

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: December 1, 2015
TIME: 4:05 p.m. - 4:55 p.m.
PLACE: Westchase Community
Association Office
10049 Parley Drive
Tampa, Florida

REPORTED BY: Kimberly Ann Roberts
Notary Public
State of Florida at Large

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APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Mark Ragusa, Chairman
Greg Chesney
Brian Ross
Bob Argus
Jim Mills

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Sonny Whyte
Doug Mays

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 1st day
3 of December, 2015, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:05 p.m., reported by
6 Kimberly Ann Roberts, Notary Public in and for the
7 State of Florida at Large.

8 * * * * *

9 CHAIRMAN RAGUSA: Good afternoon. My
10 name is Mark Ragusa. I'm chair of the
11 Westchase Community Development District. I
12 would like to welcome you to our December 1,
13 2015 meeting.

14 The record should reflect that all
15 supervisors are present and accounted for,
16 along with district manager, district staff
17 and district counsel.

18 Would everybody please rise and join me
19 in the Pledge of Allegiance.

20 (The Pledge of Allegiance was recited.)

21 CHAIRMAN RAGUSA: Thank you. The first
22 item we have is the consent agenda, which has
23 the November 3, 2015 meeting minutes, along
24 with the financial statements as of October
25 31, 2015.

1 I am not aware of any requests to pull
2 that from the consent agenda. So a motion to
3 approve would be appropriate.
4 MR. ARGUS: So move.
5 CHAIRMAN RAGUSA: Do we have a second?
6 MR. MILLS: Second.
7 CHAIRMAN RAGUSA: All in favor, please
8 raise your hand.
9 (All board members signify in the
10 affirmative.)
11 CHAIRMAN RAGUSA: That motion passes
12 five to zero.
13 (Motion passes.)
14 CHAIRMAN RAGUSA: The second item we
15 have is the engineer's report, which you
16 should have received from Tonja. There were
17 four items on her report.
18 The first item says she's waiting for --
19 and Tonja is not here because she has a
20 holiday party today.
21 MS. WHYTE: Well, she has two meetings
22 and then --
23 CHAIRMAN RAGUSA: Two meetings and a
24 holiday party.
25 She's waiting for back-up on the bond

1 cost for repaving of the Vineyards, but Sonny
2 provided us with documents. Does she want us
3 to address this?
4 MS. WHYTE: She wants us to address it,
5 to approve it. They actually added some
6 additional cost to, which she said wouldn't
7 work, and they went and had proof of the
8 original -- what the bond was, which is
9 attached, and that is the invoice they have
10 supplied us with.
11 CHAIRMAN RAGUSA: Okay. The invoice and
12 the surety reflect a cost of -- a bond
13 procurement cost of \$3,431, which is probably
14 more in line with what Mr. Chesney would have
15 expected, as opposed to the four-thousand-
16 some-odd dollars we were quoted last month.
17 We still need approval to pay this.
18 MR. BARRETT: There was no motion for it
19 last month, just for the main thing --
20 CHAIRMAN RAGUSA: Well, we didn't
21 authorize a payment last month, unless I'm
22 mistaken, because we wanted to know what the
23 amount was.
24 MS. McCORMICK: Right.
25 MR. MENDENHALL: Correct.

1 MR. BARRETT: That means the motion last
2 month --
3 CHAIRMAN RAGUSA: There wasn't a motion.
4 MR. BARRETT: There was a motion to
5 actually approve the payment of the Vineyards
6 paving --
7 CHAIRMAN RAGUSA: Correct.
8 MR. BARRETT: -- except for this one --
9 CHAIRMAN RAGUSA: Right.
10 MS. WHYTE: Everything else has been
11 paid.
12 CHAIRMAN RAGUSA: I guess a motion to
13 authorize the payment of Change Order Number
14 One, which is the bond cost of \$3,431, would
15 be appropriate.
16 MR. MILLS: So move.
17 CHAIRMAN RAGUSA: Do we have a second?
18 MR. ARGUS: Second.
19 CHAIRMAN RAGUSA: Any discussion?
20 (No response.)
21 CHAIRMAN RAGUSA: Hearing none, all in
22 favor, please raise your hand.
23 (All board members signify in the
24 affirmative.)
25 CHAIRMAN RAGUSA: That motion passes

1 five to nothing as well.
2 (Motion passes.)
3 CHAIRMAN RAGUSA: The second item talks
4 about the TECO easement on the proposed fill,
5 lake -- or pond borrow pits. I understand
6 that Tonja would like to defer that until
7 January.
8 Erin, I have to ask. Are you involved
9 in that process at all?
10 MS. McCORMICK: I have not been. She
11 was going to get some additional
12 documentation, and I haven't seen anything so
13 far.
14 CHAIRMAN RAGUSA: Okay. Tonja also
15 reports in Paragraph Number Three that the
16 pond bank erosion repair work will commence in
17 January after the holidays.
18 MR. BARRETT: And where would that be?
19 MR. MAYES: Bridges.
20 CHAIRMAN RAGUSA: Mr. Chesney's house,
21 which he abstained from voting in favor of.
22 MR. CHESNEY: What's Number Four?
23 CHAIRMAN RAGUSA: That's Number Three.
24 MR. CHESNEY: No. I'm trying to
25 understand what Number Four, what she's trying

1 to say, is. Do you know what that is?
2 CHAIRMAN RAGUSA: Yes. This is the
3 impact on the potential commercial CDD and how
4 it impacts on our lands.

5 It looks like this is something we
6 certainly need to take up. I can see what it
7 says, but certainly we'll need to take it up,
8 unless Erin can explain it better.

9 MS. McCORMICK: Are you talking about
10 Number Four or --

11 CHAIRMAN RAGUSA: Yes.

12 MS. McCORMICK: Okay. That relates to
13 the issue of what properties were in the
14 commercial -- were subject to the commercial
15 declaration, and she had originally identified
16 another tract, which was E -- is it E2 or E4?
17 -- as being one of the parcels that was
18 subject to the declaration. And we've done an
19 inquiry from the attorney for David Weekley
20 Homes.

