

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: April 1, 2014
 TIME: 4:00 p.m. - 6:20 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
 Brian Zeigler
 Bob Argus

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall, District Manager

DISTRICT ATTORNEY:

Erin McCormick

DISTRICT ENGINEER:

Tonja Stewart

WESTCHASE STAFF:

Doug Mays

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1 The transcript of the Westchase Community
 2 Development District Board Meeting, on the 1st day
 3 of April, 2014, at the Westchase Community
 4 Association Office, 10049 Parley Drive, Tampa,
 5 Florida, beginning at 4:00 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.
 10 Welcome to the April 1st, 2014 Westchase
 11 Community Development District Meeting. I
 12 promise not to pull any April Fool's jokes on
 13 anybody. I understand Mr. Barrett has already
 14 done that, but we have not seen it yet.

15 The record will reflect that all five of
 16 the supervisors are present and accounted
 17 for. If we would, please stand, and,
 18 Mr. Argus, would you lead us in the Pledge of
 19 Allegiance?

20 MR. ARGUS: Sure.
 21 (The Pledge of Allegiance was recited.)

22 CHAIRMAN RAGUSA: All right. You have
 23 in front of you the consent agenda, which
 24 comprises of two items, the March 4, 2014
 25 meeting minutes and the financial statements

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1 as of 2/28/14.

2 I am not aware of any suggested changes

3 to the meeting minutes. Does anybody have

4 anything?

5 MR. MENDENHALL: I received an email

6 from Bob, but --

7 MR. ARGUS: Saying I had no --

8 MR. MENDENHALL: Yeah. Correct.

9 CHAIRMAN RAGUSA: Do we have a motion to

10 approve the consent agenda?

11 MR. ARGUS: So move.

12 CHAIRMAN RAGUSA: Do we have a second?

13 MR. ZEIGLER: Second.

14 CHAIRMAN RAGUSA: All in favor, please

15 signify by saying aye.

16 (All board members signify in the

17 affirmative.)

18 CHAIRMAN RAGUSA: Any opposition?

19 (No response.)

20 CHAIRMAN RAGUSA: None noted. That

21 motion passes five to nothing.

22 (Motion passes.)

23 CHAIRMAN RAGUSA: Engineer's report,

24 Tonja.

25 MS. STEWART: I have a few items. The

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1 first item is the paving bids for the Greens

2 and Stonebridge. We actually only received

3 one bid, and I did have a conversation with

4 one of the contractors that did pick the

5 package up. We actually had three contractors

6 in total pick the bid documents up, one out of

7 Palmetto, ACPLM, who did some work for us

8 previously, and then Ajax. Ajax is a major

9 paving company. I'm sure everybody's probably

10 heard of them.

11 The impression I got in talking to ACPLM

12 on Friday was that they were not going to be

13 able to bid the project because of the

14 requirements of the bid bond. That was going

15 to be \$25,000 cash that they were going to

16 have to put up to cover their bid bond.

17 I did talk to Erin --

18 MR. CHESNEY: Who couldn't come up with

19 it?

20 MS. STEWART: ACPLM.

21 MR. CHESNEY: Okay.

22 MR. ARGUS: They were the ones --

23 MS. STEWART: Forgive me. They could

24 come up with it. They just didn't want to use

25 their 25,000 cash for it or whatever, so --

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1 MR. ARGUS: And they're the ones doing

2 Saville Rowe?

3 MS. STEWART: That's correct. That's

4 correct.

5 I have used them for many other

6 projects. They are very good. They're very

7 competitive. They've won most of the bids

8 that we've done, so -- this one, I don't know

9 if -- obviously they're a small company and

10 they just, you know, may have cash flow

11 issues. I don't know. I don't want to speak

12 for any of that. But that was just the

13 conversation we had.

14 I do want to let you know that Ajax's

15 bid did come in under -- I think for

16 Stonebridge it was \$3,000 over the reserve or

17 the amount of money that we had budgeted, and

18 for the Greens we were about \$175,000 less

19 than what we had posted.

20 I did talk to Doug because we do need to

21 do some work for the wiring at the gate, as

22 well as the alleyways in the Greens was not

23 included in this package.

24 Evidently what happened was, when we

25 adjusted the budget numbers back like in 2007,

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1 2008, it wasn't included, and we did not go

2 back and double-check it. So it was an

3 oversight on our part that those sections were

4 not included.

5 But the good news is, it appears that by

6 adding those sections, we will still be under

7 budget.

8 MR. CHESNEY: By how much?

9 MS. STEWART: A hundred -- well, with

10 adding it, we may not be \$25,000 under budget

11 at the end of the day, but, right now, for the

12 numbers that we had budgeted, and I'm assuming

13 were reserved, we're about \$175,000 lower.

14 MR. CHESNEY: Okay. What is the per --

15 what do you use, per square footage or --

16 MS. STEWART: Square yards.

17 MR. CHESNEY: Square yards. So what is

18 it on a square-yards basis for the Ajax quote

19 versus what you got from Saville Rowe on the

20 last job? And it's not comparable, but --

21 MS. STEWART: Oh, well, forgive me. I

22 did not bring Saville Rowe. I can provide you

23 that comparison. I would suspect that this is

24 much cheaper.

25 CHAIRMAN RAGUSA: "This" being what?

1 MS. STEWART: The unit price for
2 something that is that small versus something
3 that is this big.

4 And typically I think ACPLM is being
5 very competitive. They're usually lower, but
6 they have not competed for a half-million-
7 dollar job against Ajax either. I mean, this
8 is enough for Ajax to sink their teeth into,
9 but they might be interested in being
10 competitively priced.

11 MS. McCORMICK: I just wanted to let you
12 all know, too, in the statute, in Chapter 287,
13 which deals with competitive bidding for
14 contractual services, there is a provision
15 that says that if less than two responsive
16 bids are received for contractual services,
17 the agency, or in this case, the district, can
18 negotiate on the best terms and conditions.

19 And the CDD would have to document the
20 reasons that the actions, as far as who we end
21 up awarding the bid to, are in the best
22 interest of the district in lieu of bidding
23 a new -- you know, rebidding the project.

24 So that's one option that you have under
25 the statute because we did only receive one

1 MS. McCORMICK: And that's really all it
2 would be based upon is the --

3 MS. STEWART: That was my intention.
4 That's correct.

5 MS. McCORMICK: -- additional quantities
6 that would be needed for the -- okay.

7 MR. ARGUS: Would there be an additional
8 deployment of equipment because it requires a
9 different type of equipment?

10 MS. STEWART: No. They're actually
11 going to get in there. I do have another
12 project where we kind of split it up. We can
13 split it up equally, and if we have to squeeze
14 one out and do a little bit more, we can do it
15 with the same mobilizations.

16 MS. McCORMICK: And the bottom line from
17 a legal standpoint is that you can go and do a
18 new RF -- you know, a request for proposal for
19 this project or a new competitive
20 solicitation.

21 You can modify the requirements, you
22 could delete the requirement that they have to
23 submit a bid bond and go through the process
24 again and come back to the board at the May
25 meeting, or you could just negotiate

1 bid.

2 CHAIRMAN RAGUSA: Well, Erin, as part of
3 that process, can we modify the bid
4 specification or bid requirements? It seems
5 to me that the bond is hanging up at least one
6 potential bidder.

7 MS. McCORMICK: Right.

8 CHAIRMAN RAGUSA: Is that something that
9 under that statute we could waive as part of
10 this negotiation?

11 MS. McCORMICK: Yes. Yes, you could.
12 You could do that. I mean -- and it sounds
13 like also the scope of the project is going to
14 end up being different than what we had
15 included in the scope for the original
16 solicitation.

17 So what I'm not clear about is, with the
18 addition of the alleyways, which weren't in
19 the original bid, are we going to still be
20 using the same unit prices that are included
21 with the bid that was submitted, so it's just
22 going to be taking unit prices --

23 MS. STEWART: It would be a change order
24 for that same unit price for the additional
25 asphalt.

1 individually with vendors and then bring it
2 back to the board and make a determination as
3 to what you feel is in the best interest.

4 MS. STEWART: And could they actually
5 accept a bid that was submitted and move on?

6 MS. McCORMICK: (Moves head up and
7 down.)

8 MR. CHESNEY: So why? Why do you think
9 we still only got one bid? I mean, there were
10 no other -- I mean, you said that the one
11 company, why they didn't bid, was because
12 of --

13 MS. STEWART: I suspect the other
14 company didn't bid for the same reason,
15 because they're small. And I believe --

16 MR. CHESNEY: Only three picked it up?

17 MS. STEWART: Yeah. That doesn't
18 surprise me at all. To be perfectly honest
19 with you, I'm surprised that the three did.

20 The economy is good now, and there's
21 other work to be had, and people can't keep up
22 with the construction activity that's going on
23 in the area as it is.

24 I'm bidding many, many projects, and I
25 am seeing very few bidders bid because they

1 are at their max. And they're getting larger
 2 jobs.
 3 MR. ARGUS: What determines \$25,000 for
 4 the performance bond?
 5 MS. STEWART: Five percent of the bid.
 6 MR. CHESNEY: Their insurance company is
 7 requiring them to put up the cash to get the
 8 bid -- to get the bond. Excuse me.
 9 MR. ARGUS: Okay.
 10 MR. CHESNEY: Well, which is why --
 11 reasons like that are why you get the bond, so
 12 -- yeah. That's interesting.
 13 CHAIRMAN RAGUSA: Do we have any idea
 14 what the alleyways would cost under the Ajax
 15 contract per unit pricing?
 16 MS. STEWART: I don't. To be honest
 17 with you, I don't. I could do a -- I was
 18 going to take a look to see what we did for
 19 the other ones. It looks like, to me, if I
 20 add up all the work that we did on the other
 21 ones, it was less than \$100,000. So anything
 22 less than \$100,000, because I don't even
 23 believe those alleyways were as many as the
 24 ones over here.
 25 MR. CHESNEY: Do you have a

1 recommendation? Should we accept this bid, or
 2 should we try to bid it again?
 3 MS. STEWART: To be honest with you,
 4 since the bids came in within your budget, I
 5 mean, I'm not opposed to -- I mean, the only
 6 thing that would happen is you could
 7 potentially get a lower bid, and that would be
 8 some savings, but I believe we have everything
 9 budgeted properly that we can do the project
 10 within the amount of money that we have
 11 reserved for the bid that was submitted.
 12 CHAIRMAN RAGUSA: Well, I would be
 13 uncomfortable rebidding it given the fact
 14 that one company has put a number out there.
 15 MS. STEWART: Now, let me tell the
 16 board, this number, the amount of this, has
 17 not been divulged publicly in any way, shape,
 18 or form to anybody. So there's no one who's
 19 has asked for it, and no one has been told
 20 this information.
 21 MS. McCORMICK: But it is public record.
 22 MR. MENDENHALL: I did get an email
 23 today, somebody requesting that information,
 24 though, this afternoon.
 25 MS. STEWART: Oh, okay.

1 MR. MENDENHALL: I haven't responded
 2 yet, but obviously I will be responding.
 3 MS. STEWART: Okay.
 4 MR. CHESNEY: Who asked, another
 5 contractor?
 6 MR. MENDENHALL: We have trade magazines
 7 that -- I don't know if they're magazines, but
 8 periodicals for different industries, that
 9 when we have these bids and they hear about
 10 them, they call up and ask the results.
 11 MR. CHESNEY: Yeah, of course.
 12 CHAIRMAN RAGUSA: Contracting projects.
 13 MR. MENDENHALL: Yeah. I can tell you in
 14 a second --
 15 MR. CHESNEY: I know what magazine
 16 you're talking about.
 17 CHAIRMAN RAGUSA: Do you have any
 18 thoughts on using one contractor for the
 19 entire project versus two?
 20 MS. STEWART: I do not. I think that
 21 that would complicate things. I think they
 22 would step over each other. I think it's
 23 better to have one contractor.
 24 MR. ARGUS: One could be in Stonebridge,
 25 and one could be in the Greens.

