

**Lee County Board Of County Commissioners  
Agenda Item Summary**

**Blue Sheet No. 20051232**

**1. ACTION REQUESTED/PURPOSE:** Adopt resolution to amend Administrative Code AC-4-1, Purchasing and Payment Procedures Manual, and Administrative Code AC-4-4, Lee County Contracts Manual, to increase County Manager level of authorization for the Department of Human Services, Housing Services Program from \$75,000 to \$125,000 for the purchase and/or rehabilitation of housing units for low income families. County Manager's approval will still be required for purchases or rehabs above \$25,000.

**2. WHAT ACTION ACCOMPLISHES:** Increases the purchasing level which will allow the Department of Human Services to purchase properties Not to Exceed, (NTE) \$125,000 and/or rehabilitate homes, NTE \$125,000. Rehabilitation of homes will be bid and awarded to local contractors. Action will allow rehabilitation of existing homes for resale to low income families as affordable housing and to restore safe, decent and affordable housing for low income Lee County homeowners. This exemption is for acquisition and/or rehabilitation of homes only.

**3. MANAGEMENT RECOMMENDATION:** Approve action as requested.

<b>4. Departmental Category: 05</b> <span style="font-size: 1.5em; margin-left: 50px;">CSA</span>		<b>5. Meeting Date:</b> <span style="font-size: 1.5em; margin-left: 20px;">10-18-2005</span>
<b>6. Agenda:</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public  <input type="checkbox"/> Walk-On	<b>7. Requirement/Purpose: (specify)</b>	
	<input type="checkbox"/> Statute	<b>8. Request Initiated:</b> Commissioner _____ Department <u>Human Services</u> Division _____  By: <u>Marsha Popkey, Housing</u> <u>Mgr.</u> <span style="float: right;">MPK</span>
	<input type="checkbox"/> Ordinance	
	<input checked="" type="checkbox"/> Admin. Code	
	<input type="checkbox"/> Other	

**9. Background:** Currently, the County Manager's purchasing limit for the Housing Services Program acquisition of homes or rehabilitation is NTE \$75,000. The Department is requesting an exemption and requesting the level to be increased to \$125,000. The increase in the purchasing and/or rehabilitation contract level will provide the Human Services, Housing Program to rehabilitate owner occupied housing to current codes and to purchase and rehabilitate vacant and abandoned houses to safe, decent and affordable housing. Housing costs and rehabilitation costs have been steadily rising and have approximately doubled in the last three years. In addition, construction codes have changed to ensure housing meets current hurricane and safety codes. Environmental issues such as mold and lead based paint testing and abatement have added additional costs. Rehabilitation is necessary to ensure the retention of affordable housing. Funding will be provided by the Department of Housing and Urban Development, CDBG entitlement funds and Program Income, HOPE III Sales Proceeds, or HOME program funds. All recipients of the program will be required to meet the Federal income guidelines.

Attachment: Housing Rehabilitation Cost Data  
Lee County Purchasing and Contract Resolutions  
Exhibit A (2)

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
<i>BAN</i>	<i>Q. McLean</i>	N/A	N/A	<i>[Signature]</i>	Analyst	Risk	Grants	<i>[Signature]</i>
					<i>RK 10/3</i>	<i>SP 10/3</i>	<i>10/3/05</i>	<i>10-6-05</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty

Date: 9/30/05

Time: 3:50pm

Forwarded To: C. Mc...

10-3-05

RECEIVED BY  
COUNTY ADMIN: TD

10-3-05

11:45

COUNTY ADMIN: [Signature]

FORWARDED TO: [Signature]

10/10/05

10-45

Sampling of data comparing housing rehabilitation costs for a 1200 square foot home:

Component	2002	2004	Total 2004 cost	2005	Total 2005 cost
Roof (24 squares)	\$190 sq.	\$240 sq	\$5760	\$275 sq	\$6,600
Windows (avg. 10)	\$150 ea	\$350 ea*	\$2500	\$375*	\$3,750
Electrical	\$2600		\$3600		\$4,500
Plumbing Hardware (faucets, etc.)	\$ 450		\$ 950		\$1,500