21 She went back and looked at it, then I
22 looked at it, and that parcel that she thought
23 was subject to the declaration is not the --
24 there was a recorded supplemental declaration
25 and tract declaration when the Avenues

1 CHAIRMAN RAGUSA: Hearing none, we'll
2 move on to the manager's report.

3 MR. MENDENHALL: Okay. I just had a
4 couple items. I had emailed out to the board
5 a copy of the Fishkind methodology proposal.
6 This was just to refresh your memory so that
7 when you have a situation where the David
8 Weekley Homes is changing -- or wants to
9 change the scope of what the land that they
10 have is, there is that situation, and then
11 there is the other piece of property that's
12 not currently being assessed that we found out
13 about down at the back end of West Park
14 Village.

15 So they would handle that. They
16 detailed out the flat price that they would
17 charge and what you get for that, and, as
18 well, there is attendance to a few meetings,
19 and then there's a price for any attendance to
20 meetings after that.

21 So at this point, certainly we can have
22 some discussion about it. I was talking to
23 Erin about it briefly prior to the meeting. I
24 mean, this is something that my company does
25 as well.

1 acquired the property, and so there is a
2 parking lot access easement with requirements
3 on it that is not actually made subject to the
4 declaration, so that leaves us with only these
5 very small pieces that are up at the northeast
6 corner of Countryway Boulevard and Linebaugh
7 Avenue that are subject to the commercial
8 declaration.

9 So the amount of acreage has now been
10 reduced to 1.5 acres. We still were
11 interested in getting this information,
12 because the fact that the CDD is an owner
13 that's subject to the commercial declaration
14 means that we have the right to enforce the
15 declaration, as do all the property owners
16 that have property subject to it, but the
17 original analysis that she had done that
18 showed some other property was incorrect,
19 which would mean that that affects how many
20 votes we are entitled to cast also with respect
21 to the David Weekley project, and it's a
22 lesser amount than we had originally thought.

23 CHAIRMAN RAGUSA: Any other comments on
24 the engineer's report?

25 (No response.)

1 We do assessment methodologies for every
2 district that I manage. You're in a different
3 situation here, because historically Fishkind
4 has done yours, but I just want to throw it
5 out there.

6 MR. CHESNEY: I mean, it shouldn't be
7 that much work for two parcels, twenty grand.

8 MS. McCORMICK: I had a comment that
9 \$20,000 -- I mean, that, you know, you could
10 do a new assessment methodology, and it
11 might --

12 MR. ARGUS: Right.

13 MS. McCORMICK: -- but I don't know what
14 the last prices that I've seen on a new
15 assessment methodology, but I don't think it
16 would be too much more than this.

17 In this case, we're just going in and
18 looking at a couple of parcels, and it's going
19 to affect the assessments on the other
20 property, but it's not a major development of
21 the new methodology, so, you know, you may
22 want to look at other options.

23 MR. CHESNEY: Okay. So can we solicit a
24 proposal for you to do -- for Severn Trent to
25 do this work?

1 MR. MENDENHALL: Yeah. I mean, I can go
2 back and --
3 MR. CHESNEY: I mean, we still proposed
4 -- we haven't had any changes yet.
5 MR. MENDENHALL: Yeah. At this point,
6 you're just basically looking to have somebody
7 in place, so when, you know, the time comes,
8 you have somebody ready to move, because, you
9 know, based on timing, you hope all of this
10 gets done prior to your budget so you can get
11 everything in before then.
12 So, ideally, you want to have somebody
13 chosen beforehand, so that when you need to
14 pull the trigger, you can pretty quickly.
15 MR. ARGUS: The way I read the proposal
16 was almost a complete re-do -- re-verifying
17 all the calculations essentially, which it's
18 been decades since they did it.
19 Some of the ERU values may have
20 changed. It may be worthwhile to do this, to
21 get a -- just to confirm in our minds that we
22 have a fair methodology and everybody is
23 treated fairly.
24 MR. MENDENHALL: Yeah, I mean, that's
25 certainly something to think about.

1 MR. ARGUS: Personally, from the
2 beginning, I thought the golf course got a
3 very sweet deal out of the Fishkind proposal.
4 So I would be interested in knowing that
5 the methodology is correct for the golf
6 course.
7 CHAIRMAN RAGUSA: We went over that a
8 decade ago.
9 MR. ARGUS: And that --
10 CHAIRMAN RAGUSA: The golf course, based
11 on the trips, is surprisingly low ERU.
12 MR. ARGUS: Understood.
13 CHAIRMAN RAGUSA: I remember being
14 surprised as well, but when they explained
15 that how few people go to the golf course in a
16 limited window of time, it made sense.
17 MR. ARGUS: Understood.
18 CHAIRMAN RAGUSA: I guess, guys, are we
19 soliciting proposals? What do we want to do?
20 Do we want to get a competing bid from Severn
21 Trent? What do you guys want to do?
22 MR. CHESNEY: My preference is that we
23 keep the general methodology the same and we
24 just tweak it, which I would like to solicit a
25 proposal from Severn Trent because twenty

1 grand seems high.
2 CHAIRMAN RAGUSA: It does.
3 MR. ARGUS: Was it made clear to
4 Fishkind that we just wanted a tweak as
5 opposed to a re-do?
6 MR. MENDENHALL: Yeah. I actually sent
7 off an email -- I'm trying to remember who I
8 recently sent it to, one of the gentlemen that
9 I spoke to last time we talked about the
10 assessment, which was when we did the merger,
11 and then Joe MacLaren from Fishkind -- he's
12 one of their senior folks there -- he gave me
13 a call and we discussed it at length exactly
14 what was going on, the two specific scenarios,
15 and what you, as a board, would be looking
16 for. So, I mean, it was as clear as could be.
17 CHAIRMAN RAGUSA: What do we get for
18 \$20,000?
19 MR. MENDENHALL: The end product is
20 going to be an updated assessment
21 methodology. Obviously, along with that, on
22 the way to the end product, you get the
23 interaction to ask questions, provide input,
24 that sort of stuff.
25 You get the opportunity to engage with

