

MINUTES OF THE GLADES COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING ON MONDAY, SEPTEMBER 26, 2016 AT 6:00 P.M. IN THE
COUNTY COMMISSIONERS MEETING ROOM, GLADES COUNTY COURTHOUSE,
MOORE HAVEN, FLORIDA

The Glades County Board of County Commissioners met on Monday, September 26, 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
Sandra H. Brown, Clerk of Court
Tiffany Patterson, Finance Director
Paul Carlisle, County Manager
Lenice Hubbard, Administrative Assistant – County Manager’s Office
Bob Jones, Public Safety Director
Avant Brown, Glades County Road Superintendent
Stuart Whiddon, Sheriff
Inga Williams, Community Development Director
Holly Whiddon, Supervisor of Elections
Charlie Murphy, Okeechobee Radio
Susan Whidden, SHIP Administrator
Raoul Bataller, Hendry Glades Sunday News
Tim Stanley
Libby Maxwell, SWFMD
7 citizens

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

PRAYER

Commissioner Storter Long gave the invocation.

PLEDGE

Holly Whiddon, Supervisor of Elections, led the Pledge of Allegiance.

AGENDA AMENDMENTS

Chairman Pryor stated there were 2 amendments to the agenda. He requested that a Budget Amendment for the Supervisor of Elections and a Request for Reduction of a Code Compliance Fine be added to the agenda. He stated these items would be added right before Item #5 under the Business Agenda.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved the amendments to the agenda.

Motion carried by 4 – 0 vote.

PRESENTATIONS / AWARDS

There were none.

PUBLIC HEARINGS

There were none.

CONSENT AGENDA

1. **Approved minutes of the August 22, 2016 Regular Meeting**
2. **Approved minutes of the September 13, 2016 Regular Meeting**
3. **Approved County Warrants (See Exhibit A)**
General Fund: 79248 – 79376
SHIP: 1663
Intergovernmental Radio: 10310
4. **Authorized Chairman to sign Year-End County Warrants**

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

Motion carried by 4 – 0 vote.

BUSINESS AGENDA

Amendment #1 - Budget Amendment Request - Supervisor of Elections (amendment to the agenda)

Holly Whiddon, Supervisor of Elections, stated she would need additional money to pay the bills for the rest of this fiscal year. She stated she had expenses for an extra election, election support staff, ballot printing, envelopes, postage, and ballot programing. She stated when she submitted her budget for FY 2015-16 there were no increases from the previous year; however, this year she would have 2 elections and would need the additional funding.

ON MOTION of Commissioner Beck seconded by Commissioner Storter Long the Board adopted Glades County Resolution No. 2016-30 amending the 2015-16 Glades County Supervisor of Elections budget.

Chairman Pryor read the Resolution into the record.

Motion carried by 4 – 0 vote.

**Amendment #2 – Request for Reduction of Code Compliance Fines
(amendment to the agenda)**

County Manager Carlisle stated this property had been cited for code violations; however, during the time of violation, the property owner had passed away. He stated the family members had come in and cleaned up the property but did not know to inform the County of their compliance. He stated the property had been clean for over a year. He stated the original fines were approximately \$8,800.00. He stated the family members had a contract to sale the property and were asking that the fines be reduced. He stated Mrs. Williams had visited the property and it was in compliance. He stated Mrs. Williams was requesting that the fines be reduced to \$675.00 which was compromised of \$525.00 in fines and \$150.00 for the citation fee.

Commissioner Beck agreed that the Board should entertain a big reduction on these fines. He commented on the problems within the code enforcement department. He commented on the need for the code enforcement officer to check on the properties for compliance on a regular basis.

Vice Chairman Ahern stated the County's goal was to get these properties cleaned up; not to fine the owners.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Storter Long the Board adopted Glades County Resolution No. 2016-31, providing for a reduction of a Code Compliance fine (Owner – David Stone).

Chairman Pryor read the title of the Resolution into the record.

Motion carried by 4 – 0 vote.

5. Budget Transfer Request – Supervisor of Elections

County Manager Carlisle stated this motion would move the money into Mrs. Whiddon's account to pay for her budget amendment.

