

MINUTES
PORT LABELLE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING

September 11, 2025

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 September 11, 2025 by Vice Chairman Garcia who verified a quorum was present and the meeting had been legally advertised.

Those present at the meeting were:

Jason Martinez - Chairman & Board Member (excused absence)
Nathan Hollis – Assistant Secretary & Board Member
Liz Garcia – Vice Chairman & Board Member
Fernando Herrera – Secretary & Board Member
Nancy Imhoff – Treasurer & Board Member
Judi Kennington-Korf – General Manager
Lupe Taylor – District Recording Secretary
Ryan Berden – Field Supervisor
Zachary Liebetreu– District Attorney
Andy Higginbotham – District Accountant
Tommy Perry – District Engineer
Several residents and guests

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

2025-2026 Budget Tentative Budget Public Hearing

Vice Chairman Garcia announced the 2025-2026 Tentative Budget Public Hearing was duly advertised and was opened.

Ms. Kennington-Korf advised during the proposed budget public hearing on July 24th, the Board adopted a 2025-26 General Fund millage rate of 4.7724, a budget of \$4,008,694.98, and a Capital Fund budget of \$2,045,796.65. The following options for the budget were discussed:

Option A: \$3,608,694.98, Millage Rate: 3.02
Option B: \$3,683,694.98, Millage Rate: 3.1454
Option C: \$4,008,694.98, Millage Rate: 4.7724
Option D: \$3,858,694.98, Millage Rate: 3.4382

As the area continues to grow, demands on the Districts' limited funds will increase. In the last five years, property values in the District have increased over 242%. There are 121.58 District road miles. The roads are well over 40 years and most are in need of overlay or re-milling and resurfacing. To date, the District has paved 29.75% of the roads.

Vice Chairman Garcia reviewed the options with the Board Supervisors.

Supervisor Herrera voiced his concerns over the road work that is needed in the district which requires a budget to complete the work.

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

Supervisor Hollis voiced his concerns with the highest millage rate and advised the budget needs to support a road project as there are many miles to be repaired

Vice Chairman Garcia asked if there was any public comment.

Ms. Silva, 6002 S Moss Circle, voiced her concern regarding mowing more of the greenbelt in her area and the millage rate asking the board to consider a lower rate.

Mr. Druzvik, 522 Glendale Avenue, voiced his concerns over the millage rate and road repair. Asked the board if the district could do their own road repairs internally.

Mr. Ervin, 2480 E State Road 80, advised he represented CH Home Sales and voiced concerns over the millage rate and the need for road repairs. He stated with higher taxes people could not afford to buy a home in Port LaBelle and requested the board keep the taxes the same or lower.

Ms. Viera, 6025 S Moss Circle, voiced her concern over the high taxes and asked the board to look at the lowest rate possible. Advised the board may want to hire more staff if needed.

Ms. Spooner, 2009 Anchor Lane (Country Village POA 4 not a resident of the district) voiced her concerns over the millage rate and road repairs. Wants to know how bids are done and how the line of credit is used.

Ms. Ender, 1181 Aspen Blvd, addressed the board and voiced her concerns regarding the high millage rate and advised other avenues can be considered to help with the road repairs and keeping the taxes down such as grants. The district needs to apply for all grants available.

Mr. Alletto, 3014 Jamestown Road, advised he is a new resident to the district and voiced his concerns regarding the millage rate. He volunteered to audit the district books and find saving, cut costs and improve spending.

Ms. Strickland, 3028 Mockingbird Lane, voiced her concerns over a high millage rate

Mr. Kevin Berth, 3102 E State Road 80/1092 Bronco Court, advised concerns over the millage rate and advised he is a contractor that is building in Port LaBelle and building has slowed down quite a bit. There are other solutions to consider with the road projects.

Mr. Fernandez, 104 Pixie Avenue, advised he is also a new resident in the district and voiced his concerns regarding the millage rates and asked for more information from the district.

Ms. Kennington-Korf addressed the questions raised to the board by the residents. The district is required to post the audit, agendas, meeting minutes, and budgets on its website. District doors are always opened to the residents. All contracts are kept on budget including change orders. Road projects are reviewed by the field supervisor, district engineer, and general manager to make sure the district receives what the project requires. Roads are evaluated using a FDOT scale and other factors by the field supervisor and district engineer and then presented to the board for their review.

The district is required to have a line of credit and emergency funding. The amount of emergency funding will be reviewed in January and according to the District Engineer will likely increase. There are grants and funding opportunities. The district does not qualify for the State grants supported by gas tax as it is a Special District. The roads in the district do not qualify for federal funding, there are several roads in the district that are owned by Glades or Hendry County. The signs on county roads are the responsibility of the county in which it is located. The district works well with both, if there is an issue with a road or signs the field supervisor will address the issue for the district or advise the county of the issue. As for State credits for the greenbelts, the district is required to participate in the B-Map program with FDEP to make sure our area is environmentally healthy and safe.

Mr. Perry advised the road contracts are a simple contract and are bided, and the district ensures that all requirements are met when selecting a contractor. The greenbelts under the B-map program are part of water management. There are a lot of county roads if you see a blue sign, it is county, and green signs are district roads

Mr. Guerra, 9005 E Crow Circle, thanked the board for paving the road in his area and requested the district's website address and would like more information from the district on future plans.

Ms. Spooner, 2009 Anchor Lane (Country Village POA 4 not a resident of the district) asked for more information on the grants and if the county could apply for grants and assist the district with the roads.

