfrich, and Carl Lorenzen were sworn in by Attorney Pringle.

John Helfrich, Manager of the River Forest Yachting Center, stated he had read the emails that had come in regarding this amendment and he believed a majority of the concerns had been addressed. He stated the property consisted of 20 acres and there was one entrance to that property. He stated from that entrance all the way to the new basin was quite a distance. He stated should that entrance be blocked for whatever reason, he believed a second entrance was needed just for emergency vehicles. He stated he would agree to placing restrictions on the access. He stated the he did not intend to ever allow public use of the road. He stated the entrance would be equipped with a gate and Knox Box for the fire department. He stated he was in regular contact with Gerald Watson, Glades County Fire Department, who brought his staff down for different drills to ensure that the fire department was aware of the operations at the marina. He stated he believed that Mr. Watson would agree that a second access would be required or at least a big help. He stated he did understand the concerns from the residents in the neighborhood. He addressed the concerns with the lighting at the marina.

He stated this would be a basin and no buildings would be constructed. He stated the lighting would be limited to the sidewalks only. He stated the lights had tops on them so that no light would be emitted into the atmosphere. He explained that the lighting was needed for the safety reasons. He stated that there would be a green chain link fence around the property and the gate would match. He stated all of the landscaping would match what was on the existing property. He stated there would be shrubs and palm trees along the fencing. He stated he would be following whatever requirements there were for this particular type of zoning. He stated the marina's busiest time of the year would be when people were dropping their boats off and picking them up. He stated people would be dropping their boats off April thru June and then everyone would be leaving October thru November. He stated the traffic would really only be increased for about 5 months of the year.

Attorney Pringle stated this hearing was for the COMP Plan amendment only. He stated the rezoning hearing would follow this hearing. He stated the testimony that had been received now and the combined staff report would all be made a part of the record for the rezoning proceeding as well.

Chairman Ahern called for public input.

Carl Lorenzen, resident of Turkey Creek, stated he had lived in the Turkey Creek Subdivision since 1989. He stated the residents of Turkey Creek were not objecting to the expansion of the marina. He stated the residents felt this was an acceptable development. He stated since the developer was going to infringe on their community; however, the residents would like to discuss some of the problems that they saw prior to the commencement of the project. He stated the residents wanted no access through Turkey Creek of any and all construction equipment during the construction phase. He stated the residents had a problem with this during the first phase of the project. He stated large equipment and cranes had destroyed roads. He commented on the access road off of Turkey Lane for emergency vehicles. He stated the residents would like to see all access to the property go through 1992 Williams Road. He stated the residents would like to see the whole project moved an additional 25 feet to the north. He stated this would provide a 50 foot buffer zone that could be landscaped and block out the scene of this commercial enterprise. He stated the property to the north was owned by RFYC and was already properly zoned. He stated he had not yet seen the plans for the landscaping and understood that these plans would be available in the future. He commented on the low level lighting at the basin. He stated he understood the need for the lighting. He stated the property was covered with gopher turtles and expressed concern with what would be done with them. He thanked the Board for their time and for addressing these issues.

Mr. Helfrich stated he had already been working on addressing the gopher tortoise issues. He stated he had talked with Eric Severson of FWC and had a plan for addressing the issue. He stated Stanwood Consultants would be coming out to do the gopher tortoise survey. He stated he would have to apply for the right permits to relocate the tortoises if there were too many on the property. He stated only half of the property would be

developed so he intended to move the tortoises to the front half of the property. He stated if needed, he had also consulted Lykes Bros regarding relocation.

Commissioner Storter Long stated she believed that County staff should clearly inform all applicants that all of this testimony was not relevant to the issue at hand. She stated there were 2 processes that must be followed.

ON MOTION of Commissioner Pryor seconded by Commissioner Storter Long the Board approved adoption of Glades County Ordinance No. 2017- 11, Amending the Glades County Comprehensive Plan by revising the Future Land Use Map from Residential to Commercial for 4.61 acres of land located on Rudder Lane and Williams Road; Property Owner - RFYC, LLC; Case Number COMP 17-02; providing for inclusion of Ordinance and Revised Future Land Use Map in the Comprehensive Plan; and providing for an effective date; based on the findings and analysis in the staff report dated May 1, 2017 and findings presented at the public hearing.