ON MOTION of Commissioner Beck seconded by Commissioner Storter Long the Board approved a Budget Transfer in the amount of \$25,000.00 for election expenses from the General Fund Reserves to the Supervisor of Elections.

Motion carried by 4 – 0 vote.

6. Early Learning Coalition of SW Florida 6% Federal Match

County Manager Carlisle stated this match had been provided for during last year's budget. He recommended funding the match in same amount as last year - \$1841.10.

ON MOTION of Vice Chairman Ahern seconded by Commissioner Storter Long the Board approved the Early Learning Coalition of Southwest Florida 6% Federal Match in the amount of \$1,841.10 and authorized the Chairman to sign on behalf of the Board.

Motion carried by 4 – 0 vote.

7. Port LaBelle Community Development District Mowing Intergovernmental Agreement

County Manager Carlisle stated this was an ongoing contract that the County had with the District. He stated the County could not afford to send tractors, equipment, and manpower to do this job. He stated this was a great opportunity to partner with the District and to provide a service for the community.

Chairman Pryor stated he this helped the Road Department out tremendously.

Vice Chairman Ahern stated the District did a good job with the mowing.

Commissioner Beck stated this amounted to approximately \$12.34 an acre per trip. He stated this was a pretty decent price.

ON MOTION of Commissioner Storter Long seconded by Commissioner Beck the Board approved the Intergovernmental Agreement between Glades County and the Port LaBelle Community Development District for mowing of right-of-ways of County roads within Port LaBelle during FY 2016-17 in the amount of \$9,345.24 and during FY 2017-18 in the amount of \$9,625.29 and authorized the Chairman to sign on behalf of the Board. (See Exhibit B)

Motion carried by 4 – 0 vote.

8. Barron Water Control District's Meeting Schedule Annual Notice FY 2016-17

County Manager Carlisle stated this item required no action by the Board; it was simply a notice.

9. Agreement for Development and Implementation of a Non-Ad Valorem Assessment Program

County Manager Carlisle stated there was a short fall in funding for the Loves project. He stated Nabors, Giblin & Nickerson, P.A. (NG&N) had been contacted to do a study with Government Services Group, Inc. (GSG) to look at non-ad valorem assessments to cover the additional costs of the project. He stated the study would cost \$25,000.00. He stated he did not have an exact figure of what the short fall was but it was estimated at \$270,000.00. He stated he was looking at moving some other grant funds over that would reduce this amount. He stated NG&N would analyze the entire program and see what

funds could be attributed to what property and to what acreage and provide a fair assessment for the additional costs.

Commissioner Ahern asked if the County's legal costs would be included in the assessment.

County Manager Carlisle stated that was one of the things the study would show. He stated NG&N would give the Board a fair benefit analysis and make sure that if the County had any costs in the project they were acceptable and appropriate.

Commissioner Storter Long stated she felt this was the right thing to do.

ON MOTION of Commissioner Storter Long seconded by Commissioner Beck the Board approved the agreement with Nabors, Giblin & Nickerson, P.A. (NG & N) and Government Services Group, Inc. (GSG) in the amount of \$25,000.00 from Reserves for Special Projects to provide assistance to Glades County. (See Exhibit C)

Motion carried by 4 – 0 vote.

10. Budget Transfer Request – BoCC

County Manager Carlisle stated this was the budget transfer request to cover the cost of the study that the Board had just approved.

ON MOTION of Commissioner Storter Long seconded by Vice Chairman Ahern the Board approved a Budget Transfer in the amount of \$25,000.00 from General Fund Reserves to BoCC – Professional Services for the development and implementation of a Capital Assessment Program to fund utility line and roadway infrastructure improvements to serve the Loves Travel Center development and surrounding lands.

Motion carried by 4 – 0 vote.