1 MS. STEWART: Yes, we could. I'm not
 2 sure if -- their unit prices are a little
 3 higher for Stonebridge, so --
 4 CHAIRMAN RAGUSA: Whose unit price?
 5 MS. STEWART: Ajax. Would you be
 6 wanting to do that to try to expedite the
 7 completion of the project?
 8 MR. CHESNEY: I didn't understand or
 9 hear his question.
 10 MS. STEWART: To have one contractor do
 11 Stonebridge and one contractor do the
 12 Greens.
 13 CHAIRMAN RAGUSA: I thought we only had
 14 one bidder.
 15 MS. STEWART: We do, but that's what Bob
 16 was asking, is there a benefit to having two?
 17 CHAIRMAN RAGUSA: Why would they have
 18 different unit prices? Why wouldn't it be the
 19 same?
 20 MS. STEWART: Because it's smaller. I
 21 mean, to be honest with you, their bid is
 22 their bid. I haven't asked them any questions
 23 about why, but I would suspect that obviously
 24 they're ordering the asphalt at a different
 25 day, and probably because it's a smaller batch

1 of asphalt, it might be a different price.
 2 CHAIRMAN RAGUSA: And that one came in
 3 -- the bid came in above our reserve?
 4 MS. STEWART: Only \$3,000. That's per
 5 my budget. There may be more reserved in that
 6 than there's actually in the original budget.
 7 MR. CHESNEY: Let's not get too hung up
 8 on the reserve number. As a person that does
 9 those reserves, I mean, we -- you know, I call
 10 her up and ask for a number.
 11 CHAIRMAN RAGUSA: It's not --
 12 MR. CHESNEY: It's not --
 13 CHAIRMAN RAGUSA: We have a budget
 14 shortfall that we have to account for.
 15 MR. CHESNEY: Yeah. Yeah.
 16 CHAIRMAN RAGUSA: What's the total bid
 17 on the Stonebridge project?
 18 MS. STEWART: Is \$49,062.05.
 19 CHAIRMAN RAGUSA: And how much is the
 20 bid on the large project?
 21 MS. STEWART: \$426,388.90. And that
 22 does not include the alleys.
 23 CHAIRMAN RAGUSA: I'm just talking aloud
 24 here, and, Tonja, you tell me if I'm crazy. I
 25 would almost be inclined to negotiate the

1 Stonebridge contract to a lower unit price
 2 even if we were going back to the market for
 3 that.
 4 MS. STEWART: Okay.
 5 CHAIRMAN RAGUSA: I think if Ajax is
 6 going to do the project and mobilize out here,
 7 that they should be able to do it for the same
 8 unit price.
 9 MS. STEWART: Okay.
 10 CHAIRMAN RAGUSA: And if the other
 11 company is more comfortable bidding on that
 12 smaller component, they would have a much less
 13 bond requirement, if we're going to enforce
 14 the bond requirement.
 15 MS. STEWART: Uh-huh.
 16 CHAIRMAN RAGUSA: You know, I just -- if
 17 we had a longstanding relationship with the
 18 other entity, or the other vendor, it may make
 19 sense to bifurcate these projects.
 20 MS. STEWART: Okay.
 21 CHAIRMAN RAGUSA: It has to be -- they
 22 were bid separately.
 23 MS. STEWART: No. They were bid
 24 together.
 25 CHAIRMAN RAGUSA: But they had an

1 itemized breakout?
 2 MS. STEWART: Yes.
 3 CHAIRMAN RAGUSA: I'm still surprised
 4 that we got a different unit price for one --
 5 what I'm going to call a global project with
 6 one mobilization.
 7 MS. STEWART: That's just the way it was
 8 submitted.
 9 CHAIRMAN RAGUSA: Well, I'll leave it up
 10 to the group. Mr. Ross.
 11 MR. ROSS: I was going to say if you
 12 were making a motion, I was going to second
 13 it.
 14 CHAIRMAN RAGUSA: Mr. Argus.
 15 MR. ARGUS: If we were to agree to this
 16 contract today, would the repavement be
 17 completed before the rainy season?
 18 MS. STEWART: Ha. That's one of the
 19 issues I'm dealing with. We're in the rainy
 20 season. We're not going to have a dry season.
 21 We haven't had a dry season for three years.
 22 MR. ARGUS: Okay.
 23 MS. STEWART: So I think we're in a
 24 different cycle, different conditions, so
 25 we're at the mercy of Mother Nature at this

1 point.
 2 MR. ARGUS: So weather should not
 3 influence anything.
 4 MS. STEWART: It should not. It should
 5 not be in making the -- making the final
 6 decision.
 7 MR. CHESNEY: What was the difference in
 8 the unit pricing again? I apologize.
 9 MS. STEWART: That's okay. The Greens,
 10 the milling was \$1.95 a square yard, and
 11 Stonebridge was \$2.75 a square yard. And for
 12 the paving, it was \$5.60 a square yard for the
 13 Greens and \$6.70 for Stonebridge.
 14 MR. ARGUS: Stonebridge is a straight
 15 road. It doesn't have any curves.
 16 CHAIRMAN RAGUSA: The unit pricing you
 17 have seen for other projects you have done --
 18 MS. STEWART: I think that may be an
 19 inverted crown, too, so I don't know if that
 20 may put a spin on it, too.
 21 CHAIRMAN RAGUSA: How do those two
 22 itemized costs equate to other projects we've
 23 done recently in here?
 24 MS. STEWART: I have not done a
 25 comparison. I can do that. Based on the fact

1 that he's \$175,000 lower, I have a feeling
 2 that they're very competitively priced.
 3 CHAIRMAN RAGUSA: I agree.
 4 MS. STEWART: I think -- I think -- you
 5 know, I can't say for a fact that they're
 6 better than what unit pricing ACPLM has been
 7 giving us, but I'm happy to do that comparison
 8 as a result of any, you know, direction you
 9 want to give me.
 10 MR. CHESNEY: Well, we have probably 30
 11 days to accept the bid?
 12 MS. STEWART: I believe so.
 13 MS. McCORMICK: It may be 60 days. Do
 14 you have the documents?
 15 MR. MENDENHALL: I'll take a look. I've
 16 got it --
 17 MS. STEWART: I don't have. I'm sorry.
 18 MR. CHESNEY: Because what I'm
 19 suggesting is, maybe you provide that
 20 information and we put it on the consent
 21 agenda for next month.
 22 MS. STEWART: Okay.
 23 MR. CHESNEY: Or maybe we can get that
 24 -- I like Mark's suggestion. Maybe we can get
 25 them to give the same pricing at Stonebridge.

1 MS. STEWART: And if you'd like to make
 2 an approval based on if we find out --
 3 MR. CHESNEY: Well, we have a response.
 4 We do have next month. We don't need to do
 5 that.
 6 MS. STEWART: Okay.
 7 MR. CHESNEY: That way, we have more
 8 bargaining power.
 9 CHAIRMAN RAGUSA: I thought we went to a
 10 60-day standard --
 11 MS. McCORMICK: I think that's --
 12 MR. MENDENHALL: Yeah.
 13 CHAIRMAN RAGUSA: -- because of our
 14 meeting timing.
 15 MS. McCORMICK: It would be in the
 16 instructions to bidders.
 17 MR. MENDENHALL: Yeah. I think it's --
 18 MS. McCORMICK: Keep going to the --
 19 MR. ZEIGLER: Okay. What was the
 20 milling amount for Stonebridge?
 21 MS. STEWART: I'm sorry. The amount?
 22 MR. ZEIGLER: 260?
 23 MS. STEWART: 275, and 6.70 for the
 24 pavement.
 25 MR. CHESNEY: My suggestion is we table

1 it for next month, but if you can, in the
 2 meantime, figure out what the pricing we've
 3 gotten from the other competitor, and also see
 4 if they will accept the same pricing for
 5 Stonebridge as they did for the Greens --
 6 MS. STEWART: Okay. I'll do that.
 7 MR. CHESNEY: -- providing that we have
 8 60 days.
 9 MR. MENDENHALL: Yeah, 60 days --
 10 MS. McCORMICK: (Inaudible) the other
 11 thing I was thinking is that are you going to
 12 confirm with them what the unit price will
 13 be? Would it be the same unit price that was
 14 used for the Greens?
 15 MS. STEWART: I can confirm that.
 16 MS. McCORMICK: Okay.
 17 CHAIRMAN RAGUSA: Well, I want to make
 18 sure we all understand what we're asking the
 19 engineer to do.
 20 Greg, you seem to be leading that. What
 21 are you asking the district's engineer to do?
 22 MR. CHESNEY: I'm asking the engineer to
 23 go back and ask if they will give the
 24 Stonebridge portion of the project at the same
 25 cost as the Greens and that we essentially

1 bring this back up at the next meeting to
 2 accept hopefully that revised bid.
 3 MS. STEWART: And comparison, too.
 4 MR. CHESNEY: And provide a comparison
 5 to what we got from whatever that other
 6 contractor is.
 7 MS. STEWART: Okay.
 8 MS. McCORMICK: And that the alleys will
 9 be at the same price as the Greens.
 10 MR. CHESNEY: Yes.
 11 MR. ARGUS: So the advantage of doing
 12 that versus approving it today with the
 13 condition that it be at the same unit price is
 14 what?
 15 MR. CHESNEY: Well, we could get a lower
 16 price for Stonebridge. We also will have more
 17 information to make sure that that -- I don't
 18 know about you. I feel uneasy that we only
 19 have one bid, but if that one bid comes in at
 20 a pricing similar to what we've been getting
 21 otherwise, then I'll feel more comfortable
 22 accepting that bid.
 23 And, you know, to me, going -- the other
 24 contractor obviously is too small to handle
 25 that job. We only got one bid. We have that

1 information.

2 I agree with Mark that, you know,
3 they've already put their number out. So, I
4 mean, if we rebid it, then they've already --
5 we're essentially taking them away from the
6 table, we could get bids for higher than
7 that.

8 MS. STEWART: And I actually did discuss
9 with the other contractor if the project was
10 too big for them. I did kind of find out if
11 that was an issue for them, and they indicated
12 that that was not the problem, but he wouldn't
13 tell me anything otherwise.

14 CHAIRMAN RAGUSA: So let me ask Greg --
15 on the follow-up to your path is, what happens
16 if Ajax says they will not do Stonebridge for
17 the same unit price?

18 MR. CHESNEY: Well, then we look at what
19 the pricing comparison information that Tonja
20 will provide, and we make a decision at that
21 point.

22 CHAIRMAN RAGUSA: I think you need to
23 instruct the engineer then to go to the other
24 bidder and see if they would match that unit
25 price for the Stonebridge property.

1 that."

2 CHAIRMAN RAGUSA: Now, what we have to
3 decide is, would it be -- for the Stonebridge
4 portion, would we be willing to waive the bond
5 requirement for any other bidder, let alone
6 ACPLM?

7 MR. CHESNEY: I think you're inviting
8 trouble then --

9 MS. STEWART: And they provided a bid
10 bond, too.

11 MR. CHESNEY: -- unless they're willing
12 to get paid in arrears.

13 MS. McCORMICK: Is there an issue with
14 them providing the payment of a performance
15 bond?

16 MS. STEWART: No.

17 MS. McCORMICK: Okay. Because, I mean,
18 once we award the bid, the bid bond -- once we
19 award the contract, the bid bond goes away
20 anyway, but the payment and performance bond
21 is, you know, what we want to make sure is in
22 place with whatever contractor is doing the
23 work.

24 CHAIRMAN RAGUSA: What did they get hung
25 up on?

1 MS. STEWART: I do have some current
2 contracts with them with some unit pricing,
3 not quite as big, but big enough that we're
4 getting some reasonable pricing, if you want
5 me to base it off of some other pricing for
6 other projects.

7 CHAIRMAN RAGUSA: Yes.

8 MS. STEWART: Okay.

9 MR. CHESNEY: Sure. Well, I mean --
10 yeah, I guess we could go -- if get an overall
11 lower bid then --

12 CHAIRMAN RAGUSA: I think you're
13 authorized -- I think you have an
14 understanding of what the board want to do. I
15 think you're authorized to go out there and do
16 it.

17 Obviously, we want to preserve our
18 relationship with Ajax and the other vendor as
19 well because we've done work with both, I
20 understand.

21 MS. STEWART: He understood that --
22 ACPLM was like, "We know how the system works,
23 we understand the process, and if you choose
24 to select -- if someone does bid and you
25 choose to select them, then we understand

1 MS. STEWART: I understood that
2 obviously that they're having to put the cash
3 up to cover the bid bond.

4 MR. CHESNEY: To cover the bid bond.

5 CHAIRMAN RAGUSA: Oh, I thought it was
6 the performance bond.

7 MR. CHESNEY: Well, it's probably both.

8 The thing is on performance bond is we pay for
9 it, and they'll have the money for the -- is
10 our payment in arrears? Do we have to pay any
11 up front in the contract?

12 MS. STEWART: No.

13 CHAIRMAN RAGUSA: For that small of a
14 project, I don't know if it's necessary, but
15 for the larger project, absolutely. What is
16 that, a three-day project?

17 MS. STEWART: Oh, no. You mean --

18 CHAIRMAN RAGUSA: For the smaller one,
19 Stonebridge.

20 MS. STEWART: Oh, yeah. Yeah, that
21 could be a three-day project.

22 MR. CHESNEY: We don't have to pay in
23 arrears, I guess. I don't have a problem with
24 that. They couldn't even come up with that
25 for the bid bond?

