

**CITY COMMISSION WORKSHOP
THURSDAY, DECEMBER 7, 2017
6:00 P.M.
COMMISSION CHAMBERS, CITY HALL
8 W BROADWAY STREET
FORT MEADE, FLORIDA 33841**

A Workshop of the Fort Meade City Commission was held at 6:00 PM Thursday, December 7, 2017 at the City Hall Commission Chambers, 8 West Broadway, Fort Meade, Florida.

1. CALL TO ORDER:

The Meeting was called to order at 6:00 PM by Mayor Manley.

2. ROLL CALL:

Mayor	Barbara Manley	Present
Vice Mayor	Richard Cochrane	Present
Commissioner	Robert Elliott	Present
Commissioner	Maurice Nelson	Present
Commissioner	James Watts	Present

Staff Present

City Manager	Fred Hilliard	Present
City Attorney	Thomas Cloud	Present
Deputy City Clerk	Melissa Newman	Present
Finance Director	Breanna Smith	Present
CMHP Office Manager	Pat Wickersheim	Present

Also present was PCSO Sgt. Warren Burgess

3. City Mobile Home Park Concerns:

Mayor Manley opened with discussion starting with the email that Mr. Hilliard sent to the Commission in regards to things that needed to be addressed now in the Mobile Home Park. Ms. Manley stated that the first item on the list was to not allow anyone who is not a park resident to rent the Activity Center. Ms. Manley and Ms. Nelson stated that they disagreed with this request stating that the facility should be available to all city residents regardless if they reside in the Mobile Home Park.

City Attorney Cloud stated that he would like the records of who actually paid for the Activity Center and if it was the city did and not the CMHP residents, the use

of the facility should be at the discretion of the City Commission. There should be a policy regulating the rules of how the facility be used.

Commissioner Cochrane stated that he would rather the Community Center be used for rentals as it is the purpose. It was stated that the Community Center has not been maintained properly and the Activity Center is preferred.

Mr. Hilliard provided a history of the revenue made on lot rent and stated that the costs for services have not been properly recorded to reflect the actual costs for repairs. Mr. Hilliard stated that these services will now be contracted out to accurately reflect these expenses. Mr. Hilliard added that this revenue history is based on 100% occupancy for lot rent.

Mr. Hilliard stated that the cost to do the activity center project is projected at \$1.5 million dollars and would be at an increase in lot rent for the residents of the CMHP.

Commissioner Cochrane asked if the value of the CMHP would increase by \$1.5 mil. after doing said project.

Mr. Cloud suggested that a proforma of the park be done to give a better understanding of which direction the commission should take going forward. If the Commission decides to maintain the CMHP a Park Manager would need to be hired to manage the operation.

The Commission gave direction to Mr. Hilliard to find out how much it will cost to secure the unsafe structures in the CMHP, find out what it would take to get a proforma completed by the next regular meeting on Tuesday, get the appraisal updated, and have a survey sent to the park residents of what is the most important to them by the second meeting in January.

4. PUBLIC COMMENTS

Mr. Terry Booker, HOA President, 1017 Indiana St., stated he wanted to be a part of the discussion in the workshop and not to just comment on the issue. Mr. Booker stated that 2 & ½ years ago he presented a plan for the expansion of the activity center and how to pay for it (the money that was used to pay the payments for the current activity center which is now paid for), now that money has been lost in the general fund. Mr. Booker stated that he needs the commitment of the commission to get something done in the park, Mr. Hilliard can't do this alone and needs help.

Mr. Daryl Gargus, 104 2nd St., Fort Meade, FL. stated that he is a taxpayer of the City and has been his whole life. It was stated that only CMHP residents should be able to use the Activity Center and at the same time, all of the taxpayers should fund the \$1.5 million project for the CMHP and he is against it.

Mr. Richard Greer, 1018 Wisconsin St., Fort Meade, FL. stated that he believes the City makes money off the CMHP and cited years of the City's audit reports. Mr. Greer stated that he also believes that the Activity Center was paid for by the CMHP residents and not the taxpayers.

Mr. Ron Holland, 211 Edgewood Dr. Fort Meade, FL. stated he has been a park resident for 13 years now and he walks each street in the park noticing that there are currently 30+ vacant lots and is concerned with the amount of money that the city is losing and would like to see the city succeed.

Mr. Robert Vaughn, 320 Willow Oak Ct., Fort Meade, FL. stated that he owns property next to the CMHP and thinks that there is another mobile home park in the city that are in dire need of code enforcement.

Charles Liefer, 1042 Wisconsin St., Fort Meade, FL. stated that he was the HOA president in 2000 when the activity center was built. Mr. Liefer stated that routine maintenance of the park could be accomplished right away such as street lighting, potholes, laundry facilities, etc. Mr. Liefer offered to pay for the lights bulbs and asphalt for the potholes.

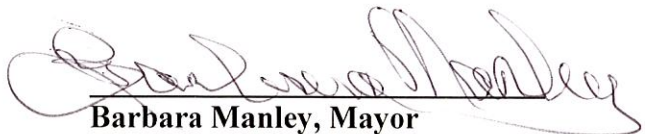
Mr. Cloud stated that a decision needs to be made and you need the information to make a sound decision such as an active management plan for the CMHP.

Ms. Pat Wickersheim stated that she has been the CMHP for 10 years as the office manager and Mr. Hilliard has had the role of the park manager which he does not have time to keep up with. Ms. Wickersheim stated that if she has to go she will but a park manager who has the time to manage the park is needed.

5. ADJOURNMENT

Motion Commissioner Elliott, second Commissioner Nelson to adjourn the Workshop of the Fort Meade City Commission on Thursday, December 7, 2017 at 7:47 P.M.

Motion carried with all yeas.


Barbara Manley, Mayor

ATTEST:


Melissa Wessell, Deputy City Clerk