\* requiring shutters

Other considerations:

- Permitting costs have risen
- Most plans are now requiring architectural drawings
- Installing egress windows in bedrooms now requires full house windows
- Labor & Material costs are also rising (ie: drywall & plywood up 200%)
- As costs go up, contingency costs increase proportionately

Current projects cost comparison

		1998	2002	2004	2005
Old Olga Rd	2400 sq ft.	\$39,435	\$46,394	\$57,609	\$69,130
Bougainvillea	1100 sq ft.	\$34,493	\$40,580	\$51,518	\$61,822
Bellair	1400 sq ft.	\$29,967	\$35,255	\$42,000	\$50,400

LEE COUNTY RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS RELATING TO AMENDMENTS TO THE LEE COUNTY ADMINISTRATIVE CODE AS ADOPTED BY LEE COUNTY ORDINANCE NO. 97-23; PROVIDING FOR APPROVAL OF CERTAIN AMENDMENTS TO THE LEE COUNTY ADMINISTRATIVE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners is the governing body in and for Lee County, a political subdivision of the State of Florida; and,

**WHEREAS**, the Board of County Commissioners has previously enacted Lee County Ordinance No. 96-01, creating a charter form of government for Lee County pursuant to Section 125.80 and ff., Florida Statutes, and which was approved and ratified by the Electorate of Lee County on November 5, 1996; and,

**WHEREAS**, the Board of County Commissioners has previously enacted Lee County Ordinance No. 97-23, which adopted the Lee County Administrative Code pursuant to Section 2.2.E. of Ordinance No. 96-01, the Lee County Charter; and,

**WHEREAS**, Lee County Ordinance No. 97-23 at Section III allows and provides for amendments to the Lee County Administrative Code to be made by Resolution of the Board of County Commissioners at a regularly scheduled Board of County Commissioners' meeting; and,

**WHEREAS**, certain amendments to the Lee County Administrative Code are now being proposed, and the Board of County Commissioners finds that such proposed amendments are acceptable, serve a public purpose and are consistent with the terms

and conditions of Lee County Ordinance No. 96-01, the Lee County Charter.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY**

**COMMISSIONERS THAT:**

1. The above preamble is hereby accepted and approved as being true and accurate, and is adopted and incorporated herein as if set out further at length.
2. The proposed amendment(s) to the Lee County Administrative Code AC-4-1 (attached hereto as Exhibit A), is (are) approved, and are hereby directed to be incorporated into the Lee County Administrative Code as indicated in the amendment(s).
3. The provisions of this Resolution are severable, and it is the intention to confer to the whole or any part of this Resolution, the powers herein provided for. If any of the provisions of this Resolution shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the other remaining provisions of this Resolution. It is hereby declared to be the Board's legislative intent that this Resolution would have been adopted had such an unconstitutional provision not been included herein.
4. This Resolution shall become effective immediately upon its adoption by the Board of County Commissioners.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and,

being put to a vote, the vote was as follows:

ROBERT P. JANES	_____
DOUGLAS ST. CERNY	_____
RAY JUDAH	_____
TAMMY HALL	_____
JOHN E. ALBION	_____

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

**ATTEST:**  
**CHARLIE GREEN, CLERK**

**BOARD OF COUNTY COMMISSIONERS**  
**OF LEE COUNTY, FLORIDA**

By: \_\_\_\_\_  
**Deputy Clerk**

By: \_\_\_\_\_  
**Chairman**

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
**Office of the County Attorney**

**Blue Sheet # 20030108**

**“EXHIBIT A”**

11.04.15 Purchase *or rehabilitation* of housing units made by the Lee County Department of Human Services from funds provided by the Department of Housing and Urban Development, ~~CDBG Revolving Fund~~, HOPE III Sales Proceeds or HOME ~~program~~ *other grant funds received* may not exceed \$75,000, \$125,000 without requiring Board of County Commissioners approval. Such purchases are solely for rehabilitation of houses for use by the elderly, disabled or low income families and for revitalization in targeted neighborhoods.

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