1 CHAIRMAN RAGUSA: It's cash flow. Are
2 we good on that issue then?
3 MS. STEWART: We are. I have my
4 directions, my instructions.
5 CHAIRMAN RAGUSA: Okay.
6 MS. STEWART: All right. Now, to talk
7 about the playgrounds, and, Doug, please chime
8 in any time you want to.
9 We did have an on-site meeting with
10 Florida Water Features and -- wait -- Florida
11 Water Features.
12 MR. MENDENHALL: Playstructures.
13 MS. STEWART: Thank you very much -- Carl
14 Shoffstall, and he indicated that the existing
15 equipment is noncompliant in many ways, shapes
16 and form.
17 And I think this goes back to our last
18 discussion at last month's meeting that
19 anything that was constructed prior to 2004 is
20 not compliant.
21 So, I think, just to cut to the chase,
22 if you want to be ADA compliant in the
23 Construction Safety Protection Commission,
24 Products Commission, comply with those
25 standards, that you will need to replace your

1 equipment.
2 He did indicate to me that the swing
3 sets could be renovated, so all the wooden
4 equipment has got to be replaced.
5 So what this is going to boil down to
6 -- and I'm going to talk about erosion in a
7 minute, and we're going to be talking about
8 the property that's owned by the district in
9 terms of what your capital improvements are
10 going to be, I guess, over the next few years
11 and your 2015 budget and all that kind of
12 stuff because -- Andy, you might even be able
13 to chime in on this a little bit -- I mean,
14 these things can get very expensive very fast.
15 MR. MENDENHALL: Oh, yeah. Yeah. I
16 mean, Oakstead is great example. We did a
17 small kiddie pool, splash-pool-type thing,
18 and, yeah, I mean, it got real expensive
19 really quick for a --
20 MS. STEWART: And I know Doug has -- you
21 passed around the --
22 MR. MAYS: Yeah, I gave you all some
23 information on the splash pad.
24 MS. STEWART: So that's another issue.
25 And one of the other things is, in order to

1 make the playground surface material
2 compliant, we have to make some decisions
3 about whether or not we elevate everything or
4 whether we excavate everything, so there is
5 going to be some grading stuff that we're
6 going to have to deal with because you're
7 going to have to have a certain depth of
8 mulch.
9 You also have that real nice little foam
10 rubber stuff that, you know, you may want to
11 consider getting. Once again, it's very
12 expensive, so one of the things I thought
13 might be a good idea -- I don't if there's a
14 particular board member, a particular
15 resident, someone who would like to maybe take
16 some of this and to maybe do some research.
17 I don't know if Doug or Sonny wants to
18 do any research to make some decisions, but I
19 think it's a pretty big project for the
20 community.
21 MR. CHESNEY: Is this for both parks?
22 MS. STEWART: Yes, sir.
23 MR. ARGUS: The wooden equipment, is
24 that something we can phase the replacement of
25 it in, or are you suggesting that we do that

1 as rapidly as possible?
2 MS. STEWART: You are out of compliance,
3 so you have to make that decision.
4 MR. ROSS: Do we have a dollar ballpark
5 range for any of this?
6 MS. STEWART: That can range from a
7 lot. Just, I mean, at Meadow Pointe I they
8 put in one that was \$135,000. It did include
9 some drainage, and it did include things like
10 that, so it's a little extra.
11 So easily you can spend -- and that's
12 not as big as the equipment you have on your
13 property, so I think you could easily spend a
14 couple of hundred thousand dollars on each
15 park.
16 MR. ROSS: Yeah, on each park.
17 MS. STEWART: Now, with that being said,
18 the conversation that Carl had with Doug and
19 Sonny was, he thought you all could get away
20 with two parks for --
21 MR. MAYS: For 300,000.
22 MS. STEWART: But I'm just thinking
23 about the level of the service for this
24 community in these parks. I think that's a
25 little bit low.

1 MR. ARGUS: And that 300,000 included
2 the necessary draining and elevating and
3 excavating, or was it just for the equipment?

4 MR. MAYS: He said it included
5 everything.

6 MR. CHESNEY: Are we able to retain the
7 covers at that level?

8 MR. MAYS: Yes. He suggested taking
9 them down. Removing them, putting them off to
10 the side, putting the playground in. That
11 way, you can set your tarps in the right
12 location so they don't get that seven-foot
13 barrier that the inspectors have said --

14 MR. CHESNEY: Can I ask Erin a question
15 on this?

16 MS. McCORMICK: Uh-huh.

17 MR. CHESNEY: So we had -- the last time
18 we did this, we did this design-build under
19 that squirrely -- followed someone else from
20 another CDD and --

21 MS. McCORMICK: Another jurisdiction --
22 there was another jurisdiction --

23 MR. CHESNEY: Right, that had bid out or
24 something.

25 MS. McCORMICK: Right. Right.

1 MR. CHESNEY: So that's how we did it
2 last time. So this time, shouldn't we be
3 starting with the design of it, to put it out
4 to bid? I mean, how does this part work?

5 MS. McCORMICK: Yes. I mean, you can do
6 it as a design-build contract, or you can get
7 somebody that would design it and then, you
8 know, determine who you want to get the
9 equipment from.

10 And with respect to parks equipment, I
11 mean, if there's only a single-source
12 provider, then you don't -- then you're not
13 subject to the public bidding requirements or
14 park equipment because it's specific type of
15 equipment that you want.

16 MR. CHESNEY: Yeah, equipment --

17 MR. MENDENHALL: Yeah, they all have
18 pretty big stuff.

19 MR. CHESNEY: Yeah.

20 MS. McCORMICK: But some of the issues
21 that, you know, I think that you need to look
22 at are not only the replacement of the
23 specific equipment pieces, but also the layout
24 of the equipment as well, to make sure that
25 you're conforming with distance and spacing

1 requirements.

2 So it does seem like, you know, there's
3 a component of this -- that is, the design of
4 the parks themselves -- that needs to be
5 addressed.

6 MR. CHESNEY: Okay.

7 MR. ARGUS: When he looked at Baybridge,
8 did he look at the exercise equipment area or
9 just the play stuff?

10 MS. STEWART: He just -- he just looked
11 at -- did a general inspection of the overall
12 -- I don't think the exercise equipment would
13 be considered part of the playground
14 equipment. I think that's actually separated
15 by a fence, too.

16 MR. MAYS: Yeah.

17 MS. McCORMICK: The name of the company
18 that had done the last park project, along
19 with the rest of the capital improvement
20 projects, was RDC, which is still around, too,
21 because they -- we haven't reached out to
22 them.

23 MR. CHESNEY: Well, how do you do it
24 with Meadowview or whatever you're talking
25 about?

1 MR. MENDENHALL: Oakstead, they hired a,
2 I guess, pool architect. Is that what they're
3 called, a pool architect?

4 MR. CHESNEY: That was just -- that was
5 with this park.

6 MR. MENDENHALL: Correct.

7 MR. CHESNEY: So they haven't done any
8 playground work or anything like that.

9 MR. MENDENHALL: No. The last person to
10 do playground --

11 MS. STEWART: Meadow Pointe did one.

12 MR. MENDENHALL: Yeah, Meadow Pointe.
13 Lexington did one.

14 MS. STEWART: There are several vendors,
15 and I would suggest that maybe you interview
16 some of them.

17 MR. MENDENHALL: Yeah. At Lexington,
18 they had the vendor design it basically, you
19 know, because --

20 MS. STEWART: Yeah, they --

21 MR. MENDENHALL: -- a lot of them have
22 their own unique equipment, so -- I think it
23 was back like seven years ago -- it was a
24 challenge to say -- I mean, you could say,
25 "Yeah, we want a sliding board here and a

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1 swing set here," but a lot of the equipment
 2 now is so unique and kind of customized that
 3 it seemed to be easier when they came in to
 4 say, "Here's what we can put in place. You
 5 want swing sets. We'll set that here," you
 6 know, but that was all from the vendor
 7 basically.
 8 MS. STEWART: And that's why I kind of
 9 suggested maybe having like a liaison of some
 10 sort.
 11 MS. McCORMICK: Like a task force.
 12 MS. STEWART: Thank you very much.
 13 Yeah, because I've seen something that seemed
 14 so simple take months and months and months to
 15 get resolved because it involves so many
 16 different pieces of equipment.
 17 MR. ZEIGLER: Is the equipment currently
 18 that we have resellable? Is it reusable, or
 19 is it scrap?
 20 MS. STEWART: I would only speculate
 21 that it would not be, but I mean --
 22 MR. MAYS: That's what I was thinking.
 23 MR. MENDENHALL: Because it's not up to
 24 the existing standards and --
 25 MS. STEWART: Yeah, and granted there

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1 are some private property owners who don't
 2 have to comply with the standards that we have
 3 to comply with. Does it have any salvage
 4 value to anyone like that? I --
 5 MR. MAYS: It's a possibility that some
 6 of the pieces that are made out of a plastic
 7 composite could be reused in somebody else's
 8 playground equipment.
 9 MR. CHESNEY: Are you telling me that
 10 every county and city in America is now out of
 11 compliance and have to replace -- I mean, did
 12 the playground lobby pass this bill? I mean,
 13 I'm trying to understand. Everyone has to
 14 redo their playground equipment?
 15 MS. STEWART: It's public parks that
 16 have to do it. And if you'll go back, the
 17 situation is is that you, as a district, are
 18 protected under the safe harbor for not
 19 meeting standards that are new standards.
 20 Okay?
 21 If those standards did not exist in
 22 1991, they're not protected under the safe
 23 harbor. Like if they changed measurement for
 24 the door, you don't have to have something
 25 that was included in '91. Playgrounds,

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1 fishing piers, sports courts, playground
 2 pools, there's about 12 areas that were not
 3 included in the original act that became
 4 regulated in 2004.
 5 That's why 2004 is important, because
 6 the equipment that was manufactured prior to
 7 2004 didn't meet the standards. Most of the
 8 equipment that was manufactured after 2004
 9 meets the standards.
 10 The standards may have been created in
 11 2004 and approved in 2004, but they did not
 12 become effective until 2010. In 2010 is when
 13 they did.
 14 MS. McCORMICK: And the anticipated life
 15 of a lot of this equipment is not, you know, a
 16 20-year or ten-year life span.
 17 MS. STEWART: They're really only
 18 supposed to be -- Doug and I talked about this
 19 afternoon -- I've seen people keep their
 20 playground in there for 20 years, but they're
 21 not meant to be there for 20 years. It's more
 22 like seven or eight. I don't even think
 23 they're meant to be ten.
 24 CHAIRMAN RAGUSA: Jeez. All right.
 25 Well, we've got to take the first step, so I

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1 think we need to decide whether we're
 2 interested in a design/build project or we're
 3 interested in the manufacturer coming out and
 4 trying to -- that just seems using a
 5 manufacturer or vendor of the equipment is a
 6 more cumbersome project because we would have
 7 to hire a general contractor.
 8 MS. STEWART: You're most likely going
 9 to have to hire a general contractor anyway.
 10 CHAIRMAN RAGUSA: And RDC, for example,
 11 is a general contractor.
 12 MS. STEWART: Okay. Okay.
 13 CHAIRMAN RAGUSA: Hardeman-Kempton is a
 14 general contractor, those sort of companies.
 15 To me -- and I just sent some emails out
 16 to folks -- from a company that supplies
 17 playground equipment, they're just sending
 18 emails, it's 40 percent off certain items. 40
 19 percent off of what, I don't know, but there
 20 are a number of companies that build those big
 21 systems.
 22 For me, I want to do business with a
 23 company that understands what the law is, that
 24 designs and builds these in compliance with
 25 the law, and they can help us get the most

