

MINUTES OF THE GLADES COUNTY BOARD OF COUNTY COMMISSIONERS
MEETING ON TUESDAY, JULY 12, 2016 AT 9:00 A.M. IN THE COUNTY
COMMISSIONERS MEETING ROOM, GLADES COUNTY COURTHOUSE, MOORE
HAVEN, FLORIDA

The Glades County Board of County Commissioners met on Tuesday, July 12, 2016 at 9:00 a.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
Richard Pringle, County Attorney
Paul Carlisle, County Manager
Avant Brown, County Road Superintendent
Tiffany Patterson, Finance Director
Bob Jones, Public Safety Director
Duane Pottorff, Chief Deputy - GCSO
Matthew Howard, Johnson Prewitt Engineering
Tim Stanley
Susan Whidden, SHIP Coordinator
Joe Pepe, Director –Director Glades Health Department
Angie Snow-Colgrove, Emergency Management Director
Inga Williams, Community Development Director
Gabrielle Ibietatorremendia, Human Resource Director
6 citizens

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

PRAYER

Commissioner Storter Long gave the invocation.

PLEDGE

Commissioner Beck led the Pledge of Allegiance.

AGENDA AMENDMENTS

There were none.

PRESENTATIONS / AWARDS

There were none.

PUBLIC INPUT ON AGENDA ITEMS

There were none.

PUBLIC HEARINGS

1. Case Number RZ16-01– Wayman Road

Attorney Pringle swore in 2 witnesses for this hearing (Inga Williams and County Manager Carlisle).

Chairman Pryor asked for ex parte communication disclosure from the Board. There was none.

Inga Williams, Community Development Director, stated this was the second public hearing before the Board for 206 acres located on Wayman Road. She stated the property was being rezoned by the County from Open Use Agricultural to Agricultural Residential. She stated the property’s current zoning designation was inconsistent with the Future Land Use Map. She submitted the Staff Report as part of the record and stated she would be happy to answer any questions the Board may have.

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

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board, based on the findings and analysis in the Staff Report dated April 19, 2016 and findings of fact in evidence at the public hearings held on June 14, 2016 and July 12, 2016 on this matter, approved adoption of Glades County Ordinance No. 2016-14, Amending the Official Zoning Map of Glades County, Florida, from Open Use Agricultural (OUA) to Agricultural Residential (AR) for approximately 206.84 acres for property located North and South and East and West along Wayman Road; Case Number RZ16-01; Applicant – Glades County Board of County Commissioners; Providing for scrivener’s errors; Providing for conflict; Providing for severability; and Providing for an effective date.

Chairman Pryor called for a roll call vote from the Commissioners:

Commissioner Storter Long – yes

Vice Chairman Ahern – yes

Commissioner Beck – yes

Chairman Pryor – yes

Commissioner Storter Long questioned why the title of the Ordinance did not provide for codification.

Attorney Pringle stated the Ordinance was a change to the land use but the code itself was in the Comprehensive Plan and not Glades County Code.

Motion carried by 4 – 0 vote.

2. Case No. COMP16-01LS – Glades County (This is a Legislative Hearing)

Inga Williams, Community Development Director, stated this was a large scale plan amendment and, if approved, would be transmitted to the State for comment and review. She stated this amendment would include a change of land use from Residential to Agricultural Residential for 70 +/- acres. She stated the property was located on Wayman Road. She stated the current zoning designations on the property were Open Use Agricultural and Agricultural Residential. She stated when this had been brought before the Board in 2014, they had requested that the Future Land Use be amended instead of the zoning designation. She stated she would also bring forward a rezoning of that portion of the property. She submitted the Staff Report for the record.

Chairman Pryor called for public input. There was none.

Vice Chairman Ahern this was what the Board wanted done. He stated the intent was to get the density back to one unit per 5 acres.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board, based on the findings and analysis in the Staff Report dated May 17, 2016 and findings presented at the public hearing, approved the transmittal of Case No. COMP 16-01LS – Glades County to the Florida Department of Economic Opportunity and other State departments for review and comment.

Chairman Pryor called for a roll call vote from the Commissioners:

Commissioner Storter Long – yes
Vice Chairman Ahern – yes
Commissioner Beck – yes
Chairman Pryor – yes

Motion carried by 4 – 0 vote.