11. Addition of Modular Homes on stem walls to the SHIP Program

Susan Whidden, SHIP Administrator, explained that she was having a hard time with contractors bidding extremely high on demo/rebuilds. She stated the SHIP program could not afford the prices, nor could the customer. She stated she had looked into modular homes on stem walls. She stated she had meet with Kenny Kinney at Central Mobile Homes regarding the modular homes. She stated specs on the modular homes had been included in the packets. She stated Mr. Kinney had included prices for on frame and off frame homes. She suggested using the off frame modular homes. She requested that she be allowed to add these homes into the program so that she could get more homes taken care of in Glades County and get something the citizens could afford.

Commissioner Beck stated there would still be clean up necessary on the demo/rebuilds.

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Mrs. Whidden stated this was correct. She stated she had received bids on a 2 bedroom/1 bathroom demo/rebuild and that one of the bids was almost \$140,000.00. She stated she could get a 2 bedroom/1 bathroom modular home for \$60,000.00 - \$80,000.00.

Commissioner Beck questioned the longevity of the modular homes.

Mrs. Whidden stated there was a modular home next to her home that had been there since the 1940's.

County Manager Carlisle stated another advantage to building on stem walls was the savings in fill dirt. He stated he felt this was a good avenue to try and recommended allowing the modular homes.

Commissioner Storter Long asked if the contract would be with the County through the SHIP program or with the property owner.

Mrs. Whidden stated it would depend.

Commissioner Storter Long questioned the sales tax.

Mrs. Whidden stated there would be no sales tax on the purchases.

County Manager Carlisle clarified that there would be sales tax on the purchases. He stated the homeowner would be financing the home. He stated the County would not be buying the homes.

Mrs. Whidden apologized and stated she misunderstood the question. She stated the County would be providing the funds but the purchase would be done by the homeowner.

Vice Chairman Ahern stated he would prefer site built homes but he understood that the costs were high.

Mrs. Whidden stated the program was at a standstill right now because of the prices.

Commissioner Storter Long asked how this would affect the homeowner's insurance premiums.

Mrs. Whidden stated she had not looked into the insurance for modular homes.

County Manager Carlisle stated that since the cost of the home would be so much lower he believed the insurance would probably be comparable with a block home.

Mrs. Whidden stated 4 homes had been designed for Glades County residents. She stated the homeowner would have to choose from one of those. She stated if there were

only 2 people in the home (husband and wife) they would get a 1 bedroom/1 bathroom modular home.

Vice Chairman Ahern asked about other vendors.

Mrs. Whidden stated she had tried to get other vendors. She stated the only vendor that she could get to work with the SHIP program was Jacobsen Homes and the only dealer they had south of Tampa was Kenny Kinney – Central Mobile Homes.

County Manager Carlisle explained that the County would still be required to put out a formal bid; however, he believed only one bid would be received.

Mrs. Whidden stated she had sent approximately 75 letters to different contractors within the 3 county area and asked them to attend a pre-meeting so that they could get familiar with the SHIP program and none of them had responded. She stated there was so much other building going on right now that these contractors were not worried about Glades County.

Commissioner Storter Long asked if any of the other SHIP homes were frame homes or if they were strictly concrete/block.

Mrs. Whidden stated anything built by the program had been concrete/block and anything purchased could be either.

Commissioner Storter Long stated she was concerned with fire hazards. She stated she appreciated Mrs. Whidden's work on this issue.

Chairman Pryor stated he believed this would allow the SHIP program to work like it was intended to.

Mrs. Whidden stated her goal was to provide a safe home for the resident; not to make sure they had granite counter tops.

Commissioner Storter Long stated she felt the program would be able to provide for more people with the additional of the modular homes.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved the addition of modular homes on stem walls to the SHIP Program.

Motion carried by 4 – 0 vote.

Mrs. Whidden stated the homes would be built off-frame.

12. Satisfy Liens on property located at 1492 Red Barn Road

Mrs. Whidden stated she had been contacted by John Klasfeld inquiring about liens on a property that he had acquired through tax deed sale. She stated she understood that there had been a house fire and the home had been pretty much destroyed. She stated the Board had decided not to foreclose on the property. She stated Mr. Klasfeld was wanting to rebuild the house and either rent it out or sale it. She stated there was currently \$109,000.00 worth of SHIP loans outstanding on the property. She stated Mr. Klasfeld was requesting that the Board satisfy the liens so that he could get the house back in good condition and back on the tax roll.