<p style="text-align: right;">Page 41</p> <p>1 cost-effective product installed.</p> <p>2 MS. STEWART: The reason I used Carl to</p> <p>3 walk with us was because he is certified to be</p> <p>4 able to tell you what is compliant, what's not</p> <p>5 compliant. That's what separates him from a</p> <p>6 lot of the other vendors.</p> <p>7 There are a lot of other vendors who</p> <p>8 can, you know, provide equipment and pricing.</p> <p>9 The reason we used him is because he's the one</p> <p>10 person out of a lot of people who don't pursue</p> <p>11 that certification.</p> <p>12 It might help to try to discuss some</p> <p>13 kind of price range, too. I'm not an expert</p> <p>14 on playground equipment. I don't know</p> <p>15 anything about playground equipment, but I'm</p> <p>16 assuming that there's a Cadillac and there's a</p> <p>17 Hyundai, so -- although a Hyundai is a good</p> <p>18 car.</p> <p>19 MS. McCORMICK: Bringing in a consultant</p> <p>20 -- bringing in a consultant like a Hardeman-</p> <p>21 Kempton or RDC or one of the designers for</p> <p>22 playgrounds like this, that seems like the</p> <p>23 type of process that you would maybe want to</p> <p>24 consider going through an RFP, where you put</p> <p>25 an advertisement out there, request for</p>	<p style="text-align: right;">Page 43</p> <p>1 MS. STEWART: They would design and</p> <p>2 build it for you. They would design, permit</p> <p>3 it, and build it for you.</p> <p>4 MR. CHESNEY: So say we put out an</p> <p>5 RFP.</p> <p>6 CHAIRMAN RAGUSA: We have to bid this,</p> <p>7 don't we?</p> <p>8 MS. McCORMICK: Well, the RFP process is</p> <p>9 a competitive solicitation process, but it's</p> <p>10 at the point where you're selecting your</p> <p>11 consultant, and you would not be committing</p> <p>12 to, you know, any prices or any purchases of</p> <p>13 the specific material. You would be hiring a</p> <p>14 consultant to work with on the design aspect</p> <p>15 of it.</p> <p>16 MR. MENDENHALL: Like what you do with</p> <p>17 an architect or an engineer on a special</p> <p>18 project.</p> <p>19 MS. McCORMICK: Right. Right.</p> <p>20 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>21 MR. ROSS: My preference is to go to a</p> <p>22 one-stop-shop arrangement. Someone who's</p> <p>23 going to do the design, the build, be able to</p> <p>24 advise with regard to warranty, maintenance,</p> <p>25 replacement.</p>
<p style="text-align: right;">Page 42</p> <p>1 proposal.</p> <p>2 That won't have anything to do with</p> <p>3 price, but you're just asking these companies</p> <p>4 to submit, you know, the information about the</p> <p>5 company. You can have them come in and do a</p> <p>6 five-minute presentation, and you could choose</p> <p>7 one of those. That would basically be your</p> <p>8 consultant, in going through with this</p> <p>9 project. And that would be one approach, if</p> <p>10 that's what you're looking at doing.</p> <p>11 CHAIRMAN RAGUSA: Well, that assumes the</p> <p>12 consultant has access to all of the playground</p> <p>13 equipment, the manufacturer's product.</p> <p>14 MR. CHESNEY: I think each one will be</p> <p>15 different.</p> <p>16 MS. STEWART: I think so. I think they</p> <p>17 all have their relationships with different</p> <p>18 suppliers.</p> <p>19 CHAIRMAN RAGUSA: That forces us, in</p> <p>20 essence, to pick the equipment with the vendor</p> <p>21 -- or with the consultant.</p> <p>22 MS. STEWART: Yes. I would say, yes, it</p> <p>23 does.</p> <p>24 MR. CHESNEY: Well, that's what happened</p> <p>25 with the water pad.</p>	<p style="text-align: right;">Page 44</p> <p>1 I understand that there's risks or costs</p> <p>2 associated with that approach, but given the</p> <p>3 issues that we're talking about, our</p> <p>4 playgrounds, which are probably near the top</p> <p>5 of our list of assets, and given the risks</p> <p>6 that we're talking about, potential safety</p> <p>7 issues with our kids, I mean, it just seems,</p> <p>8 to me, we need to make sure we don't cut</p> <p>9 corners; we go to the right people.</p> <p>10 As you mentioned, there are a couple of</p> <p>11 players, and let's just get with the right</p> <p>12 player and move forward. That's my</p> <p>13 suggestion.</p> <p>14 CHAIRMAN RAGUSA: I know we need to move</p> <p>15 on this. Can you make arrangements for your</p> <p>16 -- the vendor/consultant you've reached out</p> <p>17 to, can you touch base with him or her and see</p> <p>18 if they could come next month?</p> <p>19 MS. STEWART: Sure.</p> <p>20 CHAIRMAN RAGUSA: Would you also touch</p> <p>21 base with RDC to see if they would be</p> <p>22 interested in this project? That is a south</p> <p>23 Florida entity, and they were interested in</p> <p>24 our project here -- about some of the other</p> <p>25 components that -- and the total scope was</p>

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1 large enough for them to mobilize up here?

2 MS. STEWART: Okay.

3 CHAIRMAN RAGUSA: I don't know if they'd

4 be interested in this project --

5 MS. STEWART: Do you have their contact

6 information?

7 MS. McCORMICK: Uh-huh.

8 CHAIRMAN RAGUSA: Recreational design

9 consultant.

10 MS. McCORMICK: Yeah. I just looked

11 them up on the web, and we have the names of

12 the people that we worked with.

13 CHAIRMAN RAGUSA: Forrest Jolly was

14 our consultant.

15 MS. McCORMICK: Right.

16 CHAIRMAN RAGUSA: And then I would call

17 Hardeman-Kempton because they've already made

18 a pitch for a park system for us.

19 MS. STEWART: Sure. Sure.

20 CHAIRMAN RAGUSA: And let's see what

21 shakes out. And if you guys are aware of any

22 vendors or suppliers or material or

23 manufacturers, you know, let's talk -- let's

24 touch base with them.

25 MR. CHESNEY: Well, why would we put out

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1 RFP for --

2 CHAIRMAN RAGUSA: I want to -- I want to

3 see what the potential consultants have to

4 say, and we may ultimately have to do an RFP.

5 And I'm making this up. I don't know the

6 answer to this. If Hardeman-Kempton tells

7 us -- that's really a landscape and

8 architectural firm. I'm sure they're

9 certified; they've built enough for the

10 cities.

11 If they tell us, "We design it, we make

12 sure it's compliant, and then we go to market,

13 and we have access to 20 different

14 manufacturers of equipment," that's attractive

15 to me, versus a consultant who's tied to one

16 particular manufacturer.

17 MS. STEWART: They may bring that to the

18 table.

19 CHAIRMAN RAGUSA: I don't know if that's

20 the right piece of equipment we need. And I

21 don't know that anybody in this room is

22 qualified to say this swing set and this slide

23 system is better than the one over here. And

24 that's what we need the experts to tell us.

25 MS. STEWART: Okay. I will call them.

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1 CHAIRMAN RAGUSA: Does any of the

2 supervisors have a desire to kind of serve as

3 the point person on a task force to work with

4 the engineer on this?

5 Do any of have us have small kids

6 anymore?

7 MR. ROSS: I can help out. I can do

8 that. I've got an 11-year-old, if that's

9 small.

10 CHAIRMAN RAGUSA: That's not a

11 playground user.

12 MS. STEWART: No.

13 CHAIRMAN RAGUSA: If we have a volunteer

14 -- and I think we need somebody who is willing

15 to, you know, pay attention to the details on

16 the type of equipment we may need -- it may be

17 that we completely revamp what we have, a

18 whole different concept of what's currently in

19 our parks.

20 MS. STEWART: Yeah. You don't know

21 what's new today.

22 CHAIRMAN RAGUSA: Yeah, we don't know

23 what the people want.

24 MR. ZEIGLER: I have a vested interest

25 in those things since my daughter broke her

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1 arm on a playground, so --

2 CHAIRMAN RAGUSA: Okay. Mr. Barrett.

3 MR. BARRETT: Was Hardeman the company

4 that did the West Park Village hedge a few

5 years back?

6 CHAIRMAN RAGUSA: Yes.

7 MR. ZEIGLER: I have one other side

8 topic to the playgrounds, and I brought this

9 up to Doug.

10 Recently, when passing through after

11 hours through the park after doing an evening

12 job, children were -- I observed children

13 climbing up on the awnings or the canopies,

14 and I asked Doug to get involved with that.

15 He contacted the sheriff and he asked

16 him to increase the patrolling of the area and

17 put more teeth into violations.

18 You know, I don't know if that's going

19 to be enough to curtail or stop a potential

20 fall. But the kids, after I told them to get

21 down, seemed to -- they got down, but they

22 kind of faded off, and when I went -- when I

23 left, I'm pretty sure they went back and got

24 back up on them. They're using them as

25 trampolines.

1 CHAIRMAN RAGUSA: I think part of this,
2 we know that we need to raise them and make
3 them absolutely inaccessible, because we have
4 a piece of equipment that you can use to
5 access one of those canopies.

6 MR. ZEIGLER: I don't know if it's --
7 part of it is to take it down temporarily, or
8 if that's allowed.

9 MS. STEWART: This time of the year,
10 that thing is going to be -- yeah. You have
11 to make that decision, yeah.

12 CHAIRMAN RAGUSA: Realistically, I think
13 that we're looking at money. We need to
14 budget for new canopies. And whether we can
15 repurpose -- I know how much they are, but I
16 think if we could repurpose them somewhere,
17 maybe we do that, but I think once you start
18 redesigning this, it's going to be difficult
19 to get equipment under that footprint.

20 And if those things are low enough so
21 that people can get up on them, I think we
22 need to bring those poles up. And I know
23 that's a whole new pole structure. You can't
24 just jack them up. Those are hurricane-
25 engineered.

1 impossible for us to be able to re-establish a
2 slope with sod and not have any protection
3 right at that existing grade water line zone
4 and that grass that's on that slope. So we've
5 got to get something in that area to protect
6 it from continuing to wash out.

7 I told Doug that what I'll do is we need
8 to go ahead and get pricing to make some
9 repairs. I really don't want to make those
10 repairs until we've gotten some comfort level
11 that the plant material is going to recruit.
12 So I think we'll experiment with the plant
13 material over the next month or so --

14 MR. CHESNEY: Which area are we talking
15 about? I'm sorry.

16 MS. STEWART: The area in the Greens,
17 around Green Springs. There's a problem where
18 we did some repairs.

19 Forgive me. Sonny, what's her street
20 address?

21 MR. MAYS: 141 --

22 MR. CHESNEY: You'll find some extra
23 exploration on that one.

24 MR. MAYS: Challenge for the community.

25 MS. STEWART: Well, then the Greens --

1 MR. BARRETT: I wonder if you could
2 donate them to Davidsen to cover their
3 bleachers or something like that.

4 CHAIRMAN RAGUSA: That's a
5 consideration. We could put them at the
6 soccer fields. We could put them anywhere.
7 There's obviously a use for them. You can put
8 them in Mays Park to cover a bench.

9 MS. STEWART: Ready for the next item?

10 CHAIRMAN RAGUSA: Yes.

11 MS. STEWART: Doug and I have done some
12 inspections for some erosion on some of the
13 pond slopes throughout the community, in about
14 a half dozen areas.

15 One of the things that we're finding is
16 that the aquatic vegetation that has attempted
17 to be planted has not recruited. It seems to
18 just be dying. And that's really resulting in
19 the fact that the erosion work that we had
20 done in the past is washing out.

21 So I've asked Doug to get with A&B
22 Aquatics and let's strategize on what we need
23 to do with the plant material to try to be
24 able to recruit -- the plant material is
25 really critical because it's absolutely

1 well, Green L and Green -- that's the same
2 area, the Greens or whatever. So -- so we --

3 MR. CHESNEY: The banks aren't keeping?

4 MS. STEWART: What's happening, the area
5 above the water line where we made the repair
6 a couple years ago is beginning to wash out
7 underneath.

8 CHAIRMAN RAGUSA: Which repair?

9 MS. STEWART: The backfilling, jute
10 material and sod.

11 CHAIRMAN RAGUSA: Okay.

12 MR. CHESNEY: Because we didn't put any
13 rock down.

14 MS. STEWART: That's not the problem.
15 We were trying to put plants, the second part
16 of that project was to put plants right at the
17 toe of where that repair was made, and we
18 can't seem to get the plants to take off.

19 And Doug and I have talked about it, and
20 I think he talked to A&B Aquatics about it,
21 and I think they're going to try some other
22 things, because my concern was, is it the
23 chemical application in the pond that's the
24 problem? I'm not sure.

25 But according to Andy, that's not the

1 problem. I think it's the way they're
2 reproducing or getting the plants.

3 So I think that now that Doug is fully
4 aware of the situation, I think he can kind of
5 monitor whether or not he's seeing, you know,
6 an application of chemicals that's the problem
7 or whether or not it is the plant.

8 MR. CHESNEY: Well, I mean, we haven't
9 had the problem in the other areas that we did
10 work on. It's just been those areas.

11 MS. STEWART: That's right.

12 MR. CHESNEY: So the application should
13 be the same on the chemicals.

14 MS. STEWART: Well, that's true. That's
15 true. And one of the problems is, of course,
16 the area that we're having the worst problems
17 is the area where we have easements.

18 The Greens is the one community where
19 the bank of the pond is not on a tract of land
20 that we own. It's on private property with an
21 easement over it.

22 MR. ARGUS: So it could be something the
23 residents are doing in maintaining their lawn?

24 MS. STEWART: I don't think that that's
25 causing the problem. I think just through the

1 approach we figured we would take first is the
2 plant material. A&B Aquatics has had them
3 harvested since there was overplanting, so
4 they think that by the transplanting process
5 itself, it's not working properly, because we
6 have used new plant material on the property,
7 and some of the new plant material has worked
8 well. So we think it's the harvesting
9 process.