1 them up to three times based on the fee, and
2 then, of course, more times, if needed to, for
3 an additional fee. But your product is going
4 to be the new assessment methodology, which,
5 then, you know, will be in place for the
6 district until you decide to ever look at it
7 again.
8 CHAIRMAN RAGUSA: Then let's go back and
9 talk what prompted this.
10 MR. MENDENHALL: Uh-huh. So you have
11 the one gentleman that's come to a couple
12 meetings, and they're looking to change some
13 commercial property into what would be, I
14 believe, townhome residential properties.
15 That's one piece of it.
16 And then you have the other parcel
17 that's in -- I believe it's in West Park
18 Village down at the end. It's the big
19 rectangular piece, which has nothing built on
20 it currently. And through some research, we
21 found that it has not been assessed at all.
22 I think that what Tonja found was that
23 at some point TECO owned it, and so it wasn't
24 originally assessed for that reason.
25 And so to bring it onto the roll, you

1 have to go through this process of figuring
2 out how this worked into this and, as well,
3 what proportionately that changes for your
4 other residents who are being assessed
5 residence and commercial.

6 MR. ARGUS: And would that come in -- if
7 it comes in, does it come in as commercial or
8 residential?

9 MR. MENDENHALL: Well, we were talking
10 -- Erin and I were talking about that as
11 well. I assume it would come in however it's
12 zoned currently.

13 MR. ARGUS: Commercial.

14 MR. MENDENHALL: Yeah.

15 MS. McCORMICK: At this point, we don't
16 know what square footage is going to be
17 developed there, so, to me, it would make
18 sense to go back and look at historically how
19 we treated parcels as far as the assessment,
20 and now before we know what's actually going
21 to be developed on the parcel, so nobody could
22 do the same thing with this one.

23 MR. MENDENHALL: Right. So looking at
24 the last few commercial areas that have been
25 developed and see what was put in place prior

1 original methodology was done.

2 MS. McCORMICK: Well, I think this
3 methodology was updated in --

4 MR. MENDENHALL: Yeah.

5 MS. McCORMICK: -- was it 2005? -- so a
6 lot of the commercial development had been
7 done at that point.

8 MR. MENDENHALL: Right. Yeah, that's
9 what I was kind of alluding to, that a lot of
10 -- most of -- a lot of the commercial stuff
11 was done probably prior to that last update.

12 So the original methodology that was
13 done when the community was first built, yeah,
14 it's very possible that things could have been
15 assessed as open land or undeveloped land, and
16 that could have been different, but -- I mean,
17 that's probably something that is less
18 important to know, and more important to know
19 how recent pieces of property that changed
20 over, how they were treated.

21 So, you know, that 2005, 2006 range, if
22 that's when this last one was done, which I
23 think it was around that time. It was before
24 I came, and that was in 2006.

25 CHAIRMAN RAGUSA: Well, it sounds like

1 to anything going vertical.

2 MS. McCORMICK: Right.

3 MR. ARGUS: So if that's the case, we
4 have the Avenues that is putting in a new
5 restaurant by the pond.

6 MR. MENDENHALL: Okay.

7 MR. ARGUS: Is that going to change the
8 -- waiting for the commercial then?

9 MR. MENDENHALL: I'd have to look
10 through your methodology and see if it denotes
11 anything specific for as they change, or if
12 it's something that -- because a lot of --
13 obviously a lot of your retail establishments,
14 commercial establishments, were done back
15 prior to when the -- at least the last
16 Fishkind methodology was done.

17 So I don't know if there was an update
18 done when they did an assessment methodology
19 or if there's anything in the current
20 assessment methodology that says once
21 something is built, it changes to this.

22 MR. ARGUS: So what I'm hearing then is,
23 many of our commercial areas, since they are
24 now developed, may have different trip
25 weightings than they did back when the

1 we do need a complete overview assessment
2 then.

3 MR. MENDENHALL: I mean, you definitely
4 need -- you need to do the tweaking for these
5 two pieces of property, and then that would
6 cascade through and update everything else,
7 because everybody -- you know, it's one big
8 pie. Right? So you change the slices or add
9 somebody in, and it's going to affect
10 everybody else to some degree.

11 Now, whether that's a complete overhaul
12 in analyzing everything, I don't think so. I
13 think it's a tweaking and an understanding how
14 the proportionate changes for, you know
15 commercial, golf course, residential, you
16 know, just taking it at a very high level.

17 CHAIRMAN RAGUSA: And Severn Trent can
18 take the data that Fishkind has used and
19 utilize that data to perform an update
20 assessment?

21 MR. MENDENHALL: Well, I mean, you know,
22 right now, Severn Trent is doing your
23 assessments, so they, you know, handle it
24 every year and process it and work with the
25 tax rolls. So they would take that data, as

1 well with the Fishkind methodology that
2 currently exists, and basically update it.

3 I mean, we do assessment methodologies
4 for new communities, we do them for existing
5 communities. In the past, we've taken them
6 over when other companies have done assessment
7 methodologies, such as Fishkind, such as
8 Rizzetta, so it's -- you know, I mean, I'm not
9 the person to do it. I can get you those
10 answers specifically, but in a nutshell, yeah,
11 I mean, that's --

12 CHAIRMAN RAGUSA: And what are the
13 public hearing requirements associated with
14 that?

15 MS. McCORMICK: To the extent that
16 somebody's assessment is going to change,
17 particularly if it's going to be going up,
18 then we will have to send that public hearing
19 notice and have a public hearing.

20 CHAIRMAN RAGUSA: Right.

21 MS. McCORMICK: I mean, if they go down
22 -- you know, most everybody has a slight
23 reduction in assessment levels. I wouldn't
24 think that we would be looking at sending out
25 notices to anybody except the properties that

1 MR. ROSS: My suggestion is that we
2 solicit two proposals from Severn Trent: one,
3 a proposal to do scope of work that's
4 identical to what's being proposed here, and,
5 two, just a separate proposal for treating
6 those two particular properties that have been
7 referenced.

