

MINUTES
PORT LABELLE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING

July 16, 2024

A meeting of the Board of Supervisors of the Port LaBelle Community Development District was called to order at 5:30 p.m. on Thursday July 16, 2024 by Chairman Martinez who verified a quorum was present and the meeting had been legally advertised.

Those present at the meeting were:

Jason Martinez - Chairman & Board Member (joined at 5:42P)
Sherry Parantha – Assistant Secretary & Board Member
David Capitanio – Vice Chairman & Board Member
Liz Garcia – Secretary & Board Member
Nancy Imhoff – Treasurer & Board Member
Judi Kennington-Korf – General Manager
Lupe Taylor – District Recording Secretary
Ryan Berden – Field Supervisor
Zach Liebetreu– District Attorney
Andy Higginbotham – District Accountant

The meeting opened with prayer led by Judi Kennington-Korf followed by the Pledge of Allegiance.

2024-2025 Budget Proposed Tentative Budget Public Hearing

Chairman Martinez announced the 2024-2025 Proposed Tentative Budget Public Hearing was duly advertised and was opened.

Ms. Kennington-Korf reviewed Florida Statute §190.008, which requires a Community Development District to adopt a proposed budget before June 15th. The first of three public hearings was held June 13th.

The District received the roll back rate June 27th. As a result, this created an issue with the Board's recently adopted proposed millage as the rate exceeded the allowable maximum millage levy (MML) which is determined by the Florida Department of Revenue. In order to approve the 4.4060 millage rate adopted on June 13, 2024, the Board vote would have to be unanimous; there was one descending vote.

The suggested budget options were reviewed:

- a. Option A: Millage (3.3584) Includes \$650,000 for road improvements.
- b. Option B: Maximum Millage (5.9517) includes \$1,848,263.31 for road improvements.
- c. Option C: Millage (3.8994) includes \$650,000 for road improvements.
- d. Option D: Millage (4.4060) includes \$1,134,052.07 for road improvements.
- e. Option E: Millage (3.7732%) includes \$841,695.39 for road improvements.
- f. Option F: Millage (4.1505%) includes \$1,011,653.45 for road improvements.

The Board was informed of the road miles from 2013 to 2024. A total of twenty-three miles have been overlaid.

District Engineer Tommy Perry advised the growth in the District has resulted in heavier traffic which will only increase as more homes are constructed.

Chairman Martinez reminded the Board it usually adopts the highest millage rate needed at the first budget hearing and has the option to reduce it at the next budget hearing. Chairman Martinez advised the Board that without heroic means, once adopted, the Board cannot go higher than the rate adopted at the first hearing but can go lower.

Vice Chairman Capitanio voiced concern over Option B, the maximum millage rate of 5.9517% .

Mr. M. Mungillo, a resident of the District, voiced concern regarding the road projects being only an overlay and also, small items are being missed when the overlay is done such as fire hydrant reflectors in the road and road stripping. He asked the Board if they could request a loan and repair all roads at one time.

Ms. Kennington-Korf clarified some of the roads in the District are county roads.

Chairman Martinez asked Mr. Perry if there were provisions provided in the scope of work for the road projects to ensure the project is done correctly. Mr. Perry advised there were provisions in the bid document that protects the District.

Supervisor Imhoff voiced concern regarding the property values in the District. Ms. Kennington-Korf advised the Board there are several components that are used to create property values other than new construction. Values are also affected by property that does not have Save Our Homes protection that limits an increase of 3% or CPI, whichever is lower such as non-homesteaded- and rental properties. Mr. Z. Mungillo voiced concern over needed road repairs and asked if the Board could borrow the funds or do an assessment for the funds for a specific project.

Ms. Kennington-Korf advised the Board has the ability to do a number of things to secure a loan which is classified as a bond.

Chairman Martinez advised there are options for the Board including special assessments, reserves, and borrowing.

Mr. M. Mungillo advised he did not want his taxes to go up but the need for road repairs, more lighting, signage, and other items are needed and taxes would need to go up. The District has kept taxes low but there comes a time when it will have to go up.

Mr. R. Snell voiced concern regarding higher taxes but advised that if there were projects listed on the District's website it would help the residents understand why the money is needed and how the funds are used. He suggested using Facebook for posting as it is used by many in the community.

Ms. Kennington-Korf advised the District must meet state requirement with its website as certain documents have to be redacted to be ADA compliant and is uncertain if Facebook would meet the requirement. Additional information is needed to determine if Facebook would have to be redacted. She expressed concern over resources needed to keep up with social media.

Supervisor Imhoff voiced her concern regarding the millage rate and the need for road repairs and other issues that the District is facing due to the growth in the community

Supervisors Garcia and Parantha voiced their concerns with the millage rate and budget. They wanted to make sure all residents would be considered when a budget was adopted and that lower income residents would be able to pay higher taxes or fees.

After considerable discussion on all options provided, the Board elected to adopt Option B.

Upon motion duly made by Chairman Martinez seconded by Supervisor Imhoff, it was RESOLVED AND APPROVED the Board adopted Resolution 2024-2 approving a proposed tentative millage rate for fiscal year October 1, 2024, to September 30, 2025 in the amount of 5.9517%, a proposed tentative Operating Budget in the amount of \$3,782,623.45, and a proposed tentative Capital Funds Projects Budget in the amount of \$1,939,766.02.

Motion passed at 6:30 PM.

Chairman Martinez called roll:

Supervisor Capitanio - Yes
Supervisor Garcia - Yes
Supervisor Imhoff - Yes
Supervisor Parantha - Yes
Supervisor Martinez - Yes

Chairman Martinez asked if there was any public comment, there was none.