Vice Chairman Ahern stated this was similar to other issues that the SHIP program had encountered in the past, such as not keeping up with insurance and taxes. He stated had the insurance been paid up on the home, it would have been repaired.

Mrs. Whidden stated she was down to 3 homeowners with no insurance.

Commissioner Storter Long asked if the Board could impose a time line to ensure that Mr. Klasfeld would doing something with the property.

County Manager Carlisle stated he did not know how the County could do something like that. He stated this was a mortgage agreement and the Board could either satisfy the agreement or foreclosure on it. He stated the property would be back on the tax roll regardless. He stated if Mr. Klasfeld did not repair the home, the County could pursue code enforcement compliance.

Mrs. Whidden stated Mr. Klasfeld did end up with a lot of Glades County's tax deed properties and did fix them up quickly and get them back on the tax roll. She stated she did not feel that Mr. Klasfeld would delay fixing this home up.

County Manager Carlisle stated if the County foreclosed on the property, they would have the costs of demolition, buying out the tax certificate, and re-selling the home.

Commissioner Beck stated Mr. Klasfeld did invest quite a bit of money in Glades County. He stated he did not believe Mr. Klasfeld would sit on a piece of property that he could not do anything with.

ON MOTION of Commissioner Beck seconded by Vice Chairman Ahern the Board approved the satisfaction of a SHIP mortgage on property located at 1492 Red Barn Road and authorized the Chairman to sign on behalf of the Board.

Motion carried by 4 – 0 vote.

Commissioner Storter Long asked if was possible for the County to impose insurance on the 3 homes that were still not insured.

Mrs. Whidden stated banks could impose insurance but the County (SHIP program) could not. She stated she had researched this issue. She explained the reasons for these homes not having insurance. She stated one of the homes was in foreclosure. She stated one was due to hardship. She stated the lady had lost her job and she had been working with her to get the taxes and insurance paid. She stated the lady had paid 4 years of taxes within the past 6 months. She stated the lady was really working hard to get into compliance. She stated she was having a hard time finding the owner of the third uninsured home. She stated every time she had visited the home no one was there and she was not sure if anyone still resided there.

Commissioner Storter Long asked if the County should prioritize payment of insurance over payment of the taxes.

Mrs. Whidden stated she would do it however the Board instructed her to.

Commissioner Storter Long stated she felt the homes should be insured even if this meant it would take longer to pay the taxes.

Commissioner Beck stated he did not necessarily feel the same way. He stated the insurance was insuring SHIP funds and the County was not losing any money there, whereas if the taxes were not paid, the County would be losing money.

Commissioner Storter Long stated if the property burned down the owner would not be paying taxes.

Mr. Whidden stated the SHIP program was not being ran thoroughly before. She stated her job was to make sure that the applicant made a certain amount of income to qualify for the program. She stated her next step was to make sure the applicant could afford the insurance premiums and taxes. She stated if she looked at the applicant's income and knew they would not be able to afford the insurance or taxes, she had to decline the application.

Commissioner Storter Long stated Mrs. Whitney had done the same thing.

Mrs. Whidden stated the ones she was dealing with now were all older cases and would come to an end pretty soon. She stated everything from here on out should be good to go.

Commissioner Beck asked that County Manager Carlisle get with Attorney Pringle about this matter prior to the Board making a decision.

Commissioner Storter Long cautioned the Board about setting precedence with these cases.

Commissioner Beck stated the language regarding payment was in the mortgage.

Mrs. Whidden stated new mortgage forms had just been created and did contain this language. She stated there was not one mortgage for the SHIP program that was the same as another. She stated in year's past all of the mortgages were different.

Ms. Brown clarified that if the SHIP program waived payment of taxes and a certificate was sold she could not stop a certificate holder from proceeding with a tax deed sale. She stated under Florida Statute the tax deed sale would have to be held. She explained that if a certificate was sold the lien would stay with the property.

Commissioner Storter Long asked about the SHIP foreclosures that had been filed.