8 MR. MENDENHALL: Okay.

9 MS. McCORMICK: Presuming that can be
10 done.

11 MR. MENDENHALL: Yeah.

12 CHAIRMAN RAGUSA: My thoughts, I don't
13 like the \$20,000 price. It seems high to me
14 for an update, but I also think we haven't
15 done this in a decade. I think it would
16 probably be pretty prudent to make sure our
17 methodology is sound. Mr. Ross.

18 MR. ROSS: Just on that point, if you
19 read the guy's cover email, I thought he was
20 clear that he was open to an adjustment on the
21 price.

22 Number two, I was going to suggest we
23 don't need to pay for the guy to be here for
24 three different meetings. He makes it clear
25 he's charging \$2500 a meeting. Put it all

1 are being added into this.

2 CHAIRMAN RAGUSA: Okay.

3 MR. CHESNEY: Why would you -- we're
4 taking properties out -- well, I guess we're
5 adding.

6 MS. McCORMICK: No. We're adding -- we
7 would be adding two parcels --

8 MR. CHESNEY: Yeah. Adding, right.

9 MS. McCORMICK: -- which presumably
10 would spread the assessment so everybody would
11 see a slight decrease.

12 MR. CHESNEY: A decrease. Yeah. Okay.

13 MR. ARGUS: But you're removing the
14 commercial, which means some of the other
15 commercials will have a slight increase.

16 CHAIRMAN RAGUSA: Why are removing the
17 commercial?

18 MR. ARGUS: David Weekley is going from
19 residential to commercial.

20 MR. CHESNEY: That's what I was
21 thinking, but now that I think about the
22 overall impact -- let me think about that for
23 a second -- I don't think that would be that
24 big of a deal.

25 CHAIRMAN RAGUSA: Mr. Ross.

1 together, I was going to suggest the proper
2 fee is probably in the range of ten grand.

3 CHAIRMAN RAGUSA: Yeah, I thought so,
4 too.

5 MR. MENDENHALL: I can definitely go
6 back to them about that and talk to them about
7 that.

8 MR. ROSS: I'd rather hear Severn
9 Trent's proposal. I mean, you guys are so
10 great. I'm sure your price is going to be
11 outstanding and it'll be very attractive.

12 MR. MENDENHALL: Not a problem. Just
13 apples to apples, do you want me -- you're
14 asking for Severn Trent to look at it two
15 ways.

16 Do you want me to go back to Fishkind
17 and have them as well only quote the two
18 property tweaking for --

19 MR. ROSS: Not at this point.

20 MR. MENDENHALL: Okay.

21 MR. ROSS: Again, I'm so confident
22 Severn Trent --

23 MR. ARGUS: No, but I would differ with
24 my esteemed colleague, but I would like to
25 have those numbers from Fishkind.

1 MR. MENDENHALL: Okay. So we have at
2 least two differing opinions. How about a
3 board --

4 CHAIRMAN RAGUSA: Mr. Mills.

5 MR. MILLS: Two comments. Thank you,
6 Mr. Chairman. First one, Mr. Ross, as I read
7 this, up to three meetings is included in that
8 20,000. It's 2500 after that.

9 MR. ROSS: Yeah, but they say they're
10 charging 2500 per meeting, so I basically was
11 looking at it, instead, they don't need to
12 come to any of the meetings, let's reduce the
13 price by \$7500 right there.

14 MR. MILLS: Okay. Secondly, having
15 nothing to gauge it against and not knowing
16 what this kind of service costs, I agree,
17 20,000 struck me as a high number. I would
18 like to have something to compare it to, and
19 then we can evaluate it from there. So I
20 would agree with requesting a second number.

21 CHAIRMAN RAGUSA: I want to say the last
22 time this was done it was a lot more than
23 \$20,000.

24 MR. MILLS: Was it?

25 CHAIRMAN RAGUSA: Yeah. Sonny will be

1 less because, really, a good portion of it is
2 just getting these two properties on the roll
3 and updated, but just to give you kind of a
4 ballpark.

5 So, I mean, they're in the general
6 ballpark. If you look at other management
7 companies, Rizzetta, DPFG, you know, typically,
8 they're somewhere between probably ten and
9 twenty as well.

10 It all depends on how much work is
11 involved, but that's kind of the typical
12 range.

13 CHAIRMAN RAGUSA: I just also wanted to
14 comment, I'm not pre-deciding anything, but I
15 see the value in having an independent third
16 party do the assessment methodology as opposed
17 to our property management -- or our district
18 management. Excuse me.

19 I see -- if we were ever in a
20 methodology challenge, I like having the fact
21 that it's neutral, and that's really what they
22 do. So that's just my thoughts. And I
23 certainly want to see Severn Trent's
24 proposals, plural, as well as Fishkind's. I'm
25 going to come back. Mr. Barrett.

1 able to tell me. It is an expensive process.

2 MR. MILLS: Okay.

3 CHAIRMAN RAGUSA: But I was viewing this
4 as more of just an update tweak with the
5 changes in the additional properties. And
6 it's not as easy as clicking a couple of
7 computer keyboards, and the calculator spits
8 out the numbers at the end. It's a little
9 more than that.

10 MR. MILLS: Well, it does suggest that
11 it's a full assessment report.

12 CHAIRMAN RAGUSA: Right.

13 MR. MENDENHALL: Uh-huh.

14 MR. MILLS: So maybe there's more to
15 this scope than we require --

16 CHAIRMAN RAGUSA: Right.

17 MR. MILLS: -- and that's why the fee is
18 associated with it.

19 MR. MENDENHALL: To give you an idea,
20 typically -- and we mainly get involved with
21 doing assessment methodologies when there is
22 re-fundings, and that's, you know, a pretty
23 standard price. At least what we have in
24 pretty much all of our contracts is \$15,000.

25 Now, this, to me, is probably slightly

1 MR. BARRETT: Two questions. I remember
2 the Fishkind being based on the ERUs. I don't
3 remember what entity they used that kind of
4 estimates them.