Attorney Pringle clarified that the staff report and the application were made a part of the record of these proceedings.

Chairman Ahern called a roll call vote:

Commissioner Strength - Yes  
Vice Chairman Stanley - Yes  
Commissioner Storter Long - Yes  
Commissioner Pryor - Yes  
Chairman Ahern - Yes

Motion carried by 5 – 0 vote.

County Manager Carlisle clarified that the title of the Ordinance had been included in the motion.

**2. Case Number RZ17-02 – RFYC, LLC (This is a Quasi-Judicial Hearing)**

Attorney Pringle explained again that the Board was considering two cases today – one for the Comprehensive Plan Amendment and the other for the rezoning. He asked that all testimony presented in the first hearing (Case Number COMP17-02) be made a part of the record of this hearing.

Chairman Ahern called for ex parte communication disclosure.

Commissioner Strenth stated he had received the emails that had been forwarded to him by staff regarding this matter.

Vice Chairman Stanley stated he had also received numerous emails that had been forwarded to him and he had spoken with Steve Dobbs in general conversation and knew he was working on this project.

Commissioner Storter Long stated many of the emails had originally been directed to her and she had discussed the matter with members of the community, including the ones present today. She stated she had also received 2 more emails this morning.

Chairman Ahern asked that any witnesses who would be testifying during this public hearing stand and be sworn.

Larry Bennett, Inga Williams, John Helfrich, and Carl Lorenzen were sworn in by Attorney Pringle.

Inga Williams, Community Development Director, stated this was a companion rezoning to the previous COMP Plan amendment. She stated the change request was from Residential General to Commercial General. She stated the property consisted of 4.61 acres. She stated there were findings of fact that had to be made during a rezoning. She stated staff had found that the proposed zoning was not contrary to the established land use. She stated there were other properties within this area that were zoned Commercial General. She stated the subject site was an expansion of an existing use. She stated the proposed change would not create an isolated district unrelated to adjacent and nearby districts. She stated staff had found that the proposed change was from Residential to Commercial and would concur with the applicant's engineer who had concluded that there would be no adverse impacts to roads; no impacts to public water, sewer, or schools. She stated with the Board's approval of the Comprehensive Plan amendment this rezoning would be consistent. She stated the applicant's had stated that their business was expanding and that they needed this space to accommodate more boats. She stated the proposed zoning would probably adversely influence living conditions in the neighborhood; however, the special exception that would be brought forth subsequent to the rezoning would allow staff and the Planning & Zoning Board to place conditions on the applicant that would minimize any adverse conditions. She stated the proposed change would not impact traffic conditions. She stated any drainage issues would be taken care of during the site planning phase. She stated there would be no structures on the property, therefore no reduction of light or air. She stated it was unknown, at this point, if the proposed change would adversely affect property values. She stated almost all of the properties adjacent to the site were already developed, therefore the proposed change would not be a deterrent to the improvement or development of the adjacent property. She stated there was no substantial reason why the property could not be used in accordance with existing zoning. She stated it would be impossible to find other adequate sites in the County for the proposed use.

Commissioner Storter Long stated when this property was rezoned some time ago there had been a discovery of some canals that had been constructed by the Calusa Indians. She asked how this issue had been addressed. She asked if there was any reason, other than those canals, that the applicant could not put another entrance on Williams Road for emergency access. She reminded everyone that once this property was zoned Commercial, the applicant could construct buildings on the property. She expressed concern with the Board not being able to place conditions on the rezoning. She stated she was very excited that River Forest was doing so well even though they had not started

off that way. She stated they had broken a water line and denied doing it, had not paid their taxes for 3 years, and had destroyed the road. She stated there was going to be a lot of construction with this development as well. She asked if the canals had been addressed or considered at all. She stated she realized that the canals were not relative to this piece of property but asked if this was why the applicant was not coming thru their main gate to access the property. She asked why the emergency entrance could not be put further east on Williams Road.

Mrs. Williams stated the applicant had proposed that the entrance be located on Turkey Creek Avenue. She stated she was not aware of any canals but believed there was a burial mound closer to Williams Road.

Commissioner Storter Long stated the applicant had done a beautiful job on the landscaping. She stated she believed she counted 13 residents that she had conferred with that were concerned with the possibility of misuse of an emergency entrance. She stated the County did not have a Code Compliance Officer that could enforce the proper use. She stated this Board could not place conditions, such as buffering, on the rezoning.