Ms. Kennington-Korf advised the counties can work with the district, but the counties have their own road projects that need funding as well. Regarding recreation in the district, there is bird watching and hiking on the greenbelts without motorized vehicles being used. The unspent money left at the end of the budget year is carried forward to the next budget year.

Supervisor Herrera advised when addressing the board ask questions do not insult the staff as if they do not know how to do their job. The district staff is professional and know their job and do a great job.

Vice Chairman Garcia advised the public comment period is closed.

Ms. Kennington-Korf read Chairman Martinez letter (attached) for the record. The Chairman voiced concerns over the millage rate, budget and road projects that are needed. Chairman Martinez supports the option of the Board adopting the 4.7724 millage rate.

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

Upon motion duly made by Vice Chairman Garcia seconded by Supervisor Imhoff, it was RESOLVED AND APPROVED the Board adopted Resolution 2025-6 a tentative millage rate levy for tax year 2025-2026 shall be 4.7724%, and said levy is 31.395% more than the current year rolled back millage rate of 3.6321. The gross taxable value, on a consolidation basis, is \$629,939,192 based on actual DR420 certification by the Glades County Property Appraiser and by the Hendry County Property Appraiser.

Motion passed at 6:41 PM.

Vice Chairman Garcia called roll:

Supervisor Garcia - Yes
Supervisor Imhoff - Yes
Supervisor Herrera - Yes
Supervisor Hollis - No

Upon motion duly made by Vice Chairman Garcia seconded by Supervisor Imhoff, it was RESOLVED AND APPROVED the Board adopted Resolution 2027-7 to adopt a tentative budget for fiscal year October 1, 2025, to September 30, 2026 for fiscal year October 1, 2025, to September 30, 2026 in the amount of 4.7724%. A tentative operating budget for fiscal year October 1, 2025 to September 30, 2026 in the amount of \$4,008,694.98 is hereby approved. A tentative Capital Funds Projects budget for fiscal year October 1, 2025 to September 30, 2026 in the amount of \$2,045,796.65 is hereby approved.

Motion passed at 6:43 PM.

Vice Chairman Garcia called roll:

Supervisor Garcia - Yes
Supervisor Imhoff - Yes
Supervisor Herrera - Yes
Supervisor Hollis - Yes

Upon motion duly made by Vice Chairman Garcia seconded by Supervisor Imhoff, it was RESOLVED AND APPROVED the Final Budget Public Hearing is scheduled for September 24, 2025, at 5:30 PM located at the district office 3293 Dellwood Terrace, LaBelle, FL

Vice Chairman Garcia closed the Public Hearing at 6:45 PM

Consent Agenda:

- a. Verification of proper meeting notice
- b. Approval of meeting minutes, July 24, 2025
- c. Ratify General Managers execution of Public Risk Management & World Risk Management, 2025-26 Proposal Pricing and Binding Authority, August 20, 2025

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

General Manager's Report:

- a. Status of Glades County Mowing Contract
- b. Status of Hendry County Mowing Contract, both counties were contacted, and meetings were held to review options, negotiations are ongoing at this time.

Vice- Chairman Garcia asked if there was any public comment.

Mr. Kevin Berth3102 E State Road 80/1092 Bronco Court, voiced his concerns regarding mowing county roads, and the cost and resources utilized.

Mr. Ervin, 2480 E State Road 80, voiced his concerns regarding mowing county roads. He suggested the district could mow more roads and lots by not mowing county roads. He further stated the district could do more if working a five-day work week instead of a four-day work week. He also voiced concern about safety issues regarding fire hydrants being overgrown and not maintained.

Ms. Kennington-Korf advised the district does not mow lots, it mows district right of ways and the fire hydrants are the responsibility of the county. She further stated a four-day work week for field employees is more efficient, as it saves time and money for the district

- c. Change of Technology Service Provider, B2 Solutions, IT services will begin with B2 Solutions October 1st, contracts with Kings Way Solutions and Sunshine website hosting have been terminated.

Upon motion duly made by Vice Chairman Garcia seconded by Supervisor Hollis, it was RESOLVED AND APPROVED the board approves terminating service with King Ways Solutions and Sunshine Web Hosting on September 30, 2025, and entering in service with B2 Technology Solution effective October 1, 2025.

- d. Suspend Castle Bid 2025-1 for 90 days, Mr. Perry, advised that due to the water table being high the contractor agreed with the district to delay the project for 90 days.

Upon motion duly made by Vice Chairman Garcia seconded by Supervisor Herrera, it was RESOLVED AND APPROVED the board authorizes suspending the Castle Bid for a 90-day period.

- e. Transfer Funds from General Fund to Capital Fund, Castle Bid

Upon motion duly made by Supervisor Imhoff seconded by Vice Chairman Garcia, it was RESOLVED AND APPROVED the board authorizes the transfer of \$245,000 from the general fund to the capital projects fund

General Counsel Report

No new business currently.

Field Supervisor's Report

Field Supervisor Berden advised an updated field report was provided for the board's review.

Other Business

Vice Chairman Garcia asked if there was any public comment.

Ms. Shield asked for information on how taxes are calculated in dollars and cents. She is a resident of Country Village. Mrs. Shield was advised by Vice Chairman Garcia that Country Village is not part of the District.

Ms. Kennington-Korf advised the best way for residents to learn what they will pay in taxes is found on their TRIM notice; also, the information can be provided by the property appraiser office to ensure the correct calculation.

There being no further business to come before the Board, the meeting was adjourned at 7:06 PM.

ATTEST:

Jason Martinez, Chairman

Maria Taylor, Recording Secretary