5 But, Andy, do you know offhand how often
6 those data figures are updated by whatever
7 entity? Is it every five, ten years, every
8 year?

9 MR. ARGUS: The numbers they used are
10 from the U.S. Department of Transportation.

11 CHAIRMAN RAGUSA: They are updated.

12 MR. CHESNEY: There is a book.

13 MR. BARRETT: So the number of people
14 going to a hair salon might be different today
15 in the estimate than ten years ago.

16 MS. McCORMICK: It's the Institute of
17 Transportation Engineers' trip rate. I think
18 that the district has a modified assessment
19 methodology or modified ERU calculation, so it
20 weights trips, but then it also looks at what
21 -- the impervious area, because that would
22 help you to arrive at what the appropriate
23 stormwater usage is for the property and for
24 the residential areas.

25 You know, you have the recreational

1 facilities which the commercial property
2 owners don't benefit from. So it's taking
3 several different components.

4 MR. BARRETT: Then another thing -- you
5 guys may not know this -- in speaking to the
6 developer of that new restaurant besides the
7 Fifth Third Bank that everyone is talking
8 about that's being owned by the Avenues, he
9 said he purchased the parcel, so it would not
10 be, unless he purchased everything above the
11 ground, not owned by the Avenues anymore.

12 I don't know if that would change
13 anything. I was surprised by that, but just
14 you might want to poke around that in case
15 that affects who you send the TRIM notice to
16 or whatnot, so --

17 CHAIRMAN RAGUSA: What restaurant is
18 it?

19 MR. BARRETT: It's actually supposed to
20 be three -- two, a Jersey Mike's, Chipotle,
21 and then two like medical -- at least, like a
22 dentist's office or something like that. It
23 think -- not 100 percent sure, but it has
24 multiple uses.

25 MR. ARGUS: How many stores are there

1 going to be?

2 MR. BARRETT: I was surprised. They
3 talked about at least three and maybe four.
4 It doesn't seem that big, but --

5 CHAIRMAN RAGUSA: It's right on that
6 lake. There is no land in there.

7 All right. Anything else on this
8 issue?

9 (No response.)

10 CHAIRMAN RAGUSA: Again, you're going to
11 get two proposals from Severn and two from
12 Fishkind.

13 MR. MENDENHALL: Yes.

14 CHAIRMAN RAGUSA: Anything else on the
15 manager's report?

16 MR. MENDENHALL: The only other thing I
17 had is I sent around an email about the
18 holiday bonuses that we always talk about in
19 December of this year. I hope everybody got a
20 moment to look at that.

21 It's the same as it's been the past
22 couple years. It's based on the years of
23 service. And just looking for approval.

24 CHAIRMAN RAGUSA: I would move those.

25 MR. ROSS: Second.

1 MR. MENDENHALL: All in favor?

2 CHAIRMAN RAGUSA: Oh, I'm sorry. I was
3 waiting for his comments. Mr. Chesney, do you
4 have a comment?

5 MR. CHESNEY: No, I don't -- no.

6 CHAIRMAN RAGUSA: Any further comments?
7 (No response.)

8 CHAIRMAN RAGUSA: All in favor, please
9 raise your hand.

10 (Board members signify in the
11 affirmative.)

12 CHAIRMAN RAGUSA: All opposed.

13 (Board member signifies in the
14 negative.)

15 CHAIRMAN RAGUSA: Okay. That motion
16 passes four to one, with Supervisor Chesney
17 voting against.

18 (Motion passes.)

19 MR. MENDENHALL: That's all I have.
20 Thank you.

21 CHAIRMAN RAGUSA: Counsel.

22 MS. MCCORMICK: I don't have anything
23 this evening.

24 CHAIRMAN RAGUSA: Field manager.

25 MR. MAYS: We've really got limited

1 stuff to discuss, too. I mean, we have been
2 working diligently on the playground, the
3 playground structures that we had talked
4 about.

5 And it's been difficult getting vendors
6 out here to spend the time, and when we did
7 have gotten them out here, they have been
8 taking their time about getting us proposals
9 and stuff like that.

10 So Sonny can probably tell you better on
11 the number that we've got proposals so far for
12 this stuff. I mean, we have really only one
13 valid proposal for the equipment, and I
14 believe only one valid proposal -- two? -- for
15 the pump.

16 MS. WHYTE: We have one for the
17 actuating fountain from Florida Play
18 Structure, which is attached to your
19 Dropbox, and also Neale's response to that
20 email.

21 And we have three right now on the
22 playground equipment, and I'm just waiting for
23 one more, which I should hopefully have within
24 the next 48 hours, and I'll upload it and let
25 you look at them.

1 And there's quite a bit of information,
2 pricing and all of that, so --
3 MR. CHESNEY: Maybe I missed something.
4 Was there an email from Neale on the actuating
5 fountain?

6 MS. WHYTE: Yes. It's in there.

7 MR. CHESNEY: And what did it say? I
8 missed that.

9 MS. WHYTE: It says, "I've reviewed the
10 provided plan, and I've gone through the
11 images in recent emails. The proposal for
12 replacement actuating fountain layout is
13 acceptable. It is a size to fit within the
14 existing 30-foot-wide area.

15 "It includes a fountain and nozzle
16 pattern, as well as LED lighting that was
17 envisioned. The question I would raise is the
18 pavement color selection. During our on-site
19 meeting, the consensus was that the dark and
20 light beige colors to be used in order to
21 match existing pavers, surrounding buildings,
22 brick veneer and accents. The previous layout
23 was conceptual, and creation of blue accent
24 colors were noted to be very expensive."

25 When you mix the darker colors, the

1 with earth-tone tan, whatever they are.

2 MR. CHESNEY: As modified by Neale's
3 input.

4 MS. WHYTE: It's based on -- the
5 discussion was actually almost like a diamond
6 kind of shape; in other words, like a pie,
7 where the two colors -- and, of course, we can
8 treat the colors as we go, if you prefer.