Chairman Martinez closed the Public Hearing at 6:30 PM

Consent Agenda:

- a. Approval of meeting minutes, June 13, 2024
- b. Ratify PRM Drug Free Workplace Premium Credit Application, June 24, 2024
- c. Ratify PRM Safety Program Premium Credit Application, June 24, 2024
- d. Ratify Line of Credit, FirstBank, June 27, 2024
- e. Change order #01, 2023-24 Overlay Paving Project, Bid #2024-001
- f. Surplus Kubota tractor PL#82, sell and remove from insurance
- g. Surplus Rhino mower PL#83, sell and remove from insurance

Upon motion duly made by Chairman Martinez seconded by Vice Chairman Capitanio, it was RESOLVED AND APPROVED the Consent Agenda was accepted as presented.

Chairman Martinez asked if there was any public comment.

Mr. M. Mungillo thank the Board and General Manager for their hard work and for addressing resident's concerns in a timely manner

General Manager's Report:

Item A

East Castle Circle is located in Unit 8. The area has had flooding issues as discussed in prior Board meetings. This past year water came very close to residential homes due in part to an unexpected torrential downpour which contributed to the failure of county culverts off Cowboy Way. We continue to have significant issues from sheet flow that comes into Unit 8 from the south when heavy rain occurs.

Mr. Perry advised there are two roads that were identified with flooding issues, the first was East Castle Circle and according to the survey information we have the road was built incorrectly. The road needs to be raised to address the flooding. The asphalt will need to be milled and removed, cement base will need to be mixed, lime rock added and recompacted and repaved. Mr. Perry believes this will go far to remedy the flooding.

In agreement with Engineer Perry, Ms. Kennington-Korf stated East Castle Circle needs to be elevated. To date, Mr. Perry estimates the cost of the project to be around \$250,000. Of that amount, Barron will pay for the culvert which is roughly \$10,000; the remainder will need to be absorbed by the CDD. Engineer Perry is working on completing a thorough analysis for the Boards consideration. Also important to note, Dover Terrace, a county road to the northeast, will require a culvert. At this time, the county does not plan on funding the cost of the culvert and advised the District will need to apply for a county permit to install the culvert. Hendry County Commissioner Iglesias is aware of the need for the culvert replacement as is the county engineer, Shane Parker.

Item B

Harley Terrace in Unit 12 (Banyan Village) also has a substantial road flooding issue. Field Supervisor's Leicht and Berden studied the area and have a few ideas to reduce the flooding; namely, purchasing a vacant lot and digging a ditch north to south allowing a connection to a District perimeter ditch. Engineer Perry has been consulted and is conducting an analysis that will result in a recommended solution. Mr. Perry is looking at a variety of options and will provide a recommendation in the near future. Because of the flooding, Harley was removed from the 2023-24 road improvement project

Supervisor Imhoff asked if the low area was the middle of lot 13 and 14. Mr. Perry advised it was, that is how the road system was designed. This is the flooded area that needs to be redirected and is being reviewed at this time.

Ms. Kennington-Korf requested approval to move forward with the East Castle project

Upon motion duly made by Chairman Martinez seconded by Supervisor Imhoff, it was RESOLVED AND APPROVED authorization is given to create a bid to elevate the road drainage problem on East Castle Circle located in Unit 8 in an amount not to exceed \$250,000 without the Chairman's approval

Item C

Ms. Kennington-Korf requested approval to move forward with altering the Human Resource policy to be more compliant with the Federal and State laws with a number of issues including drug testing within the correct classifications.

Chairman Martinez the Board approves moving forward with altering the Human Resource drug testing policy to meet Federal and State compliance.

Chairman Martinez asked if there was any public comment.

Mr. Z. Mungillo appreciated the Board for listening to their concerns and being good stewards with the budget and taking care of the Port LaBelle community.

Mr. Snell reminded the Board social media can be used if possible, to get word out on the upcoming District project and how it ties to the budget.

Chairman Martinez advised project information can be added to the District website. He will have staff look into the possibility of how social media could be used.

General Counsel Report

No new business currently.

Field Supervisor's Report

No new business currently.

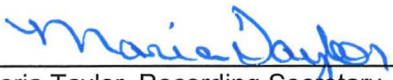
Other Business

There being no further business to come before the Board, the meeting was adjourned at 7:10 PM.

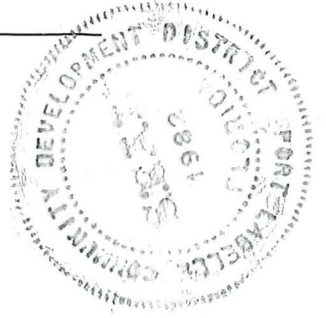
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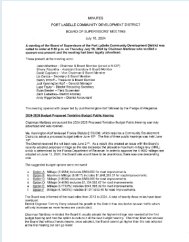
David Capitanio, Vice Chairman



Maria Taylor, Recording Secretary



DOCUMENT

	Title			
	MINUTES PORT LABELLE COMMUNITY DEVELOPMENT ...ETING			
	Filename			
	PLCDD Meeting Minutes 7-16-24.pdf			
	Language	Tags	Pages	Size
	en	122	5	385 KB

RESULT

 The PDF/UA requirements checked by PAC are fulfilled.

Date/Time	Standard
2024-11-18 10:38	PDF/UA-1

CHECKPOINT	PASSED	WARNED	FAILED
Basic Requirements			
PDF Syntax	136	0	0
Fonts	0	0	0
Content	3992	0	0
Embedded Files	0	0	0
Natural Language	1942	0	0
Logical Structure			
Structure Elements	15	0	0
Structure Tree	122	0	0
Role Mapping	125	0	0
Alternative Descriptions	244	0	0
Metadata and Settings			
Metadata	3	0	0
Document Settings	3	0	0

ABOUT PAC

Version: 24.1.0.0
OS: Windows