10 CHAIRMAN RAGUSA: Mr. Ross.

11 MR. ROSS: I don't want to twist or
12 misunderstand what you're saying. Why is it
13 that you and Doug have to go to an inspection
14 to discover this situation? Why hasn't A&B
15 been more proactive and brought to our
16 attention the situation?

17 MR. MAYS: That's a good question. The
18 only thing I can think of is because you've
19 got an owner and you got manual labor that
20 does the work. So the owner probably doesn't
21 even walk the ponds except when I bring him
22 out and say, "Hey, we need to put plants here,
23 here, and here."

24 So I don't know that's necessarily his,
25 you know, problem to do, problem to work on.

1 nature of how this works, through wave action
2 or through fluctuation of water levels,
3 whatever it may be, the stuff is just
4 beginning to wash out. I don't think that
5 there is anything that any resident has done.

6 Doug and I did meet with one resident
7 this afternoon because there are some ferns
8 beginning to recruit on the slope, so we're
9 like, please, let the ferns grow naturally,
10 because that's the best we can do, it's
11 naturally recruiting, and ferns really root
12 really well, and they spread really well.

13 So we're like if we can utilize anything
14 that's existing, that's going to be the best
15 thing for us to do.

16 We may not have a full bank for access,
17 but once again, by going in and trying to
18 regrade, fill, and reconstruct that bank, it's
19 just very difficult. Once it's washed out,
20 it's going to continue to wash out.

21 MR. ARGUS: Doug, have you had a chance
22 to talk to your friends at the extension
23 services about this?

24 MR. MAYS: The extension service? No,
25 we haven't talked to them about it. The

1 Is it his responsibility?

2 MS. STEWART: If they're not aware.

3 MR. MAYS: You know, they don't have the
4 plats that we have telling us the length of
5 the lots. And if there's even any land
6 loss -- you're talking about the plant
7 material itself, though?

8 MR. ROSS: I probably don't know the
9 specifics and the expertise that you all know,
10 but I have the impression A&B is the aquatics
11 expert.

12 MR. MAYS: Yeah.

13 MR. ROSS: And I would think we're using
14 them not just for maintenance, but also to be
15 issue identification and problem prevention;
16 And it seems that they're not doing the latter
17 two, at least, in this instance. And my
18 reaction is we're not getting a bang for our
19 buck.

20 MS. STEWART: That may be just a
21 conversation we need to have with them.

22 MR. MAYS: That's what it sounds like.

23 MS. STEWART: Because they are the eyes
24 and ears; they do see all of the banks of the
25 ponds, so they could, you know, let us know

1 earlier than later.

2 MR. MAYS: If we brought it to his
3 help's attention and I show them what our
4 concerns were and call it to their attention,
5 these guys are very receptive. I'm sure they
6 would, you know, report things like that,
7 "Hey, this plant material is not making it
8 over here," I mean, because they call me all
9 the time when they have a problem on a pond.

10 MR. ROSS: Well, that would be my
11 expectation, that they would be not just
12 performing maintenance but issue
13 identification and problem prevention.

14 MR. MAYS: That that's the stuff they're
15 calling me on is one of the problems that
16 would be inside the pond, not the edge of the
17 pond.

18 MR. ROSS: Got it.

19 CHAIRMAN RAGUSA: Can we re-educate them
20 on this?

21 MR. MAYS: Yes, we can.

22 MS. STEWART: So I'll work with Doug and
23 then get proposals together to do it. I
24 recommend we do it and we can have further
25 discussions in the future board meetings.

1 The last item I have is in regard to the
2 CDD-owned property up by Stonebridge. Greg
3 and I talked with one of our planners
4 yesterday, and I kind of wanted to go back to
5 the fact that when you're developing a piece
6 of property, there's a process that you go
7 through. We kind of worked through that
8 process with Greg yesterday.

9 When you need a water meter or an
10 electric meter, in order to get one, you have
11 go through the billing department, or for the
12 billing department to approve it, they have to
13 get approval from planning -- site plan
14 approval.

15 So there's a system in place that in
16 order for you to be able to get services to a
17 structure, you have to make sure that you
18 started from square one, which is the zoning.

19 We did talk about the zoning at the
20 least meeting, and because they did obtain a
21 very specific zoning on that piece of property
22 during the boom, we have to do a modification
23 to that zoning to do anything else that was
24 approved on that site plan. Okay?

25 So even if you choose to do it, we're

1 going to talk a minute about some costs. But
2 if you choose to do a restroom, you have to go
3 through the process. So the bottom line is
4 you're going to have to go through a
5 modification of the zoning. That's step
6 number one.

7 We expect that's probably going to take
8 60 to 90 days. Okay? You are going to have
9 to do site plan review on whatever you choose
10 to do, and then you're going have to get an
11 architect involved in terms of whatever
12 structure that you want to get designed.
13 Okay? And get a building permit.

14 You are crossing TECO-owned land, so
15 we're going to have to deal with TECO. We are
16 going to have to deal with parking. One of
17 the things that Greg brought up was whether or
18 not we can utilize the school's parking lot
19 for parking and maybe design an access path
20 across the TECO property, and then a boardwalk
21 along the lake up to the property.

22 So those are going to be things that we
23 would want to look at. But I think it's
24 important for Erin to maybe get involved at
25 this point in terms of what is the possibility

1 of utilizing those parking spaces at the
2 school, as well as the ability to cross the
3 TECO property with some kind of a pedestrian
4 path, whether it's a sidewalk, a boardwalk,
5 because I think those issues are as important
6 as getting the zoning redone, too, because if
7 we can't get that accomplished, we've got to
8 go back to square one and say, "Are you
9 willing to put parking spaces on that piece of
10 property on into Stonebridge?"

11 Now, with all that being said, if we
12 start talking about some costs, I did talk to
13 a contractor today, and he actually did a
14 restroom facility for Northwood and for Nine
15 Eagles. And he said the Nine Eagles restroom
16 was about \$204,000. The Northwood restroom
17 was, I think, about one hundred and ten or
18 one hundred and twenty thousand dollars.

19 MR. MENDENHALL: Yeah.

20 MS. STEWART: That did extend some
21 utilities. You are going to have some
22 additional utilities as part of your project.
23 But I think Nine Eagles included some kind of
24 a parking lot expansion, but he said it wasn't
25 many parking spaces.

<p style="text-align: right;">Page 61</p> <p>1 So just in pulling some information 2 today, in trying to figure out some of your 3 dollar figures, if you're wanting to do a 4 restroom facility, I would anticipate that 5 you're probably looking at, you know, 175,000, 6 \$200,000, which makes the parking for the 7 school even more important, because you don't 8 want to have to build a parking lot, you want 9 to focus on the structure itself. 10 So with that being said, I don't know if 11 the board would like to direct me to proceed 12 with anything further. I know you've got a 13 lot of things in the air in terms of costs. 14 MR. CHESNEY: Well, I was going to say, 15 I don't know that the -- I don't think the 16 TECO and the parking is going to be that big 17 of a deal, because, I mean, they had a site 18 plan, and TECO allowed them access on it, so I 19 don't know why we couldn't get it. 20 MS. McCORMICK: Right. 21 MR. CHESNEY: And then on the parking, 22 you know, I just happen to be privy to the 23 parking negotiations that went on when we 24 expanded the rec center, and I don't think 25 parking in general is going to be an issue</p>	<p style="text-align: right;">Page 63</p> <p>1 thinks that town homes are going in there and 2 very specific, I mean, like with certain types 3 of finishes and drawings and -- I mean, it's 4 all the stuff that we negotiated when we had 5 the lawsuit. So they have a very specific 6 thinking that's going to go there. 7 So we want to use it as a recreational 8 area, a park essentially. So that has a 9 different -- the way I understood from the 10 guy, we have to get modification from him to 11 do that but not a rezoning. 12 MS. STEWART: The property is already 13 rezoned. It's rezoned as a planned 14 development. All right? It's not a Euclidian 15 zoning, which is an approved zoning 16 classification in the land development code. 17 As a planned development, you can ask for 18 anything. 19 MR. CHESNEY: Right. 20 MS. STEWART: Okay. 21 MR. CHESNEY: So he was going to draw 22 out, sketch out, you know, he thought that it 23 was going to need a retention pond, and he was 24 going to put in a bathroom and some park -- 25 general -- it wasn't -- he didn't call it park,</p>
<p style="text-align: right;">Page 62</p> <p>1 either. 2 MS. STEWART: We could go ahead -- and 3 I'll pass the baton over to Erin in terms of 4 those two issues. I think that those are 5 issues for her to handle. And then we can go 6 ahead and move forward with the application 7 for modification for design. 8 CHAIRMAN RAGUSA: Why are we doing that 9 though? We don't know what we're going to use 10 the property for. 11 MS. STEWART: That's important for you 12 to make a decision, yes. I'm assuming 13 restroom here. 14 CHAIRMAN RAGUSA: What zoning do we 15 want? 16 MS. STEWART: That's -- 17 MR. CHESNEY: Well, the conversation I 18 had -- and maybe I just want to make sure I 19 understood it -- 20 MS. STEWART: Okay. 21 MR. CHESNEY: -- is that we have to do a 22 minor modification. Right? -- 23 MS. STEWART: Correct. Correct. 24 MR. CHESNEY: -- a minor modification on 25 the zoning, because right now, the county</p>	<p style="text-align: right;">Page 64</p> <p>1 he called it open space. 2 MS. STEWART: Multi-purpose. 3 MR. CHESNEY: Recreational or something 4 like that, and then begin that process. So 5 you could do that now. 6 MS. STEWART: But what's going to happen 7 is, if you're considering from your 8 perspective -- okay? -- we can ask for 9 anything that you want. Okay? 10 Now, if you ask for a building that's 11 going to attract a business of some sort, the 12 parking issue gets a little different because 13 you've got to have parking there, and we only 14 have so much space here. 15 MR. CHESNEY: Yeah. 16 MS. STEWART: I mean, it's like I saw 17 two little skinny ponds on the low side of the 18 property, but I don't know that anybody did 19 any drainage calculations to prove that those 20 ponds were going to handle the amount of 21 runoff coming from that development. 22 MR. CHESNEY: Yeah. He thought that 23 anything -- the planner thought that anything 24 other than a recreational use will involve 25 parking, and involving parking, then we'd also</p>

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1 have access issues.

2 CHAIRMAN RAGUSA: This property has had

3 access issues from day one. I do think we

4 need to address the access before we start

5 talking about planning use and zoning.

6 We need to go to TECO, we need to make

7 sure that they will give us an easement across

8 those lines.

9 I think we need to talk to the school

10 district. The school district may say, "We

11 don't want a bunch of Westchase cars parked in

12 our parking lot, you know, from sunup to

13 sundown."

14 MR. CHESNEY: (Inaudible)

15 MS. McCORMICK: I think that the -- I

16 think that the obvious question they're going

17 to have, though, is, "Well, what are you going

18 to use the property for?"

19 CHAIRMAN RAGUSA: Right. We're going to

20 get that catch. We don't know what we're

21 going to use it for. It's non-commercial,

22 obviously.

23 MS. McCORMICK: Right. But given the

24 modification to the zoning, I mean, whatever

25 the modification is, it's going to be a

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1 substantial down-zoning from what the property

2 is currently being utilized for.

3 I wouldn't recommend that you down-zone

4 it to a very passive recreational use if you

5 think that later on you may want to add

6 something more intensive to it, because it's

7 always easier to down-zone a property than it

8 is to go back and request to add something to

9 it later.

10 MR. CHESNEY: Well, I mean, Mark's

11 suggestion -- I mean, why don't we do that?

12 Why don't we explore the parking in the

13 region?

14 CHAIRMAN RAGUSA: Understand -- and I

15 absolutely agree with Erin's recommendation --

16 we may want to sell this property at some

17 point if we can't develop it to our

18 community's needs. So I would not want to

19 rezone it, down-zone it or down-classify it to

20 a passive park.

21 MR. CHESNEY: That would be real

22 popular, selling it. Might resign first.

23 CHAIRMAN RAGUSA: If we make money on

24 the deal, I don't even know if we can legally

25 sell it, but how we --

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1 MR. CHESNEY: Put it out to bid. You

2 can sell it.

3 MS. McCORMICK: That would be pretty

4 difficult actually for a governmental entity

5 to sell property to a private entity for

6 development. I mean, there's a process

7 where you can --

8 CHAIRMAN RAGUSA: Surplus.

9 MS. McCORMICK: -- defer property

10 surplus, and then you go through a competitive

11 bidding process.

12 MR. CHESNEY: I want to go through with

13 the parks issue. I agree with you, that since

14 we don't know exactly what it is, so why go

15 all the way -- the planner's suggestion was

16 that he submit something very general, but --

17 yeah. You know, who knows?

18 MS. McCORMICK: Well, maybe what you do

19 is submit, you know, on part of the property,

20 use it for recreational passive uses, and

21 leave the rest of the zoning that is on there.