9 But we kind of went with -- we suggested
10 going with a brown -- in the browns, the earth
11 tones, to match the surrounding buildings, the
12 brick pavers that we have in the area, and all
13 of our aesthetics in our community.

14 And that was what was suggested to me,
15 some sort of like a diamond, pie shape, so it
16 would be light brown to a secondary brown,
17 which is in the same tone, that matches into
18 this -- keeping it with two colors, because
19 every time you add a color, it just raises the
20 price straight up.

21 And, of course, I can -- we can tweak
22 that. We can certainly send you colors to
23 confirm that that is what you guys would like
24 to see, and these are just rough of what they
25 sent over today.

1 pricing just goes straight up.

2 MR. CHESNEY: I found it. I didn't
3 realize it wasn't in the folder with it.

4 So does he have a recommendation that we
5 can go ahead with this proposal? Do we think
6 we're going to get another?

7 MS. WHYTE: I have -- we have attempted
8 -- I met with somebody a week ago Friday --
9 Thursday -- Wednesday? Wednesday.

10 MR. MAYS: Yeah.

11 MS. WHYTE: And he told me -- and I told
12 them the urgency of when I needed it for, and
13 he said he would have it to me by -- and I
14 have sent him emails on that. I have not
15 received anything, nor a response email from
16 that vendor.

17 MR. CHESNEY: Okay. Well, having gone
18 through this previously when we tried to do
19 this before, I'm going to make my motion. I
20 make a motion we accept the proposal as
21 stated.

22 CHAIRMAN RAGUSA: Well, ignoring the
23 merits of the motion, the proposal actually
24 has green pavers. And Neale has said that we
25 should not go with that, that we should go

1 CHAIRMAN RAGUSA: Do we have a second?

2 MR. ROSS: I'll second it.

3 CHAIRMAN RAGUSA: Okay. Discussion.
4 Mr. Ross.

5 MR. ROSS: If we move forward with this
6 now, will we be in any way interfering with or
7 being counterproductive with initiating other
8 projects at a later point? They'll be totally
9 independent and --

10 MS. WHYTE: This is completely
11 independently. It will be started and
12 finished, and that's it. And then the
13 playground will be something else.

14 MR. ROSS: Okay.

15 MR. MILLS: Thank you. Is it my
16 understanding, then, that the quoted price is
17 higher than what it actually will be if we
18 change the color?

19 MS. WHYTE: No. That is actually with
20 the two tones.

21 MR. MILLS: Okay.

22 MS. WHYTE: His wife, Cindy, was not at
23 the meeting, but I will definitely confirm
24 that in an email to her first thing in the
25 morning, but my understanding with Carl and

1 his pricing guy, that that wouldn't be an
 2 issue. Actually brought the pricing down from
 3 what was originally quoted, because we didn't
 4 go with the brighter colors. We went with the
 5 solid -- with the earth tones.
 6 MR. MILLS: Okay.
 7 MR. BARRETT: What is the quote?
 8 MR. MILLS: 164,890.
 9 MS. WHYTE: Yeah, so it's under what was
 10 actually proposed by Neale, if I'm correct.
 11 MR. BARRETT: 164,890?
 12 MR. MILLS: Yes, eight ninety.
 13 MR. BARRETT: Thank you.
 14 CHAIRMAN RAGUSA: Did we reach out to
 15 Hardeman Kempton to see who they used on their
 16 one or two project for their water features?
 17 MS. WHYTE: I don't know if we did.
 18 MR. MAYS: We didn't reach out to
 19 Hardeman Kempton, but we reached out to
 20 another company that's been in this area, and
 21 that's the one she was talking about. We
 22 think that they're the one that had given us a
 23 bid before, so --
 24 CHAIRMAN RAGUSA: So a second vendor
 25 came out last week, but has not given us a

1 bid.
 2 MS. WHYTE: No, haven't given us a
 3 proposal. No response to my email. You
 4 called another vendor who never even called
 5 you back.
 6 CHAIRMAN RAGUSA: Here's why I'm going
 7 to vote against the motion. We're going to
 8 have to take up the bulk of the project next
 9 month when we have all the proposals in.
 10 I don't see any reason to speed this
 11 thing along for the winter months. I just
 12 don't see it as being as all that critical. I
 13 know Mr. Chesney wants the Chesney footpath
 14 plaque on it.
 15 But I just don't see the need to rush
 16 it. If we have someone come out, I'd like to
 17 let them know that on January -- whatever the
 18 date of the next meeting is, we're going to
 19 make a decision.
 20 If you have a bid in, you will be
 21 competitive, but if you don't, you won't. The
 22 same message needs to be sent -- you have X
 23 number of days to let -- the board is going to
 24 vote, and we need a proposal before that for
 25 the meeting.

1 Yeah, it was kind of weird that, you
 2 know, we don't have the folks here to make the
 3 final presentations and we don't have all the
 4 bids, but that is what it is.
 5 I think we need to be ready to go on all
 6 the major components of this project in
 7 January.
 8 MS. WHYTE: Would you like us to have
 9 each of the vendors come in and make a
 10 presentation to you in regards to their --
 11 they've asked us, and they weren't sure -- we
 12 wanted to get more direction since we were
 13 going to table it anyway until next month.
 14 CHAIRMAN RAGUSA: Well, I'll defer to
 15 the other supervisor -- in terms of picking
 16 equipment, I view that as the consultant's
 17 bailiwick, so to speak.
 18 I think they need to tell us what's the
 19 best equipment for that location for the
 20 desired use, aging, et cetera. If Neale tells
 21 me, "Look, we've got -- this is for under
 22 five, this is for five to ten, this is for ten
 23 and up, and here's your best pick of
 24 equipment," that's what I'm going to rely on.
 25 MS. WHYTE: I've spoken to him on that.