Mrs. Williams stated the buffering could be part of the special exception.

Commissioner Storter Long stated the special exception would not come before this Board for approval. She suggested that future applicants be directed to apply for Planned Development. She stated the Board could then consider everything and feel confident in approving these requests. She recommended that the emergency access entrance be changed to Williams Road.

Attorney Pringle stated this was a conventional rezoning request and the Board did not have the authority to impose any conditions.

Commissioner Storter Long stated there was a typo on page 4 of the staff report under paragraph 3 – Existing Uses. She stated the sentence should read “to the south and east is the Turkey Creek subdivision” and not “to the south and west...”. She stated if the applicant changed to Commercial zoning they would not have to get a special exception to do a myriad of other uses. She asked what these other uses would include. She stated that was why she was urging staff to explain the complexities and the preferences for a Planned Development so that the applicant knew they would get what they wanted. She stated she understood that staff could not force the applicant to do this, but they could certainly explain the benefits.

Mrs. Williams stated the permitted uses under Commercial zoning were: book print, printing, reproduction services, book stores, government buildings, contractor’s construction offices (no storage), convenience stores without fuel, dormitories and student housing, drug stores, dry cleaning, florists, funeral homes, crematories, grocery stores, lawn and garden supplies, hospitals, hotels/motels, libraries, medical offices, medical laboratories, micro-brewery, mini storage facilities, mixed use buildings, museums, nursing and convalescent homes, office and business services, parking

facilities, pet stores, repair shops for small items, restaurants without drive through, restaurants with drive through, retail sales establishments, college, universities, and vocational schools, schools (private and public), and theatres.

Commissioner Storter Long stated marina or expansion of an existing marina was not named and this was why the applicant was requesting a special exception. She asked why the applicant would ask for zoning that would require an additional process. She stated a Planned Development would have saved them money and time. She requested again that staff point these issues out to applicants.

Commissioner Pryor stated he appreciated that the Turkey Creek residents were working together with the applicant on the issues.

Commissioner Storter Long asked Mr. Helfrich if there was any reason why the emergency entrance could not be changed to Williams Road.

Mr. Helfrich stated the property that was adjacent to the yacht center was zoned residential. He stated he was not fully aware of what would have to be done to put the entrance off of Williams Road. He asked if the property would have to be rezoned.

Commissioner Storter Long stated the property would not have to be rezoned.

Mr. Helfrich stated he understood Commissioner Storter Long's point; however, he had paid for that piece of property and was paying the property taxes on it and felt as if he was almost being denied access to his own property. He stated he had really drawn back his request in agreeing that the entrance would only be used for emergency access and he was willing to abide by that rule. He stated now he was being asked to put the entrance in a different way.

Commissioner Storter Long stated Mr. Helfrich was not being denied access and had access through a contiguous piece of property. She questioned why it would matter where the entrance was if it would not have an impact and would only be used for emergency access.

Mr. Helfrich asked why he would be denied access if the road was only going to be used for emergency access.

Commissioner Storter Long stated because of the concern that the entrance would be misused and the fact that the County currently did not have a Code Compliance Officer. Attorney Pringle stated because this was a quasi-judicial proceeding the only evidence to be considered was the evidence presented today. He stated staff and the applicant had made their presentations. He stated the applicant's engineer was present and may wish to make a presentation and public input, if any, would need to be heard. He stated he was not sure how the emails that were circulated would become a part of the record of a quasi-judicial proceeding unless someone testified and brought them into the record.



Commissioner Storter Long stated Mr. Lorezen had done this when he made his presentation in the Comprehensive Plan amendment hearing. She requested that the emails be made a part of the record because she had received them and forwarded them to staff and asked that they be disbursed. She stated Mr. Lorezen had spoken and addressed the issues included in an email that he had sent to her. She commented on a previous rezoning hearing in which the Board based its approval on a statement that the applicant had imposed conditions of reducing the density.

Attorney Pringle clarified that the Board's decision was in reliance on the applicant's statement. He stated the reason for this was that, if in the future the applicant did not do what he said he was going to do and the County wanted to take action to prohibit other density use, then the basis for a claim by the County would be that the applicant made a statement under oath, which the Board had relied upon, and the applicant had not done what he said he was going to do.