22 MR. CHESNEY: Well, he didn't think it

23 was that big.

24 MS. STEWART: But I think Adam's

25 position was he was trying to be

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1 accommodating. I think in terms of the actual

2 process that we go through, it's not something

3 that he's going -- I mean, he's kind of going,

4 "How do I make it easy, to make it as flexible

5 as possible?" Okay.

6 MR. CHESNEY: I think it doesn't matter

7 which way we go. Let's explore the TECO and

8 the school parking issue.

9 CHAIRMAN RAGUSA: Mr. Argus.

10 MR. ARGUS: I would also like to explore

11 the possibility of getting an agreement with

12 whoever owns Promise Lane, that we might be

13 able to do a -- I don't know -- local or

14 whatever it's called, but we might be able --

15 particularly for construction -- to use --

16 MS. STEWART: I think it's private.

17 MR. ARGUS: Because somebody owns it, we

18 could --

19 CHAIRMAN RAGUSA: There's 12 or 14

20 owners.

21 MS. STEWART: Yeah.

22 MR. ARGUS: And we could get an

23 agreement, I would think.

24 MR. CHESNEY: Can I ask one thing that I

25 don't recall? Is the -- we had talked about a

1 pedestrian access from the parking lot in
2 front of the school, down. Does that actually
3 cross TECO's easement?

4 MS. STEWART: It does.

5 MR. CHESNEY: All right. So that would
6 be the primary method making that pedestrian
7 access.

8 CHAIRMAN RAGUSA: And I don't want to
9 complicate this. But why is Bill -- oh, my
10 gosh --

11 MR. CHESNEY: Cassell.

12 CHAIRMAN RAGUSA: -- Cassell sent me an
13 email saying, "Why don't you guys look into
14 FRDAP grants for some of your anticipated
15 development of that property and otherwise?"

16 If you guys recall, we use FRDAP money
17 to do some of capital improvement projects on
18 the Glenfield park, primarily the undeveloped
19 areas.

20 I would like to look at the FRDAP
21 possibility, see if the program is still
22 there, see if the money has been funded this
23 year.

24 MR. CHESNEY: It's only 50 grand,
25 according to the email, versus we got a lot

1 don't know if we have the expertise with our
2 current consultants or staff.

3 But I think a FRDAP grant is worth
4 looking at if we're going to develop that
5 property. I think the last consultant was --
6 it's just a matter of how you write the
7 proposals and in what way and what you
8 emphasize. Mr. Ross.

9 MR. ROSS: To spring off of your
10 comments, which I happen to agree with, I've
11 always envisioned that if we have to deal with
12 TECO, we really wouldn't be focusing on
13 dealing with their legal department. We'd be
14 focusing on dealing with the other departments
15 that they presently have in place to deal some
16 of their ecological and other activities.

17 I mean, they've got the manatee-watching
18 zone. They've got a commitment to that.
19 They've got dollars invested in that, and they
20 have institutional knowledge.

21 So I would hope that if we have a
22 dialogue with TECO, perhaps we could
23 establish some sort of informal or formal
24 partnership, to where they perceive it as the
25 granting of an easement across their land,

1 more before.

2 MR. MAYS: Sonny did check into that,
3 and the date ending to apply for that, but
4 that was for that year. That was February
5 '14.

6 CHAIRMAN RAGUSA: Right. So it's every
7 budget year.

8 MR. MAYS: Yeah.

9 CHAIRMAN RAGUSA: But even if it's
10 capped at \$50,000, \$50,000 would help defray
11 any developmental costs out there.

12 MR. CHESNEY: Yeah.

13 CHAIRMAN RAGUSA: And that is the type
14 of thing that I think the FRDAP grants may
15 apply to. They're looking for that type of
16 community nature improvement, that they don't
17 necessarily want to pay for playground
18 equipment. But I think, if we're going to
19 have a passive use out there, that is the sort
20 of thing that FRDAP may apply to.

21 I'm hesitant to hire a consultant like
22 we did for the first go-around, because it
23 seemed to me that they just kind of filled out
24 some paperwork for us, and they got a
25 percentage, or they had a flat fee. So I

1 they would participate in, they would help
2 fund it, they'd help build it, they'd help
3 construct it. We'd have use of their
4 resources to maximize its viewing for nature
5 or whatever else.

6 And so I would hope we'd not just stop
7 and start with FRDAP, but I think TECO is a
8 logical partner for that.

9 MR. CHESNEY: I didn't realize they do
10 stuff like that.

11 MR. ROSS: Well, I don't know exactly
12 the extent of it, but I know they have various
13 projects they're involved in.

14 MS. McCORMICK: I think that's probably
15 different people than, you know, the real
16 estate group that we would normally be dealing
17 with on the agreement to cross a right of way,
18 but we could certainly ask about it, and they
19 could point us in the right direction as to
20 who to talk with there and, you know, do some
21 information gathering and see if there is some
22 opportunities.

23 MR. ROSS: I would be in favor of that.

24 CHAIRMAN RAGUSA: Okay. Are we all on
25 the same page?

<p style="text-align: right;">Page 73</p> <p>1 MS. STEWART: Yes, sir. That's all I 2 had. 3 CHAIRMAN RAGUSA: Okay. Thank you. 4 MS. STEWART: That's enough. 5 MS. McCORMICK: Greg, I'll get with you 6 with the school issue, to find out -- 7 MR. CHESNEY: I want to go back and look 8 at my notes. 9 CHAIRMAN RAGUSA: Manager's report. 10 MR. MENDENHALL: I have a couple items. 11 The first one is -- it was in your package -- 12 Resolution 2014-2, confirming the use of the 13 Supervisor of Elections for your upcoming 14 election in 2014. It's basically a 15 housekeeping item. 16 You're looking to approve a resolution 17 that says they're going to handle the election 18 rather than you handling it yourself or hiring 19 another, I guess, consulting group ultimately 20 to handle your election. 21 The benefits of that, of course, are the 22 convenience of having them handle it since 23 they have the facilities in place, and also 24 convenience for your residents, so when they 25 go to vote for other offices, they can vote</p>	<p style="text-align: right;">Page 75</p> <p>1 fiscal year 2015. This is the introduction of 2 the budget. 3 As you may recall from previous years, 4 at your May meeting is when you adopt your 5 preliminary budget that goes off to the county 6 for TRIM purposes. So we've taken some time, 7 and obviously my staff has worked on getting 8 these budget numbers together, as well as 9 communicating with Doug and Sonny and getting 10 some of their input. 11 And so now we're at the point where 12 here it is for you to look at. Obviously -- 13 and I saw Sonny had sent out email as well -- 14 any projects, wish lists, thoughts, or 15 concerns on the budget, this is certainly the 16 starting point to kind of filter those in, and 17 obviously we do shoot for the high number at 18 the next month's meeting; but, of course, if 19 you have specific items that need to be 20 lowered or even raised, we can talk about 21 that. 22 As far as this evening, obviously, as 23 deep or shallow as you want go into the 24 budget, we certainly can. If you've had a 25 chance to look at it, you'll see it already</p>
<p style="text-align: right;">Page 74</p> <p>1 for your seats here that are up for election, 2 which in the 2014 election is Greg and Mark's 3 seat. 4 MR. ARGUS: So moved. 5 MR. ROSS: Second. 6 CHAIRMAN RAGUSA: We have a motion to 7 approve Resolution 2014-2, which reads, "A 8 resolution of the Board of Supervisors of the 9 Westchase Community Development District 10 confirming the district's use of the 11 Hillsborough County Supervisor of Elections to 12 continue conducting the district's election of 13 supervisors in conjunction with the general 14 election." 15 Any further discussion? 16 (No response.) 17 CHAIRMAN RAGUSA: All in favor of the 18 motion, please raise your hand. 19 (All board members signify in the 20 affirmative.) 21 CHAIRMAN RAGUSA: That motion passes 22 five to nothing. 23 (Motion passes.) 24 MR. MENDENHALL: Okay. The second item, 25 Item B, is the review of the draft budget for</p>	<p style="text-align: right;">Page 76</p> <p>1 has some of the TRIM aspects built into it. 2 One example of that is the Harbor Links 3 payback. We talked about, of course, three 4 options, the three-, four-, or five-year 5 payback. 6 In the budget that you have, at least 7 for now, it's projected as a three-year 8 payback because that gives you highest up- 9 front dollars, which kind of meets what we do 10 for TRIM. We shoot for the highest number, 11 that way you can always work down from it. Of 12 course, you can't work up from it. So that's 13 kind of the general introduction. 14 I'll, of course, take any questions or 15 any thoughts or basically bring it back next 16 month and look to really kind of get things 17 rolling as far as sending off the budget to 18 the county. 19 CHAIRMAN RAGUSA: Well, can I ask, did 20 any of the supervisors submit a wish list? 21 MR. CHESNEY: I am now. I'm sitting 22 here typing it out. 23 MR. ARGUS: Yeah. I have given parts of 24 it to Sonny verbally, but I'll formalize it. 25 MR. ROSS: I did, but it was nothing</p>

1 specific. It was just more focusing on the
2 aging of some our capital items and what kind
3 of schedule do we have to address those
4 items.

5 MR. CHESNEY: That was you. Just want
6 to do the depreciation schedule, I'm like --
7 well -- oh, now that I see this, now it would
8 be easy. It's harder now to do it than what
9 you asked her to do, that depreciation
10 schedule, but if you can go in and revamp it,
11 then we have it, and then we can just
12 depreciate it over a straight line -- over --
13 we'll figure out the useful life and do it.

14 MR. MENDENHALL: From the starting point
15 of putting new stuff in basically?

16 MR. CHESNEY: Yeah.

17 MR. ROSS: Well, are you talking about
18 from a county perspective or from expenditure
19 of dollars perspective?

20 MR. CHESNEY: What came to me through
21 Sonny kind of thing was another supervisor had
22 wanted a -- essentially a reserving schedule.
23 So you would need a depreciation schedule for
24 our physical assets.

25 MR. ROSS: Okay.

1 identified as a three-year payout.

2 MR. MENDENHALL: It doesn't specifically
3 say "three-year." The number is represented
4 though.

5 CHAIRMAN RAGUSA: Okay. Yeah. Gotcha.

6 MR. ARGUS: But the other thing, they
7 didn't reduce the electricity for the street
8 lights. They left that around 50,000, so --
9 but it's a TRIM. I understand that.

10 MR. MENDENHALL: Yeah. Yeah. It's
11 certainly something to talk about. I don't
12 know if they had a solid understanding of, you
13 know, what to bring that specifically down
14 to. They probably just went with it.

15 MR. ARGUS: But if the TRIM notice goes
16 out like this, and Harbor Links sees that it's
17 119 percent increase --

18 MR. MENDENHALL: I'll get some calls.

19 MR. ARGUS: -- somebody may get a phone
20 call.

21 MR. MENDENHALL: I'll get a couple
22 calls.

23 To Brian's point, just taking a step
24 back, I think what you mentioned, obviously,
25 what Greg had said is very important, because

1 MR. CHESNEY: And also I wasn't sure if
2 that included like buildings and things like
3 that.

4 MR. ROSS: Well, frankly, that was sort
5 of the point of my question, that I knew we
6 had this issue about playground equipment
7 coming up, and I think it surprised at least
8 me, perhaps, other supervisors, that it was an
9 immediate issue, and I hope there's not other
10 things out there that we're going to be
11 talking two years from now, that our restrooms
12 in the park need to be replaced. Let's be on
13 top of the issue, whatever it may be.

14 MR. CHESNEY: Yeah.

15 CHAIRMAN RAGUSA: Where is the Harbor
16 Links three-year --

17 MR. MENDENHALL: If you look at the
18 assessments page, you'll see there's -- I
19 mean, that's the easiest way to get a quick
20 snapshot of it. You'll see there's an
21 increase of -- I think, it's 59 percent on the
22 assessments there.

23 CHAIRMAN RAGUSA: Right.

24 MR. ARGUS: Page 12.

25 CHAIRMAN RAGUSA: I didn't see it

1 you do certainly have enough hard assets that,
2 you know, things -- we don't have a specific
3 schedule, a reserve study, at least, in place
4 right now, or at least not a formal one, so
5 that's probably something worthwhile,
6 considering at some point doing, at least,
7 even on a most basic basis.

8 And you had Tonja go around and kind of
9 look at it, and say, "Here's your list of
10 assets," and we can obviously get that easily.

11 MR. CHESNEY: Well, we have that. We
12 hired someone to do that. The insurance. So
13 we have a list of assets.

14 CHAIRMAN RAGUSA: We have an audit.

15 MR. CHESNEY: Right.

16 CHAIRMAN RAGUSA: Amended --

17 MR. MENDENHALL: Yeah. In the audit,
18 the audit categorizes -- it has five to seven
19 categories, but I'm thinking like an asset,
20 like what you're saying, for insurance, we
21 have a list for when they came out, and that
22 might be worthwhile to put some numbers to it
23 specifically.