3. Case Number COMP16-02 – Glades County (This is a Legislative Hearing)

Inga Williams, Community Development Director, stated this was a request for an amendment to the Future Land Use Map from Agricultural Open to Agricultural Residential. She stated the Future Lane Use was Agricultural Residential. She stated the change would make the zoning district consistent with the Future Land Use Map. She stated this property was also located along Wayman Road and had been rezoned in 2001. She submitted the Staff Report for the record.

Chairman Pryor called for public input. There was none.

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

ON MOTION of Vice Chairman Ahern seconded by Commissioner Storter Long the Board, based on the findings and analysis in the Staff Report dated May 17, 2016 and findings presented at the public hearing, adopted Glades County Ordinance No. 2016-15, Amending the Future Land Use Map designation of 10 +/- acres of land located along Wayman Road from Agricultural Open to Agricultural Residential, Case No. COMP 16-02 – Glades County, Florida.

Chairman Pryor called for a roll call vote from the Commissioners:

Commissioner Storter Long – yes
Vice Chairman Ahern – yes
Commissioner Beck – yes
Chairman Pryor – yes

Motion carried by 4 – 0 vote.

4. Case Number COMP16-03 – Glades County (This is a Legislative Hearing)

Inga Williams, Community Development Director, stated this was a small scale amendment. She stated these 3 parcels were part of a rezoning – the 2 smaller parcels were rezoned in 1992 and the larger parcel had been rezoned in 1988. She stated the change was from Open Use Agricultural to Residential General. She stated the Future Land Use Map had not been changed at that time which made the properties inconsistent between the zoning use and the Future Land Use. She stated this amendment would change the Future Land Use from Agricultural Residential to Residential. She submitted the Staff Report for the record.

Chairman Pryor called for public input. There was none.

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

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board, based on the findings and analysis in the Staff Report dated May 17, 2016 and findings presented at the public hearing, adopted Glades County Ordinance No. 2016-16, Amending the Future Land Use Map designation of 9 +/- acres of land located along Wayman Road from Agricultural Residential to Residential, Case No. COMP 16-03 – Glades County, Florida.

Chairman Pryor called for a roll call vote from the Commissioners:

Commissioner Storter Long – yes
Vice Chairman Ahern – yes
Commissioner Beck – yes

Chairman Pryor – yes

Motion carried by 4 – 0 vote.

CONSENT AGENDA

5. **Approve County Warrants.**
General Fund: 78743 – 78842
Buckhead Ridge Utility: 214
Intergovernmental Radio: 10303
Courthouse Facilities Grant: 1449 – 1451
SHIP: 1655 - 1656

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

Motion carried by 4 – 0 vote.

BUSINESS AGENDA

6. **Resolution No. 2016- Authorizing the Board of County Commissioners to enter into a Commercial Banking Arrangement/Agreement for the funds of Glades County with Seacoast National Bank**

County Manager Carlisle stated this Resolution would authorize the Commissioners to sign on the new bank accounts with Seacoast National Bank.

Attorney Pringle stated Tim Stanley would be removed from the list of authorized signatures. He stated he would revise the Resolution and submit it to County Manager Carlisle.

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

ON MOTION of Vice Chairman Ahern seconded by Commissioner Starter Long the Board adopted Glades County Resolution No. 2016-21, Authorizing entering into commercial banking arrangements/agreements for the funds of Glades County, Florida between Glades County and Seacoast National Bank; Authorizing the execution of the necessary commercial banking agreements and other documentation between Glades County and Seacoast National Bank; Providing for severability; Providing for scrivener's errors; providing for liberal construction; and Providing for an effective date.

Motion carried by 4 – 0 vote.

7. **Resolution No. 2016 - Glades County's Authorization to Grant Economic Development Ad Valorem Tax Exemptions for New Business and Expansions of Existing Businesses**

County Manager Carlisle stated the County's current tax abatement was scheduled to sunset this year. He requested that the tax abatement be placed on the ballot for consideration by the voters of Glades County.

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

ON MOTION of Vice Chairman Ahern seconded by Commissioner Beck the Board adopted Glades County Resolution No. 2016-22, Ordering and calling an election on Glades County's authorization to grant Economic Development Ad Valorem Tax Exemptions for new businesses and expansions of existing businesses to be placed on the August ballot and authorized the Chairman to sign on behalf of the Glades County Board of County Commissioners.