Commissioner Storter Long stated the applicant in this case had not applied to put the entrance any other place.

Attorney Pringle clarified that the testimony that was about to be given was part of the public input in this hearing. He stated the Board still had not heard from the applicant's engineer.

Carl Lorenzen, resident of Turkey Creek, asked that his previous comments be included in this hearing. He stated he understood that River Forest owned the property and should not be denied access. He stated the applicant had indicated that if there was a large number of tortoises on the property he would be relocating some of them to the front of the property, which was where the road was located. He stated roads were not conducive to a tortoise habitat. He expressed concern with the applicant making verbal statements that may or may not be followed through with. He stated again that he was not objecting to the project. He stated he simply did not want the project to infringe on his property. He expressed concern with the fact that once the property was rezoned, the applicant could put up buildings.

Commissioner Storter Long stated the Board's consideration of this request could only be based on what the applicant proposed. She stated if the applicant went forward with the special exception the request would go before the Planning & Zoning Board and Mr. Lorenzen would be able to make his concerns known at that hearing.

Larry Bennett, H. L. Bennett & Associates, Inc., stated he was the engineer for the applicant and had prepared the trip generation study for this project. He stated that in the property's present zoning classification of Residential there would be considerable more impact from traffic than if the property was zoned Commercial. He stated this would include trips per day and construction traffic. He stated the report stated the number of trips would amount to approximately 5 trips per peak hour in the morning and afternoon.

Vice Chairman Pryor asked Mr. Bennett how long he had been preparing traffic generation reports.

Mr. Bennett stated he had been doing them for approximately 30 years.

Chairman Ahern asked if there was any further public comment. There was none.

ON MOTION of Vice Chairman Stanley seconded by Commissioner Strenth the Board approved adoption of Glades County Ordinance No. 2017- 12, Amending the Official Zoning Map of Glades County from Residential General (RG) to Commercial General (C-2) for 4.61 acres of land located adjacent to Rudder Lane and Williams Road; Case Number RZ17-02; Applicant and Property Owner – RFYC, LLC; providing for conflict; providing for severability; and providing for an effective date; based on the findings and analysis in the staff report dated May 1, 2017 and findings presented at the public hearing.

Commissioner Storter Long stated she would vote and support this request based on the integrity of staff, the County's local Planning Agency and the River Forest Yacht Club's representatives.

Chairman Ahern called a roll call vote:

Commissioner Strenth – Yes  
Vice Chairman Stanley – Yes  
Commissioner Storter Long– Yes  
Commissioner Pryor – Yes  
Chairman Ahern – Yes

Motion carried by 5 – 0 vote.

County Manager Carlisle clarified that the title of the Ordinance had been included in the motion.

**CONSENT AGENDA**

3. **Approve minutes of the June 23, 2016 Budget Workshop**
4. **Approve minutes of the July 18, 2016 Budget Workshop**
5. **Approve minutes of the May 9, 2017 Regular Meeting**
6. **Approve minutes of the May 22, 2017 Regular Meeting**
7. **Approve County Warrants (See Exhibit A)**  
**General Fund: 81022 – 81112**  
**Buckhead Ridge Utility Authority: 0225**  
**Intergovernmental Radio: 10329**  
**Courthouse Facilities Grant: 1466 – 1470**  
**SHIP: 1684 - 1685**  
**Small Cities CDBG: 99-101**  
**Tourism Development Council: 1042 - 1046**

ON MOTION of Commissioner Pryor seconded by Vice Chairman Stanley the Board approved the Consent Agenda items.

Motion carried by 5 – 0 vote.

**PUBLIC COMMENT 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.**

Chairman Ahern asked if there was any public input on any of the Business Agenda items. There was none.