24 Obviously you guys have the -- I mean,
25 you have funds set aside in your reserves and

1 even in your fund balance, we can say, you
2 know, "undesignated," so I think the funds are
3 there.

4 But if you can categorize it, then you
5 can start specifically slotting some of those
6 funds, if you want the reserve renewal and
7 replacements for maybe some of your -- you
8 know, like your bathroom, you're saying, and
9 those sorts of things. My point is, that it's
10 definitely an important discussion to have.

11 MR. ROSS: And that's my point. I don't
12 know where that fits in our agenda.

13 Are you saying that's it's an important
14 discussion we need to have and organize it
15 next month or two months or three months? Are
16 we going to do it next year or --

17 MR. MENDENHALL: Well, I think it's a
18 good discussion to have over the course of
19 this budget period, you know, three or four
20 months. As far as narrowing it down to, say,
21 "Okay, here's the bucket for playgrounds,
22 playground equipment," let's take that because
23 we talked about that, I mean, you can do that
24 even beyond these next couple months, because
25 in my opinion, it's not critical that you

1 MR. ROSS: Could you recirculate that
2 list of assets that they were just referring
3 to?

4 MR. MENDENHALL: Yeah, I'll get that
5 from what the insurance company submitted and
6 send it around.

7 MR. ROSS: Great. Thank you.

8 CHAIRMAN RAGUSA: Mr. Barrett.

9 MR. BARRETT: Andy, is there anything
10 built into the budget for this anticipated
11 playground? Let's assume it's a capital
12 improvement project.

13 MR. MENDENHALL: Not specifically for
14 the playground. I mean, there are funds in
15 the budget in general. There's, you know,
16 there's capital-outlay-type items that would
17 potentially be used for that, but it hasn't
18 been earmarked. There's no playground, you
19 know, line item, so to speak.

20 MR. BARRETT: I'm not advising the best
21 way to do this, but I think if you're looking
22 for a plug number, you might look back at the
23 last CIP and just figure out --

24 MR. MENDENHALL: Okay.

25 MR. BARRETT: -- this is what it ended

1 categorize them right this minute because you
2 have a fair amount of funds set aside in both
3 reserves and fund balance.

4 But I think it's important to take that
5 money and segment it out and find out where is
6 the most important places to put it. What has
7 a life of -- playground equipment, as an
8 example. Playground equipment is ready now.

9 Do you have any other things that are
10 going to be ready in two years that you're
11 going to have to replace?

12 I think getting to that point, you know,
13 the discussion starts during the budget, and I
14 think, you know, it's not critical that you
15 have it done during budget, but it's a good
16 time to talk about it, because if you were in
17 a situation where you didn't have a lot of
18 reserves, then we'd want to talk about, well,
19 we need to -- we need to assess some funds to
20 get these reserves built up because the
21 playground is here.

22 But, you know, once again, I don't think
23 you're in that situation. I look at your
24 reserves, and, as I've always said, you're in
25 a pretty comfortable position.

1 being for a home, and you can plug it in
2 there.

3 MR. ARGUS: That was mostly for things
4 other than parks, though.

5 MR. BARRETT: Right. It's a pretty --
6 it was like -- what? -- a three-and-a-half-
7 million total, or am I off by a million
8 dollars?

9 CHAIRMAN RAGUSA: It was under three. I
10 think it was more like two and a half
11 million.

12 MR. BARRETT: So it's probably maybe too
13 high for this, but --

14 MR. ARGUS: Depends on the price of
15 Radcliffe bridge.

16 MR. MENDENHALL: Well, I think -- and we
17 got, you know, a ballpark estimate today of
18 300,000. I mean, as a high mark we can
19 certainly go in somewhere around that, you
20 know, as a starting point.

21 CHAIRMAN RAGUSA: It's going to be more
22 than that when you start with -- it's going to
23 be closer to four, if that's right. When you
24 start replacing awnings --

25 MR. MENDENHALL: Yeah, that's true,

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1	yeah, all the things around it.
2	CHAIRMAN RAGUSA: You start doing the
3	ground work, site work, drainage work, it's
4	going to get more, it's going to be at least
5	four.
6	MR. ARGUS: So are we saying we want to
7	plug 400,000 in for the TRIM notice?
8	CHAIRMAN RAGUSA: I think we need --
9	it's going to happen, whether it's funded
10	through a financing mechanism, through special
11	assessments, through assessments over time. I
12	don't know. But I think we need to prepare
13	the community for this. It's going to be an
14	expense we're going to have to incur.
15	MR. MENDENHALL: Well, we can definitely
16	-- I mean, plugging it in is no problem. We
17	can discuss it, we can take it out -- take
18	some portion of it out, increase it, if you
19	wanted to. I mean, you can certainly --
20	CHAIRMAN RAGUSA: What about 400,000 for
21	a capital improvement?
22	MR. MENDENHALL: Okay.
23	MR. ARGUS: And do we want to include
24	something for the possibility of some
25	consultant or perhaps structures of the

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1	property by Stonebridge?
2	CHAIRMAN RAGUSA: Candidly, I think the
3	park equipment replacement is going to be such
4	a big expense that I think it's unrealistic
5	for this board to look at an assessment to
6	develop that property in the fiscal year
7	coming up. That's just what my gut tells me.
8	They're going to -- everybody is going to get
9	an increase here.
10	MR. ARGUS: Understood. But that means
11	we have a year to talk to consultants or
12	figure out what we can do with next year's
13	budget.
14	My question is, do we want to budget
15	something for professionals to help us over
16	the next year, figuring out what we want to
17	do?
18	CHAIRMAN RAGUSA: I think we've got
19	in-house professionals that can do that. I
20	mean, Tonja and her company and Erin. I think
21	we got that covered at the moment -- oh, and
22	Andy obviously. That goes without saying.
23	MR. MENDENHALL: Thanks. I have kids,
24	I'll just send them to the equipment.
25	CHAIRMAN RAGUSA: Mr. Zeigler.

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1	MR. ZEIGLER: Just to add to that topic
2	real quick, I mean, should we not pursue a
3	path of getting some honed-down options of
4	what we can do with that property, or what
5	would be -- maybe from a resident input, what
6	would be some of the top three suggestions,
7	for example, so that we can work with a finite
8	group of topics or recommended uses, and from
9	there, hone down what zoning we need to get at
10	and work down through the regulatory or the
11	legal options at that point.
12	MR. CHESNEY: I mean, from my
13	conversation with the planner, we can do
14	anything. I mean, they're expecting, like I
15	said, full -- for that parcel to be fully
16	developed. So anything, as Erin says, that we
17	downgrade, they're going to be pretty
18	agreeable to.
19	MR. ZEIGLER: Well, what I'm saying is,
20	what is going to be best for our community
21	and what is it that the residents would want
22	to have there is really how we should probably
23	approach this.
24	And right now, we're coming up with
25	some small suggestions, but I don't know if

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1	we've got gotten any outside input. Maybe we
2	can go to the residents, maybe through the WOW
3	or maybe through, you know, the voting members
4	and email, get out there through their groups
5	and maybe pick, you know, the top five
6	suggestions. But, like I said, that will give
7	us a path that we can then follow to narrow it
8	down.
9	CHAIRMAN RAGUSA: The problem I see,
10	Brian, this is a very unique parcel, and we
11	have very difficult access issues, and but for
12	access issues, I would say let's hear -- we
13	need to hear what the community says, but this
14	isn't going to be the WOW or the WCA's top ten
15	ideas and they're going to come to us to fund
16	them. I don't envision that process
17	happening.
18	But what we've got to do is -- the
19	easiest thing for us to do is open up the
20	gates at Stonebridge and build a road back
21	there. That's the easiest thing to do. But I
22	don't know they're we're prepared to do that.
23	MR. ZEIGLER: Right. And for what
24	purpose?
25	CHAIRMAN RAGUSA: Yeah. I mean, if I

<p style="text-align: right;">Page 89</p> <p>1 wanted to build a new CDD office building back 2 there, I'd have to run it through the 3 community, you know. So I don't think the 4 residents are not -- I'm not insulting the 5 residents, but I don't think the residents are 6 in the position where they can truly 7 appreciate the potential uses and the 8 corresponding balancing of the equities that 9 would come with that use because of the access 10 issue. 11 If it were just a contiguous piece of 12 property inside our boundaries, that's easy to 13 walk across to, then, yes, let's see what the 14 most popular potential uses are. 15 MR. ZEIGLER: Well, I agree with that. 16 You're correct. And many of those suggestions 17 that would be made on that top ten list would 18 be immediately whittled out because of access 19 issues or, you know, some logistical problems, 20 so I agree with that. 21 But in that, there might be a nugget in 22 there that might be, hey, this is the one. 23 Just throwing that out. 24 MR. CHESNEY: What was that ferris wheel 25 idea you had a couple of Aprils ago?</p>	<p style="text-align: right;">Page 91</p> <p>1 this month about your proposed uses, yeah. 2 CHAIRMAN RAGUSA: Maybe we'll get some 3 input, positive input. 4 MR. CHESNEY: Chris had suggested, if 5 you don't read the WOW, that we put a casino 6 in back there. 7 MR. BARRETT: No. The land was seized. 8 A casino and a grow house has been put back 9 there. 10 CHAIRMAN RAGUSA: We could get the 11 Indian tribes to come. 12 MR. BARRETT: They're alleged -- 13 CHAIRMAN RAGUSA: Okay. 14 MR. BARRETT: It's a Miami consortium, 15 so that immediately makes them suspect. 16 CHAIRMAN RAGUSA: All right. Anything 17 else? 18 MR. MENDENHALL: No, sir. That's what I 19 had. 20 CHAIRMAN RAGUSA: Doug? 21 MR. MAYS: Erin. 22 MS. McCORMICK: I don't have anything. 23 MR. MAYS: Oh, you don't? 24 CHAIRMAN RAGUSA: Okay. Field manager. 25 MR. MAYS: Well, the biggest thing I've</p>
<p style="text-align: right;">Page 90</p> <p>1 MR. BARRETT: It was brilliant. 2 CHAIRMAN RAGUSA: The eye. 3 MR. CHESNEY: We can compete with Vegas 4 for the biggest ferris wheel. 5 CHAIRMAN RAGUSA: You've been writing 6 about this plot of land the last couple of 7 episodes. Am I right? 8 MR. BARRETT: Yeah. It's just the way, 9 at least, my understanding of how most 10 residents read, they tend to immediately tune 11 out WCA voting members, CDD meeting notes, so 12 it's not the best way to get -- so if you 13 wanted me to say, "Hey, residents, the CDD 14 supervisors want input on the potential uses 15 for this project," knowing that there are 16 terrible access problems, that would probably 17 elicit a different level of response, then, 18 oh, you know, tucking it in two paragraphs 19 from the bottom on the CDD meeting note. 20 CHAIRMAN RAGUSA: Well, the land should 21 get some attention this month, isn't it? 22 MR. BARRETT: I'm sorry? 23 CHAIRMAN RAGUSA: The land is going to 24 get some attention this month? 25 MR. BARRETT: You may get some responses</p>	<p style="text-align: right;">Page 92</p> <p>1 got is, you read it in the report, that 2 Mainscape will be submitting a letter of 3 non-renewal within their 60 days of the 4 contract ending, and I had a conversation with 5 them about it and reasons why. 6 Come to find out basically they're not 7 making -- of course, everybody always says 8 that, but they're not making the kind of funds 9 on this that they were hoping to make. 10 So they're going to let it go out to 11 bid, and the way he put it to me was if the 12 board would let them out of the contract now, 13 they would love to get out of the contract 14 now. So if you want -- so basically we've 15 already started. We have turned our map in, 16 re-highlighted the areas of discussion, 17 changed some irrigation timers and replanting 18 beds, our annual beds, and turned that map 19 already over to Tonja to revamp the map. It's 20 the map to have the property rebid. 21 CHAIRMAN RAGUSA: When does the contract 22 expire? 23 MR. MAYS: October 31st. 24 CHAIRMAN RAGUSA: So they want out 25 before the grow season?</p>

1 MR. CHESNEY: Well, we're not going to
2 let them.

3 MR. BARRETT: Could I suggest if they
4 terminate this contract -- it's hard to speak
5 out -- but you guys have historically had an
6 issue with the new contract winner coming in
7 and pointing to all sorts of irrigation
8 problems.

9 So before you release them, just have
10 some irrigation contractor come out and see
11 that it's been properly maintained so you guys
12 don't get stuck again.