1 It is a preference of choice. If you look at
 2 the equipment you see in Dropbox, it is so
 3 unique. It is so different than every
 4 company, that it's a choice of what you, the
 5 supervisors, would like to see.
 6 I mean, there is some that are really,
 7 really quite European looking, and that is
 8 really quite -- you know, it may not be
 9 everybody's taste. Do you want more
 10 traditional? Do you want more -- Neale
 11 doesn't feel he has -- I mean, he'll tell you
 12 the equipment is all ADA compliant, it all
 13 meets the standards of the state, and all of
 14 that stuff.
 15 MR. MAYS: He doesn't sound like he
 16 wants to put his particular name on --
 17 CHAIRMAN RAGUSA: That's what it sounds
 18 like.
 19 MS. WHYTE: It's very difficult to make
 20 that decision. And he says, you know, "It's
 21 your choice."
 22 CHAIRMAN RAGUSA: Mr. Ross.
 23 MR. ROSS: The original issue that was
 24 asked right before we started talking about
 25 that is, do we want these folks to come in

1 here and make presentations? I personally
2 don't.

3 I'm like Mark. I much value what Neale
4 says and you guys say than what some third-
5 party vendor is going to come in and say. So
6 I don't feel like they need to come in. If at
7 the end of the day, though, we need to make
8 the selection because of aesthetic
9 preferences, I'm okay making that decision.

10 I go back to, I value your all's
11 viewpoint. You all know what's going to wear
12 the best, what's going to be the easiest to
13 repair. You know the issues that will crop
14 up, and I value your all's expertise.

15 So at the end of the day, just get us --
16 while we have the proposed layouts now, we'll
17 just give you our feedback between now and
18 next meeting, and maybe we can have it
19 narrowed down to where your all's
20 recommendations could be really focused next
21 month, and like Mark said, we'll be good to
22 go.

23 CHAIRMAN RAGUSA: Let's go back to the
24 original motion. Is there any further
25 discussion on Mr. Chesney's motion with

1 here, because you throw up some billboards and
2 see the pictures.

3 CHAIRMAN RAGUSA: We can get those?

4 MR. MAYS: She already gave them to me
5 for one of the bids.

6 MS. WHYTE: We've gotten one -- I don't
7 know if other will --

8 CHAIRMAN RAGUSA: All right. Back to
9 the original motion, do we have any further
10 discussion?

11 (No response.)

12 CHAIRMAN RAGUSA: All in favor of the
13 motion, please raise your hand.

14 (Board members signify in the
15 affirmative.)

16 CHAIRMAN RAGUSA: All opposed, raise
17 your hand.

18 (Board members signify in the negative.)

19 CHAIRMAN RAGUSA: That motion fails two
20 to three.

21 (Motion fails.)

22 MR. CHESNEY: You made a suggestion
23 about Hardeman Kempton. Do you want me to
24 reach out to them? Is there someone else, if
25 we're not going to get another --

1 respect to moving forward on the actuating
2 fountain? Mr. Ross.

3 MR. ROSS: Do you guys think we're going
4 to get another proposal on the actuating
5 fountain?

6 MR. MAYS: I think you're going to see
7 the bids coming in pretty close to what you've
8 got right now, if we get another bid, is what
9 I'm saying.

10 MS. WHYTE: Greg, we've done this two
11 years ago.

12 MR. CHESNEY: Well, we did this two
13 years ago, and we got three proposals that
14 weren't -- you couldn't even compare them,
15 so --

16 MR. ROSS: Okay. That's what I was
17 asking.

18 MR. MAYS: And the one company that did
19 bid on the playground equipment, they came in
20 with big billboards with picture of the park
21 and the equipment anyway, so you really don't
22 need them. Here, you can look at that to get
23 an idea of what their equipment looks like.

24 So if we can get everybody to do
25 something like that, you wouldn't need them

1 CHAIRMAN RAGUSA: I think Sonny is the
2 right person because she knows who she's
3 talked to. You're welcome to --

4 MS. WHYTE: I'll reach out to them.

5 MR. CHESNEY: I mean, I just -- Ted and
6 I are friends.

7 MR. MAYS: Isn't Hardeman Kempton the
8 company who can do the whole project?

9 CHAIRMAN RAGUSA: Yes. They actually
10 made a pitch to us for a park that was a
11 million something dollars, but they may not be
12 in a position to recommend a subcontractor
13 that would do a water feature, but it's worth
14 at least talking to them.

15 MR. CHESNEY: You call them and see --

16 MS. WHYTE: Okay.

17 MR. CHESNEY: -- and that way, if we
18 still have one proposal next month, I would
19 hope that we would all vote to move it
20 forward.

21 CHAIRMAN RAGUSA: He may be interested
22 in bidding it -- they may be.

23 MS. WHYTE: One of the thing we did find
24 in talking to all of these contractors is
25 that, I believe, two, possibly three are all

1 general contractor playground -- play
2 installation, land -- like all in.
3 So it's really something that, I think,
4 Doug and I feel very comfortable, if we get a
5 general company that can do it all, rather
6 than us trying to fit in between this schedule
7 and that schedule and these people and that
8 people.

9 CHAIRMAN RAGUSA: Agree.

10 MS. WHYTE: And we're very impressed
11 with three of the contractors.

12 CHAIRMAN RAGUSA: All right. Let me
13 just make sure we have an understanding the
14 record is clear.

15 At the January meeting, we expect Neale
16 to be here, along with Tonja, and we expect to
17 have all the bids that are going to be
18 submitted ready for consideration. We are
19 going to take up whatever altitude view of the
20 playground, proposed equipment in comparison
21 to the proposed pricing of the proposals for
22 that equipment, and we're going to make a
23 final decision on that and the water feature.

24 Is that everybody's intention and
25 understanding? Mr. Ross.

1 MR. ROSS: If we can get those materials
2 in significant time prior to the meeting.

3 MR. MAYS: We were hoping to do that
4 this time for the meeting.

5 CHAIRMAN RAGUSA: But you have some of
6 it.

7 MR. ROSS: Let me clarify, if we don't
8 get it, say, ten days prior, we're -- we're
9 wasting our time.

10 MS. WHYTE: That is why I uploaded what
11 I have, and I'll reconfirm tomorrow morning
12 everything is in Dropbox. I think it is. The
13 three -- and I'm just waiting on one more.