**BUSINESS AGENDA**

**8. Draft Basic Financial Statements for Year Ended September 30, 2016**

Martin Redovan, CliftonLarsonAllen, LLC, stated the first report that had been rendered was on the financial statements themselves. He stated the County had received an unmodified opinion again this year. He stated there was one pending item that may have an impact on this opinion. He stated he would address this item later on. He stated the next report was an Independent Auditor's Report on internal control and compliance. He stated within this report the auditor had to report whether there were material weaknesses, significant deficiencies, or if there were compliances that were material to the financials. He stated the results of the audit indicated that there were 6 material weaknesses, 2 of which were carry overs from the prior year. He stated one of the 2 carry overs dealt with audit adjustments and the other with journal entries. He stated there were a considerable amount of journal entries still being made. He stated he realized that the Clerk's Office was working on this issue. He stated there was a comment this year regarding fund balance and chart of accounts. He stated a couple of accounts were not grouped correctly within the system and were hitting fund balance and they should not be. He stated there had been a finding dealing with the SHIP reporting and the Annual SHIP Report not being filed in a timely manner. He stated this would not necessarily stop the funding but it did have ramifications. He stated there was a finding dealing with outstanding accounts receivable regarding the Waste Management account. He stated some of the account receivables had been out longer than they should have been. He stated once these had been brought to the Clerk's Finance staff's attention they had followed up on these. He stated there was only one in still in process. He stated the final comment had to do with a permit fee modification. He stated this mostly had to do with internal control. He stated given the fact that the County had a limited number of personnel in all departments it was hard to have proper segregation of duties; however, where issues such as this were seen they had to be pointed out to management. He stated there was corrective action in place that should correct this finding. He stated the compliance item had to do with E911 reporting. He stated under the statutes the County was allowed to use the E911 funds for specific expenditures. He stated there were no problems with the expenditures; however, the reporting that was done up stream was done on the State's fiscal year, which is June 30<sup>th</sup>, and it was supposed to be done on the County's fiscal year, which is September 30<sup>th</sup>. He stated this issue had also been corrected. He stated the next level of reporting that was done had to do with grants and a single audit. He stated if the County's expenditures of federal funds exceeded

\$750,000.00, a federal single audit was required and if the expenditure of state funds exceeded \$750,000.00, a state single audit was required. He stated this year the County qualified for reporting on a state single audit. He stated the County had received an unmodified opinion on compliance and no findings in internal control. He stated there were 2 findings reported last year related to the single audit and corrective action had been taken on both. He stated this part of the audit had gone very well. He stated the Management Letter contained housekeeping issues that were not reported in the other reports. He stated the County needed to update its procurement policy to meet uniform grant guidance requirements. He stated there were micro purchases and several other things. He stated this had been discussed with the Clerk and corrective action was in process. He stated the second comment in the Management Letter related to performing poorly on reconciliation of capital assets. He stated the policy required quarterly reconciliations and staff had been doing them annually. He stated the last report that was issued related to certain elements of compliance with Florida Statutes that was required by the Auditor General. He stated the first had to do with compliance with the investment statutes – F.S. 218.415. He stated the County was deemed in compliance with this statute. He stated the other was the expenditure of E911 funding which had also been complied with. He stated he wanted to go back to the financial statements. He stated there was one issue that may change the unmodified opinion. He stated in the fiscal year of 2016 there was an issue of the escheatment of the property known as the Glades Inn to the County. He stated the issue was how and where this property was recorded in the County's fixed asset records. He stated this property had not been reported in the fixed asset records. He stated as more inquiries had been it had been found that the escheatment of properties over the past several years had not been included in the County's fixed assets either. He stated he had talked with Ms. Brown and Mrs. Patterson about this issue. He stated there were some properties that were included on the Property Appraiser's website as being owned by the County but not included in the property fixed asset records the way they should have been. He stated there was some concern that some of these properties should have been included. He stated others such as, right of ways and easement, may not need to be included. He stated he had been working Mrs. Patterson regarding this issue. He stated there were approximately 60 properties that needed to be investigated. He stated the capital asset listing for land was understated on the financial statements. He stated once these properties were reviewed the ones that needed to be included would be and the numbers would change on the financial statements. He stated this adjustment would need to be done before June 30<sup>th</sup>. He stated these issues were very historic in nature and not done under the current administration. He stated he had no difficulty throughout the audit with assistance from staff. He stated everyone had been very cooperative. He stated the first repeat comment labeled 2010-01 regarding audit adjustments had been out there for a number of years. He stated under the rules the Joint Legislative Audit Committee would contact the County to inquire what action was being taken to correct this issue. He stated governments with limited resources could only do so much and the Committee would understand this. He stated several years ago the County had to implement the pension standard. He stated there would be another standard coming up in fiscal year 2018 where the other post-employment benefit liability would be included. He stated this was already in the

financials but would be treated more like the pension liability in the future. He stated there was a likelihood that this number would be a larger number going forward.