Mrs. Whidden stated she was waiting for a response from Attorney Pringle on those. She stated the attorneys for the defendants seemed to be dragging the cases out. She stated the 3 homes without insurance would satisfy by the end of the year or early in 2017. She stated a lot of homeowners did not know that their taxes could be paid quarterly. She stated she was presenting this to the applicants in the beginning of the application process. She stated she could not require quarterly payments but she could strongly suggest it.

CONSTITUTIONAL OFFICERS

There was no discussion.

COUNTY ATTORNEY

There was no discussion.

COUNTY MANAGER & DEPARTMENT HEADS

County Manager Carlisle stated he had met with the electrician for Loves and Glades Electric today. He stated they were just waiting for DEO to approve the contract so that work could begin. He stated Loves was looking at January or February for a completion date. He stated the County would not meet the December deadline. He stated the project was moving forward and looking good. He commented on the FAC meeting that he had attended with Chairman Pryor and Vice Chairman Ahern regarding the County's legislative affairs. He also commented on the Rural Economic Summit that he had recently attended. He stated the new Enterprise Florida representative was really pushing for economic funding for the rural counties. He stated there would be some challenges with some of the State legislators that wanted to do away with Enterprise Florida and Visit Florida. He stated he had had some great meetings with the Army Corps about the campground and funding for the Moore Haven Canal project. He stated he had a person on the staff at the Army Corps that was promoting funding for the project. He stated the funding would be available in 2019. He stated he had also spoken with Colonel Kirk about the additional funding. He commented on the Promise Zone meeting at I-Tech in Immokalee. He commented on an application for a \$29 million grant and getting all of the surrounding counties to move in the same direction.

PUBLIC INPUT ON NON-AGENDA ITEMS

Juanita Shirley, Glades County resident, stated she was currently one of the owners of the Whisper Creek RV Resort. She stated she had recently spoken with County Manager Carlisle regarding a statute that was passed in 2012 that allowed for mobile homes in RV parks. She stated the purpose of the statute was to help lower income people obtain affordable housing. She stated the current County and State regulations only allowed for a 500 square foot dwelling in the RV parks. She stated the County regulations did allow for an addition to the structure up to 500 square feet. She stated some of the mobile home manufacturers were constructing mobile homes under 1,000 square feet. She suggested changing the regulations to allow for one mobile home up to 1,000 square foot instead of a park model with an addition which ended up being the same square footage. She stated there would be significant savings to the homeowner.

Commissioner Storter Long questioned what it would take to change the County's current code.

County Manager Carlisle stated he had been really excited about this possibility until he had found out that this was a 55 and older park. He stated there would be no taxable value out increase and there would not be any TDC dollars created because of the 6 months and a day rule. He stated he had spoken with Mrs. Ward about the additions going on to these mobile homes and RV's and why they were not being taxed. He stated this was going to need to be reviewed. He stated Mrs. Ward was applying a \$25,000.00 tax credit to the additions. He stated he was in support of low income housing but it was needed for teachers and firemen, more so than others right now.

Mrs. Shirley stated she could take any of these people who did not have children.

Commissioner Storter Long stated she would not have a problem with the regulation being changed even if it was just for people over 55.

Mrs. Shirley stated she understood the need for housing for the teachers and firemen; however, the senior citizens were also low income. She stated as long as the park owners stayed under 1,000 square feet, which they were already, she did not understand what the issue would be.

Commissioner Storter Long asked what the process would be to change the County regulations to allow for the mobile homes regardless of age.

County Manager Carlisle stated the current Ordinances would need to be amended.

Commissioner Storter Long suggested looking into the pros and cons of this issue.

Chairman Pryor stated the Board could not take any action on the matter tonight.

Mrs. Shirley stated she understood this and asked if the Board could give a consensus on the issue one way or the other.

Chairman Pryor stated he had no problem with looking into the matter further.

Commissioner Storter Long asked if the mobile homes would be able to be moved from the park in the future, if needed.

Mrs. Shirley stated the property owner would own the mobile home. She stated she only rented the lot to the property owner. She stated they would be able to move the mobile home.