14 And I figure, this way, it gives you a
15 whole month to review the proposals and ask me
16 any questions, and if you need more
17 information, I'll be glad to get it, but it
18 will give us at least four weeks to, you
19 know, look at the stuff, because there's quite
20 a bit of information there.

21 CHAIRMAN RAGUSA: Mr. Ross.

22 MR. ROSS: I just quickly peeked at my
23 calendar. Is our January meeting on the first
24 Tuesday, January 5th, instead of the second?
25 I have it on my calendar as January 5th --

1 MR. MENDENHALL: Let me see.

2 MR. MAYS: -- which is the first
3 Tuesday. I'm only pointing that out -- we
4 were talking --

5 CHAIRMAN RAGUSA: I have January 5.

6 MR. ROSS: -- we were talking about
7 getting proposals by the 1st of January.
8 Again, it would need to be more realistically
9 prior to Christmas.

10 MR. MAYS: With all the holidays, you
11 can imagine what we run into.

12 MS. WHYTE: I'll get them as quickly as
13 possible.

14 MR. ROSS: I know you will. I'm just
15 pointing out if you get it the week between
16 Christmas and the 1st, people are on holiday,
17 and we're not going to really have a focused
18 look at things.

19 MR. MENDENHALL: I have the 5th also.

20 CHAIRMAN RAGUSA: Mr. Barrett, I don't
21 know if you have the materials we've been
22 provided.

23 MS. WHYTE: Not yet.

24 CHAIRMAN RAGUSA: Would you provide him
25 with at least the illustrations of the

1 proposed equipment?

2 MS. WHYTE: Absolutely.

3 CHAIRMAN RAGUSA: If you have the
4 inclination and the desire and the space,
5 would you run those potential options in
6 color?

7 MR. BARRETT: It would depend on how
8 many there are.

9 CHAIRMAN RAGUSA: There's three.

10 MS. WHYTE: There's three. There will
11 be four.

12 MR. BARRETT: And are they in the -- are
13 they in the PowerPoint presentation that
14 Neale originally put together?

15 CHAIRMAN RAGUSA: No.

16 MS. WHYTE: No. These are different.
17 I'll get them to you.

18 MR. BARRETT: As long as they're not --
19 three, I can do. That's not a problem. If
20 you start getting into like five, six,
21 seven --

22 MS. WHYTE: No. I think the most will
23 be four.

24 MR. BARRETT: -- So people can actually
25 -- then it becomes a potential space issue,

1 but --

2 CHAIRMAN RAGUSA: I would just like to
3 see if there's any strong opinion either way
4 from the community, so thank you.

5 All right. Anything else there on the
6 field manager's report?

7 MR. MAYS: No, unless you've got any
8 questions for us, but, no, everything's --

9 CHAIRMAN RAGUSA: OLM was a 92 score?

10 MR. MAYS: Yeah. They actually picked
11 up a point or two. I think it was the weeds
12 that's a little better, trying to get them
13 under control. There's still a few weed
14 issues out there, but this weather has really
15 been messing with us bad. Even the plants --
16 you pick the plant, you know, you pick them
17 four months in advance. We have a four-month
18 cycle.

19 It's supposed to be cold by now. The
20 petunias are out there melting -- not petunias
21 -- violets out there melting, so we were
22 struggling to keep them alive, so we have to
23 replace a few.

24 The weather is really causing havoc on a
25 few issues. The guys are doing a pretty good

1 MR. MILLS: Okay. Thank you.

2 CHAIRMAN RAGUSA: Anything else?

3 MR. MILLS: (Moves head from side to
4 side.)

5 CHAIRMAN RAGUSA: Any audience comments?
6 (No response.)

7 CHAIRMAN RAGUSA: All right. Motion to
8 adjourn would be appropriate.

9 MR. MILLS: So moved.

10 CHAIRMAN RAGUSA: Do we have a second?

11 MR. ROSS: Second.

12 CHAIRMAN RAGUSA: All in favor, please
13 raise your hand.

14 (All board members signify in the
15 affirmative.)

16 CHAIRMAN RAGUSA: That motion passes
17 five to nothing. Thank you.

18 (Motion passes.)

19 (At 4:35 p.m., the meeting concludes.)
20
21
22
23
24
25

1 job, though.

2 CHAIRMAN RAGUSA: Okay. Thank you.
3 Supervisor comments?

4 MR. MILLS: I just have --

5 CHAIRMAN RAGUSA: Mr. Mills.

6 MR. MILLS: If you can just have those
7 guys address -- when they're coming back in at
8 the end of the day, they're driving like the
9 Indy 500 --

10 MR. MAYS: Okay.

11 MR. MILLS: -- running stop signs,
12 cutting residents off. One guy almost hit one
13 of our neighbors who didn't have a stop sign
14 and he did, and he made the turn, and she
15 veered over in front of me.

16 MR. MAYS: Okay.

17 MR. MILLS: You know, they're coming
18 back, because it's the end of the day, like,
19 you know, fire engines.

20 MR. MAYS: Okay. I'll get with them on
21 that.

22 MR. MILLS: So -- yeah.

23 MR. MAYS: We have a briefing every
24 morning, and I'll get with them on it tomorrow
25 morning.

Mark J. Ragusa, Chairman

Mark Ragusa
Chairman

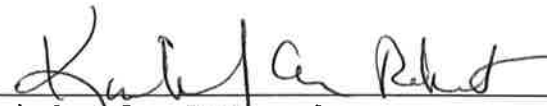
CERTIFICATE OF REPORTER

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

I, Kimberly Ann Roberts, Notary Public in and for the State of Florida at Large, do hereby certify that I reported in shorthand the foregoing proceedings at the time and place therein designated; that my shorthand notes were thereafter reduced to typewriting under my supervision; and that the foregoing pages are a true and correct, verbatim record of the aforesaid proceedings.

Witness my hand and seal December 17, 2015, in the City of Tampa, County of Hillsborough, State of Florida.


Kimberly Ann Roberts
Notary Public
State of Florida at Large