Commissioner Storter Long stated she believed in the past if property was given to the County and the County did not accept it for maintenance it was not included as an asset. She asked if it was deeded to the County should the County list the property as an asset, regardless of the dedication.

Mr. Redovan stated this was correct, subject to the comment about the County accepting the property. He stated he would defer to Attorney Pringle for clarification.

Attorney Pringle stated with a deed the County received the property and it would belong to the County. He stated the issue raised regarding acceptance by the County was almost exclusively related to right of ways and subdivision plats.

Commissioner Storter Long questioned the adjusting entries being down by 25%. She asked if Mr. Redovan was indicating that more oversight was needed on this issue.

Mr. Redovan stated this was correct. He stated the process needed more fine tuning so that there were less of these types of journal entries.

Commissioner Storter Long stated these entries were usually made to correct something that was entered incorrectly.

Mr. Redovan stated the process needed to be improved so that less correcting entries were being made.

Commissioner Storter Long stated the Clerk's Office was facing shortages of funds for staffing already and realized that Mrs. Patterson was overwhelmed at times. She stated she really did appreciate all of Mrs. Patterson's hard work.

Mr. Redovan agreed. He stated he understood the issues that the County was facing.

Chairman Ahern stated he did appreciate the work Mr. Redovan had done on the audit.

Mr. Redovan requested that the Board accept the Audit Report pending any updates that maybe required related to the land issue. He stated this document was pretty close to being complete except for that one issue.

Attorney Pringle expressed concern with getting the audit approved and submitted to the State prior to June 30<sup>th</sup>. He stated the Board would have one more meeting before the 30<sup>th</sup>.

County Manager Carlisle stated this would give staff time to get the document finalized.

ON MOTION of Commissioner Storter Long seconded by Commissioner Pryor the Board acknowledged receipt of the Draft Basic Financial Statements for Year Ended September 30, 2016 as presented by Martin Redovan of CliftonLarsonAllen, LLC with expected final financial statements to include an amendment adjusting capital assets that will be presented at the June 27, 2017 meeting for approval.

Motion carried by 5 – 0 vote.

**9. 2017-2018 Budget Workshops**

County Manager Carlisle stated budget time was upon us. He stated Mrs. Patterson and staff had been working diligently on the budget. He stated there had been some deletions and some additions to the budget. He stated the Board needed to set a workshop so that they could give direction on any items that they may wish to consider. He stated the first date was scheduled for June 26, 2017 at 10:00 a.m. and a second workshop would be scheduled, if needed. He reminded the Board that the tentative millage would need to be set by the end of July. He stated the Board would hold a public hearing on July 24, 2017 at 6:00 p.m. to adopt the tentative millage. He stated he had advised all of the departments and others supported by the budget that if they had no material changes, they did not need to attend the workshop.

Commissioner Storter Long asked when she would receive a draft budget.

Mrs. Patterson stated the draft should be completed prior to the end of this week.

County Manager Carlisle stated he would schedule one on one meeting with each of the Commissioners so that the budget could be discussed in greater detail, along with any other items of concern.

Vice Chairman Stanley suggested that if a Commissioner was going to consider cutting someone's budget that they be present at the workshop.

County Manager Carlisle stated there were some adjustments made that were statutorily done and he would ask that they were present.

ON MOTION of Commissioner Storter Long seconded by Commissioner Strenth the Board approved the following schedule for the Budget Workshops: 1<sup>st</sup> Budget Workshop – June 26, 2017 at 10:00 a.m., 2<sup>nd</sup> Budget Workshop – TBD; and Tentative Millage will be adopted at the July 24, 2017 Regular Meeting at 6:00 p.m.

Motion carried by 5 – 0 vote.

**10. Resolution for Tourism Development Council (TDC) Board Removal  
(This item was deleted from the agenda by amendment)**

**11. Resolution for Tourism Development Council (TDC) Board  
Appointment**

County Manager Carlisle stated the Tourism Development Council had been facing some challenges on getting members to attend meetings. He stated Mrs. Adams had recently resigned from the Council. He stated Mr. Patterson had taken over Beck's Store in Lakeport and had expressed an interest in being appointed to the Council. He stated this action had to be done by Resolution. He stated the Resolution before the Board acknowledged Mrs. Adams's resignation from the Council and appointed Mr. Patterson to the Council.