Motion carried by 4 – 0 vote.

8. Final Basic Financial Statements for Year Ended September 30, 2015

County Manager Carlisle stated this report had been received and presented to the Board several weeks ago. He requested that the Board approve the Basic Financial Statements as prepared by CliftonLarsonAllen, LLP.

ON MOTION of Commissioner Storter Long seconded by Vice Chairman Ahern the Board approved the Final Basic Financial Statements for Year Ended September 30, 2015.

Motion carried by 4 – 0 vote.

9. Grant Agreement State of Florida Department of Economic Opportunity – Agreement #HL051

County Manager Carlisle stated the County had received a \$1,000,000.00 grant from the Florida Department of Economic Opportunity. He stated these funds would be used to construct a diesel mechanic shop, a welding shop, and several other upgrades to the Training Center. He asked that the Board authorize the Chairman to sign the agreement.

ON MOTION of Commissioner Beck seconded by Commissioner Storter Long the Board approved Agreement #HL 051 between Glades County and the State of Florida Department of Economic Opportunity in the amount of \$1,000,000.00 for the completion of the Glades County Regional Training Center and authorized the Chairman to sign on behalf of the Glades County Board of County Commissioners.

Motion carried by 4 – 0 vote.

10. Appoint Three Members to the 2016 Value Adjustment Board

County Manager Carlisle asked that the Board appoint 2 Commissioners and one citizen to the 2016 Value Adjustment Board.

Commissioner Storter Long asked if Mr. Peavey was willing to serve again this year.

Commissioner Beck stated he would ask Mr. Peavey again, however, Mr. Peavey had indicated that last year would be his final year of service on the Board. He asked how much time the Board had to appoint the members.

County Manager Carlisle stated the Board would need to have the members appointed by the next meeting.

Commissioner Storter Long asked if Mrs. Cianfrani would consider serving on the VAB Board.

Mrs. Cianfrani stated she would volunteer if no one else wished to serve.

ON MOTION of Commissioner Storter Long seconded by Vice Chairman Ahern the Board appointed Commissioner Beck, Vice Chairman Ahern, and Diane Cianfrani to the 2016 Value Adjustment Board.

Motion carried by 4 – 0 vote.

11. Drug-Free Workplace Premium Credit Program

County Manager Carlisle stated that by having a Drug-Free Workplace program in place the County received a 5% discount on insurance premiums. He asked the Board to consider approving the program.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Storter Long the Board approved the application for Drug-Free Workplace Premium Credit Program and authorized the Chairman to sign on behalf of the Glades County Board of County Commissioners.

Motion carried by 4 – 0 vote.

12. Certification of Employer Workplace Safety Program Premium Credit

County Manager Carlisle stated this program offered a 3% discount on insurance and helped educate employees on safe work practices.

ON MOTION of Commissioner Storter Long seconded by Vice Chairman Ahern the Board approved the Certification of Employer Workplace Safety Program Premium Credit and authorized the Chairman to sign on behalf of the Glades County Board of County Commissioners.

Motion carried by 4 – 0 vote.

13. SHIP Local Housing Assistance Plan (LHAP)

Susan Whidden, SHIP Coordinator, stated this was the SHIP Local Housing Assistance Plan (LHAP) for the years 2016-17, 2017-18, and 2018-19. She stated there were very few changes. She referred to page 4 of the plan and stated exact dates for applications had been included so that the program would not be accepting applications year round. She stated applications would be accepted 2 weeks out of every quarter. She stated the limit on the purchase price had remained the same at \$204,000.00. She referred to page 5 and stated the State had defined “affordable”. She stated their definition of affordable meant that 30% percent of the income shall be deemed affordable if the first institutional mortgage lender was satisfied that the household could afford mortgage payment. She referred to page 5 section O which clarified that there was no rental assistance program in Glades County. She referred to page 7 and stated the State required that the program set aside 20% of the funding for special needs households and that they be assisted first. She stated “special needs” was defined as an adult who was in foster care, a person who had been abused in a previous relationship (documentation required), and anyone with a disability who received social security benefits for that disability. She stated most of the strategies had remained the same. She stated the only strategy that had been amended dealt with the deductibles or citizen contributions. She stated that if someone wished to receive rehabilitation assistance they would have to make a contribution. She stated the amounts were as follows: very low income - \$0, low income - \$100.00, and moderate income - \$250.00. She stated this contribution could be made by paying cash up front or by reducing the amount awarded to the applicant. She stated she felt that if the applicant contributed to the assistance they would be less likely to walk away from the home. She stated the only program that Glades County had that allowed for mobile homes was the demo-rebuild program. She stated the damage to the existing mobile home or the funds required to repair it had to total over 51% of the value of the mobile home.