Chairman Pryor commented on this bringing more people into the park and those people needing more services. He stated the County would not be making any more revenue.

Mrs. Shirley stated she did not know if the \$25,000.00 exemption would apply to the second half of the mobile home.

County Manager Carlisle stated Mrs. Ward was applying this exemption. He stated the add-ons to the park models were not being taxed – screened patios, Florida rooms, etc. He stated the ancillary structures were not being taxed. He stated the more people there were the more services would be required. He stated the challenges needed to be weighed out.

Mrs. Shirley stated a license (registration) would have to be paid yearly. She stated County staff checked this yearly. She stated her park had already been built out and would not be able to expand.

Commissioner Beck asked what percentage of the park Mrs. Shirley would like to see have mobile homes on the lots.

Mrs. Shirley stated she did not know of a percentage. She stated it would be whatever she could sale. She stated the lots were large enough to put a 1,000 square foot mobile home on them.

Commissioner Storter commented on the sales tax.

It was the consensus of the Board to look at the pros and cons of allowing mobile homes in RV parks and to bring the item back before the Board for further discussion.

COMMISSIONERS ITEMS AND COMMENTS

Commissioner Beck commented on the 16- County Coalition meeting that was held this past Friday. He stated each County representative was able to give a brief statement

regarding what was going on within their county as far as the Lake waters and other issues. He stated Frank Mann, Commissioner from Lee County, had indicated that Lee County had had a record setting year for tourism this year and last year. He stated this just showed him that all of the bad news that was being broadcast by the news stations about the dirty water from Lake Okeechobee was simply being hyped up for political purposes. He stated he had commented on the Moore Haven Canal project and the need for an additional \$14 million in funding to complete the project.

Commissioner Storter Long asked if the TDC was still meeting monthly.

Vice Chairman Ahern stated they had not had a quorum present for the past few months; however, they would be meeting on Friday.

Commissioner Storter Long questioned who did the code enforcement for the City of Moore Haven.

Vice Chairman Ahern stated Kevin Bryant was in charge of the code enforcement.

Commissioner Storter Long stated she had seen some atrocious sites within the city limits. She stated she guessed these properties were ignored or that no one complained about them.

Vice Chairman Ahern stated he knew exactly what Commissioner Storter Long was talking about. He stated he had gone on a tour with the concerned citizens that had made a presentation to the Board at a recent meeting about the need for code enforcement in Washington Park and the City of Moore Haven. He stated the City was working on some of the properties. He agreed with Commissioner Storter Long's concerns. He stated the City Council was taking the matter seriously and looking into the concerns.

Commissioner Storter Long commented on the need for compliance with the street signs and house numbering.

Vice Chairman Ahern gave a report regarding the GCDC. He stated the population was up to almost 300 last month but was back down to 250 as of today. He stated the facility had been \$50,000.00 to the good this month; however, they were still not able to make payments. He stated the staff continued to look at different opportunities to bring in more inmates. He stated the forbearance agreement would run out in October and would need to be re-negotiated. He stated the investors had agreed to fund the facility up to \$750,000.00 and to date the facility had only used approximately \$350,000.00. He commented on the Moore Haven Canal project. He stated the contractors had built a bridge across the canal. He stated the project was moving right along. He commented on attending the FAC meeting on policy a few weeks ago. He stated one of the topics for the small counties was the volunteer fire departments. He thanked Chairman Pryor for all of his hard work on this issue and for being so active in the Association.

Chairman Pryor stated the Rural Caucus Committee had been listening to the concerns about the volunteer fire departments. He stated the hours needed to become a volunteer were not practical. He stated the need for the volunteers in the rural counties was very real. He stated these volunteers could help until the firemen arrived on scene. He stated the Committee seemed to understand the need. He stated he had received an email today from Lisa Hurley, Senior Legislative Director, announcing her resignation. He stated she would be continuing her career as a lobbyist and would be available if needed by the County.

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 Stanley adjourned the meeting at 7:10 p.m.

Weston Pryor, Chairman

ATTEST:

Sandra H. Brown, Clerk of the Circuit Court

Approved: October 11, 2016

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