ON MOTION of Commissioner Pryor seconded by Commissioner Starter Long the Board adopted Glades County Resolution No. 2017-16 appointing Jeffery E. Patterson to the Glades County Tourism Development Council Board.

Motion carried by 5 – 0 vote.

**12. Budget Transfer for County Judge**

County Manager Carlisle stated this was a request for a line item change in the County Judge's budget to cover payment of additional volumes of the Florida Statutes Annotated Books that had to be replaced this year.

ON MOTION of Vice Chairman Stanley seconded by Commissioner Strenth the Board approved the transfer of \$1,100.00 from Court Administration – Communications to County Judge – Books, publications, Subscriptions, and Memberships.

Motion carried by 5 – 0 vote.

**13. Budget Amendment Request**

County Manager Carlisle stated this budget amendment request was to record donations and contributions received in the amount of \$12,779.00 for the Library, Fire Departments, and Training Center.

County Manager Carlisle read the Resolution into the record.

ON MOTION of Vice Chairman Stanley seconded by Commissioner Pryor the Board adopted Glades County Resolution No. 2017-15 amending the General Fund to reflect contributions and donations received for the Library, Fire Departments, and the Training Center in the amount of \$12,779.00.

Motion carried by 5 – 0 vote.

**14. SHIP and CDBG Satisfactions**

Susan Whidden, SHIP Administrator, stated 2 CDBG mortgages and 1 SHIP mortgage needed to be satisfied. She stated the applicants had met the terms and conditions of their loan agreements with satisfaction.

ON MOTION of Commissioner Pryor seconded by Commissioner Starter Long the Board approved satisfying 2 CDBG mortgages (\$25,590.50 & \$38,000.00) for Jimmy Roberts

and 1 SHIP mortgage (\$30,000.00) for Alfredo Perez and authorized the Chairman to sign on behalf of the Board.

Motion carried by 5 – 0 vote.

**15. Drug-Free Workplace Program**

County Manager Carlisle stated the County received a discount on its premiums for certain programs. He stated by maintaining a Drug-Free Workplace the County would receive a 5% discount.

ON MOTION of Vice Chairman Stanley seconded by Commissioner Strenth the Board approved the application for Drug-Free Workplace Premium Credit Program and authorized the Chairman to sign on behalf of the Board.

Motion carried by 5 – 0 vote.

**16. Safety Program**

County Manager Carlisle stated this was another program that the County would receive a discount for. He stated by maintaining a Safety Program the County would receive a 3% discount.

ON MOTION of Commissioner Pryor seconded by Commissioner Starter Long the Board approved the application for the Safety Premium Credit Program and authorized the Chairman to sign on behalf of the Board.

Motion carried by 5 – 0 vote.

**17. Quit Claim Deed of Mineral Rights to GCDC**

Attorney Pringle stated section 270.11 of the Florida Statutes required the County to specifically convey mineral interests when conveying property, if it intended to convey the mineral interest. He stated this conveyance was a part of the refinancing of the bonds at the GCDC Facility. He stated a title search had revealed that this had not been done in the original statutory warranty deed. He stated the Board would need to adopt a Resolution in order to approve the conveyance.

Attorney Pringle read the title of the Resolution into the record.

ON MOTION of Commissioner Starter Long seconded by Commissioner Pryor the Board approved Glades County Resolution No. 2017-17 Authorizing Glades County's conveyance of all of the mineral interests lying under the GCDC property to GCDC by Quit Claim Deed and authorized the Chairman to sign on behalf of the Board.

Motion carried by 5 – 0 vote.

Chairman Ahern stated this was the final part of the process of renewing the bonds.



**18. Discuss Burn Ban Ordinance**

Commissioner Storter Long stated some other municipalities and County governments had lifted their burn bans and had not advertised for public hearings. She stated the County's burn ban ordinance required a public hearing. She suggested having Attorney Pringle research this issue and either amend or rescind the current ordinance so that a public hearing would not be required in the future. She stated the Public Safety Director or County Manager should have the authority to impose or rescind a burn ban without public hearing. She stated she had received numerous emails regarding lifting the current burn ban. She stated 12.25 inches of rain had recently fallen and the ban was no longer needed.