Commissioner Storter Long asked if a mobile home would be replaced with a mobile home.

Mrs. Whidden clarified that purchase assistance was not available for mobile homes. She stated the damage to the mobile home would have to total more than 51% of the value. She stated the mobile home would then be demolished and a CBS home would be built to replace it.

Commissioner Beck asked if there was a time length that the person had to be living in the mobile home, prior to the damage, in order to apply for assistance.

Mrs. Whidden stated the person would have to have lived in the home for 3 years.

Vice Chairman Ahern asked if there was a limit on the age of the mobile home that was being repaired.

Mrs. Whidden stated there was not an age limitation at this time.

Commissioner Storter Long stated some of the older mobile homes may or may not meet building codes.

County Manager Carlisle clarified that the County would not be remodeling mobile homes. He stated the mobile home could be demolished and replaced if the needed repairs or damage totaled over 51% of the value of the home.

Mrs. Whidden stated a few items had been added in the default section of the plan. She stated the applicant (recipient) would have to remain in primary residency the entire length of the loan. She stated the loan would be prorated 20% after 5 years. She stated the applicant would have to pay their taxes every year by April 1st. She stated the applicant would have to keep insurance on the home the entire length of the SHIP loan. She stated in years past the applicant only signed a note and a mortgage. She stated she had added 3 separate forms addressing these requirements that would be read to the applicant and signed by them at closing.

Commissioner Beck asked if there was a form that the applicant could sign stating that they had read, understand, and would comply with all of the rules and regulations governing the program.

Mrs. Whidden stated she could add a form that addressed this.

Chairman Pryor stated the SHIP program had been in pretty rough shape and thanked Mrs. Whidden for bringing the program up to par.

Mrs. Whidden stated she was proud to say that she was down to only 3 people who had not paid their taxes.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved the Glades County Local Housing Assistance Plan with the addition of a sign-off sheet for each applicant to sign stating that they read, understand, and will comply with the terms of the program. (Resolution No. 2016-23)

Motion carried by 4 – 0 vote.

CONSTITUTIONAL OFFICERS

There was no discussion.

COUNTY ATTORNEY

Attorney Pringle stated he would continue to move forward with the foreclosure actions on the SHIP loans that were in default. He stated he would also continue to work with County Manager Carlisle on other items. He thanked everyone for their prayers for his Mother.

COUNTY MANAGER

County Manager Carlisle stated construction workers would be getting the site ready for the Loves Travel Stop. He stated there had been some delays with the bid proposal due to the Department of Economic Opportunity deeming Wright Construction's bid ineligible because the Hendry Glades Sunday News was not a regional newspaper of significant circulation. He stated the project had been advertised for re-bid in the Fort Myer's News Press. He stated the bid opening would be held on July 30th. He stated the County would also have to bid out Fred Fox Enterprises administration for the project as well. He stated the ground breaking was scheduled for July 21st at 9:00 a.m. He stated the event would be held in front of the Training Center. He stated the FAC Conference had gone well and he was looking forward to the new budget year.

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 commented on the FAC Conference. She stated she had learned a lot at the conference.

Vice Chairman Ahern agreed. He stated the Board was lucky to have Chairman Pryor getting involved at the State level. He stated contractors would be moving in on the Moore Haven Canal project by this afternoon. He stated the GCDC Board continued to look for additional funding. He stated the population was holding at 175 inmates.

Chairman Pryor stated the Florida Association of Counties was a great organization that really benefited the Board.

ADJOURN

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

Motion carried by 5 – 0 vote.

There being no further discussion, Chairman Pryor adjourned the meeting at 9:42 a.m.

Weston Pryor, Chairman

ATTEST:

Sandra H. Brown, Clerk of the Circuit Court

Approved: July 25, 2016

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