It was the consensus of the Board to have Attorney Pringle research the current burn ban ordinance and amend or rescind it so that a public hearing would not be required in the future to impose or rescind a burn ban.

**CONSTITUTIONAL OFFICERS**

Sheriff Hardin stated there were currently 418 inmates at the GCDC Facility. He stated 7 new radar operators would graduate today.

Libby Pigman, SWFMD, stated she was glad it was raining again.

**COUNTY ATTORNEY**

Attorney Pringle stated the closing had occurred on the refinancing of bonds for GCDC. He stated he had to issue a counsel opinion letter and had reviewed the documents. He thanked the Board for approval of the Resolution and Quit Claim deed today. He stated this would finalize the refinancing of the bonds. He offered to review the distinctions between conventional rezoning and Planned Developments with the Commissioners, if they so desired. He stated the way that the County's ordinances were currently written there was a broad opportunity for a land owner to proceed with a conventional rezoning application.

Chairman Ahern asked if the property on the river (Sanford property) was one that should be included in the County's property fixed asset records.

Attorney Pringle stated he would be glad to discuss the matter with Chairman Ahern after the meeting.

**COUNTY MANAGER**

County Manager Carlisle stated the construction at the Training Center was going well and the School Board was considering leasing another class room there. He stated he would be bringing a lease agreement to the Board for consideration in the near future. He stated the truck driving school had started their second class on Monday. He stated the Library air conditioner had gone down and a new system was being installed. He stated he would bring a budget amendment to the Board at the next meeting. He stated the roof at the Doyle Conner building was in need of repair. He stated the new fire truck for Lakeport had arrived. He introduced Dawn Garrison, Administrative Assistant, who

would be assuming Mrs. Hubbard's position. He stated he looked forward to working with her in the future.

**PUBLIC INPUT ON NON-AGENDA ITEMS**

There was none.

**COMMISSIONERS ITEMS AND COMMENTS**

Commissioner Strenth commented on the new fire truck. He stated it was very nice. He thanked everyone for their efforts in helping obtain the new truck. He stated it was very badly needed. He commented on receiving complaints about non-maintained properties in the Lakeport area. He stated he realized that the County did not currently have a Code Enforcement Officer. He asked for direction on enforcing fines on the properties or if the County could clean them up.

County Manager Carlisle stated the Board may wish to consider raising the salary range of the Code Enforcement Officer position during the budget workshops. He stated there may be some changes needed in the ordinance that would give the County more authority. He stated there may also be other options on how the enforcement was administered. He stated the methodology for receiving fines also needed to be reviewed. He stated the County may be able to use these funds to clean up some of these properties.

Vice Chairman Stanley stated he was glad to see boats floating again in the Buckhead Ridge area. He thanked Mr. Brown's crew for putting the wood underneath the pavilion in the park. He stated he had heard some compliments on the bathroom cleaning as well. He commented on the men's restroom facility at the cemetery and asked if the walls could be painted. He stated there was also no garbage can in the restroom. He stated the Okeechobee Utility Authority (OUA) was rewriting their interlocal agreement plan. He stated Buckhead Ridge or the County currently had a representative on the OUA Board; however, the new proposed agreement would remove the Glades person and make it an at large representative. He expressed concern with having no representation on this board. He stated he would be discussing the matter with some of the Okeechobee Commissioners.

Commissioner Storter Long welcomed Mrs. Garrison to the County Manager's office and offered to help her in way she could. She thanked Mrs. Patterson and Ms. Brown for their hard work.

Commissioner Pryor thanked Jeffery Patterson for stepping up to serve on the TDC Board. He commented on attending a recent 16-County Coalition meeting. He stated the meeting had gone very well.

Chairman Ahern thanked Mr. Brown and his road crew for keeping the culverts clean and the water flowing during the recent rains.

**ADJOURN**

GLADES COUNTY COMMISSION – JUNE 13, 2017

ON MOTION of Vice Chairman Stanley seconded by Commissioner Pryor the Board adjourned the meeting.

Motion carried by 5 – 0 vote.

There being no further discussion, Chairman Ahern adjourned the meeting at 11:04 a.m.

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John Ahern, Chairman

ATTEST:

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Sandra H. Brown, Clerk of the Circuit Court

Approved: July 11, 2017

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