13 CHAIRMAN RAGUSA: Well, first off, we're
14 not releasing them.

15 MR. CHESNEY: And something last time
16 with that --

17 MR. BARRETT: My wording is not perfect,
18 but you get my point.

19 MR. CHESNEY: Because we held their
20 payment last time or something.

21 CHAIRMAN RAGUSA: They have not given us
22 notice that they're terminating the contract,
23 have they?

24 MR. MAYS: Not yet. They have 60 days
25 before the end of the contract to -- but

1 in the budget?

2 MR. ZEIGLER: I would suggest it.

3 MR. MAYS: My indication from Mainscape
4 is that they want to rebid it, they want to be
5 out here, but they obviously -- like I said,
6 their dollars aren't meeting what they need to
7 make.

8 And if they do rebid it, they didn't
9 want to give away their number, because
10 obviously somebody would, you know -- they're
11 going to have to rebid this property, but he
12 did indicate that it would take at least
13 another hundred to a hundred and fifty
14 thousand dollars more on top of what they're
15 getting now.

16 MR. CHESNEY: So that's like 15
17 percent. So why not increase it 15 percent in
18 the budget?

19 MR. MAYS: It's 740 now, so another
20 10,000 is going to be seven plus --

21 MR. CHESNEY: That's 20 percent, yeah.
22 20 percent.

23 MR. MENDENHALL: I've seen a lot less
24 bidding on landscaping contracts recently, so
25 I would --

1 that's why it's good that we know it now
2 because the process obviously takes more than
3 60 days.

4 CHAIRMAN RAGUSA: And before we had this
5 recent round of rain, we had a ton of dead
6 spots along Linebaugh.

7 MR. MAYS: Okay.

8 CHAIRMAN RAGUSA: On the far side, the
9 westbound lanes, they were completely brown.

10 MR. MAYS: Some hot spots.

11 CHAIRMAN RAGUSA: Hot spots. And the
12 rain has pulled that out.

13 MR. MAYS: Right. I know we did have a
14 few proposals that we had signed for broken
15 main lines and valves, things like that. So
16 there was quite a bit of work that needed to
17 be done.

18 CHAIRMAN RAGUSA: We just redid all the
19 valves.

20 MR. MAYS: Not all of them, but a lot of
21 them. There's still a lot of valves on this
22 property.

23 CHAIRMAN RAGUSA: Oh, I know.

24 MR. ARGUS: So for purposes of the TRIM
25 notice, should we bump up the Mainscape lines

1 MR. CHESNEY: 20 percent?

2 MR. ARGUS: Well, it is a TRIM, so we
3 can --

4 MR. MENDENHALL: Yeah. It is a TRIM
5 number, yeah.

6 MR. MAYS: That's why I mentioned it was
7 last -- I think it was last month or the month
8 before that we might make sure we keep an eye
9 on our -- you know, our scope of work and our
10 credentials, our recommendation for the new
11 companies that do want to bid, because some of
12 the smaller companies can handle this, and
13 they don't have the overhead of a company like
14 Mainscape, so --

15 MR. CHESNEY: Well, what was -- what was
16 it -- yeah, I agree, because I remember going
17 through that the last time.

18 What was it in the contract that made
19 them so -- was it the financials that we made
20 them submit?

21 MR. MAYS: Yes. Yes.

22 MR. CHESNEY: Okay. We can make a note
23 of that.

24 MR. MAYS: Yes.

25 MR. MENDENHALL: Yeah.

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1 MR. CHESNEY: You're right. All we got
2 were massive contractors. Even the guy that
3 was doing it, who we thought was doing a great
4 job, declined to bid it.
5 MR. MENDENHALL: Yeah. The
6 pre-qualification was pretty limited.
7 MR. ARGUS: If we do decide to go an
8 extra whatever amount, I wouldn't put it in
9 the line items for the landscaping. I'd put
10 it somewhere else in the budget.
11 MR. MENDENHALL: Yeah. That's a really
12 good point actually.
13 CHAIRMAN RAGUSA: You can explain that
14 to me now.
15 MR. MENDENHALL: Well, it's a public
16 record, so if we boost up the landscaping
17 line -- the first thing the landscapers do
18 when they're bidding a project is they look at
19 the budget and see what you're paying. And if
20 we boost it up, potentially you're going to
21 have landscapers coming in, you know, \$5,000
22 less than what they see on your 2015 budget
23 compared with what the number might actually
24 be.
25 CHAIRMAN RAGUSA: I understand.

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1 MR. MENDENHALL: And we can always do a
2 general increase in the budget, even if the
3 budget got approved.
4 MR. CHESNEY: So let's think about this.
5 So it's October, 60 days put it out for
6 bidding, we need to give it some time. So we
7 need to see the bid specs from OLM.
8 CHAIRMAN RAGUSA: Next month.
9 MR. CHESNEY: Yeah. So that way then we
10 can discuss -- we can -- because I think that,
11 you know, OLM puts those in there because that
12 shrinks their pool, so we need to have
13 discussion with OLM.
14 CHAIRMAN RAGUSA: We did it.
15 MR. MAYS: Yeah.
16 MR. MENDENHALL: They give you the
17 option of doing the pre-qual or not doing the
18 pre-qual.
19 MR. MAYS: We met. We had Michael
20 Lackey come in and we had a little meeting
21 with him, you know, the OLM's inspector, on the
22 property. And we had a little meeting with
23 him and talked about the specs and went over
24 the specs.
25 He had some suggestions and some things

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1 that we should do. We even talked about the
2 possibility of removing the trees -- removing
3 the trees off the scope because we may want to
4 start getting a larger tree service in here
5 instead of landscaping. The trees are
6 becoming mature, as Mr. Chesney talked about
7 few years ago, some of them are becoming --
8 but they don't need to be as trimmed as often,
9 but I'm worried that that could shoot the line
10 item for that even higher, you know, on top of
11 the maintenance.
12 So that's kind of one of the things that
13 shot Mainscape in the foot, was they didn't bid
14 the trees properly. They way bid it -- way
15 underbid it, and we're fighting with them a
16 lot of times just to get all the trees done
17 sometimes, except for the palm trees. They've
18 been on target with that. But the additional
19 work it requires for some of the oaks and the
20 drakes and the cypress trees, you know, that
21 type of work, has been kind of fighting with
22 them to get it done, you know, trying -- I got
23 to schedule it almost myself, telling them,
24 "Hey, we need to do this area, we need to do
25 this area."

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1 So I think that's the biggest impact on
2 their company, that tree line.
3 CHAIRMAN RAGUSA: Well, can I ask you to
4 do this? Get with Erin and Andy and identify
5 issues in our current bid package and our
6 current relationship that you think that they
7 and you need to address.
8 MR. MAYS: Okay.
9 CHAIRMAN RAGUSA: The one thing that
10 sticks out from day one of that contract is
11 the mulch thickness is insufficient.
12 MR. CHESNEY: Yeah. Especially in the
13 parks.
14 CHAIRMAN RAGUSA: Stuff like that.
15 Identify things that we need to change
16 possibly in our bid specs and make
17 recommendations.
18 If you're telling us we don't need to
19 see the financials, make that recommendation.
20 Things like that. And we've got a lot of
21 feedback from Mainscape, hear what they have
22 to say, identify those issues, so they can
23 make staff recommendations or professional
24 recommendations, and as a policy, we can make
25 a decision.

<p style="text-align: right;">Page 101</p> <p>1 You know, you learn from every time you 2 put something out to bid. You do. 3 MR. MAYS: Right. 4 CHAIRMAN RAGUSA: What you need and what 5 you don't need and things like that. And if 6 we need to streamline it or clean it up, let's 7 do it. 8 MR. MAYS: Yeah. We've adjusted it 9 every time we've done it, so, yeah. 10 CHAIRMAN RAGUSA: And I think -- and I 11 know Mr. Ross will probably address this issue 12 shortly, but I think we've got -- as part of 13 rebidding this, we've got to address OLM, and 14 whether that is continue as is with OLM, cease 15 a relationship with OLM in our system, or 16 modify the OLM performance bonus system to 17 reduce the financial risk -- 18 MR. MAYS: Right. 19 CHAIRMAN RAGUSA: -- for the contractor, 20 because I know in my heart that that amount 21 impacts the bid price. 22 MR. MAYS: Oh, yeah. 23 CHAIRMAN RAGUSA: That's just common 24 sense in any business. 25 MR. MAYS: Coming from the industry that</p>	<p style="text-align: right;">Page 103</p> <p>1 that's the only way they agreed on it down 2 there. 3 MR. CHESNEY: Yeah, ten percent maybe, 4 but one percent bonus and no penalty? 5 CHAIRMAN RAGUSA: Okay. You did a good 6 there. 7 MR. MAYS: I just wanted to give you the 8 information that you had asked me to get from 9 OLM, so -- 10 CHAIRMAN RAGUSA: We've got to get ready 11 to bid in 30 days. 12 MS. McCORMICK: Uh-huh. 13 CHAIRMAN RAGUSA: Are there any -- if 14 you guys have input on changes to that 15 contract and those bid specs, by all means 16 pass it along. 17 MR. ROSS: Well, to that end, then just 18 pass it on to us as soon as you guys assemble 19 it. Don't let it be like three days before 20 our meeting, please. 21 MR. MENDENHALL: No, that's no problem. 22 CHAIRMAN RAGUSA: Mr. Barrett. 23 MR. BARRETT: Not to belabor this point, 24 but my recollection of the last two changes in 25 the bidders is that there are always</p>
<p style="text-align: right;">Page 102</p> <p>1 bids on this stuff, I mean, that's how we used 2 to put it in -- you know, put that in there. 3 I hate to say it. 4 CHAIRMAN RAGUSA: Yeah. You have to 5 anticipate not getting paid. 6 MR. MAYS: And on that, on that note, 7 Mainscape also said they really do not show 8 any interest in bidding with OLM on the 9 property at those same -- at that same number, 10 that 25 percent performance penalty. 11 And you had asked me to check into that, 12 and I checked with OLM. And Mainscape -- they 13 do not do any of Mainscape's properties except 14 one that they just -- that Mainscape just took 15 over. But it was one that Mainscape somehow, 16 it got their people to -- they got the 17 community to rewrite the specs from OLM to say 18 it's not a performance penalty. It's a 19 pass/fail. And it's a one percent bonus for a 20 pass, and it's no penalty for a fail. It's a 21 14-day period to work on the stuff that was on 22 the inspection sheet. 23 CHAIRMAN RAGUSA: That's not going to 24 happen here. You can tell them that. 25 MR. MAYS: Okay. I'm just telling you</p>	<p style="text-align: right;">Page 104</p> <p>1 significant like after costs, like in the 2 tens of thousands of dollars, where like the 3 new contractor comes in and says, "This needs 4 to be addressed before we'll take this 5 property over." You might want to just 6 mentally make note of that in your budget. 7 MR. CHESNEY: I did. 8 MR. MENDENHALL: Now, as part of this 9 process previously, OLM had been involved in 10 developing the specifications. 11 You know, what would usually happen is 12 Doug would give them any tweakings, that sort 13 of thing, and then they'd produce the document 14 and ultimately would down the road get to the 15 point where you bid it out and they coordinate 16 some of that. 17 Did you want them involved at this 18 point? Because we don't know what their fee 19 would be -- unless has Tommy said anything 20 about rebidding it, or working on the rebid? 21 MR. MAYS: Yeah, they're ready to start 22 working. 23 MR. MENDENHALL: And I know they're 24 interested, but did they give any type of a 25 fee or anything?</p>

1 MR. MAYS: No.

2 MR. MENDENHALL: It's usually a few
3 thousand dollars typically.

4 MR. CHESNEY: I think last time it was
5 one month. I mean, I can look it up.

6 CHAIRMAN RAGUSA: What did they bring to
7 the table?

8 MR. MAYS: After this point, I don't
9 know for sure.

10 MR. MENDENHALL: Yeah. I mean, they'll
11 basically tell you that -- you know, that the
12 document is their document, so they -- you
13 know.

14 CHAIRMAN RAGUSA: You don't get a
15 trademark on specifications.

16 MR. MENDENHALL: Yeah. I'm trying to
17 think what else -- I mean, other than that,
18 for example, when they get to the point of
19 bringing the bids in, they get involved in
20 some of the pre-qualification filtering and
21 guidance.

22 But, you know, I mean, other than that,
23 as far as taking the bidders around the
24 property, that's really something that -- I
25 mean, although they're there, I mean, Doug

1 way. I mean, their process has value, but,
2 you know, it is what it is, kind of.

3 CHAIRMAN RAGUSA: What do the
4 supervisors think?

5 MR. ROSS: I'm a little bit fuzzy with
6 what you're saying. Are we talking about what
7 fee to pay OLM to participate in the bid
8 process?

9 MR. MENDENHALL: Yeah. That's exactly
10 it. Typically, they -- at least in the
11 past --

12 MR. CHESNEY: 2500 last time.

13 MR. MENDENHALL: -- three bids, they get
14 involved. They submit to you --

15 MR. ROSS: Let me interrupt you.

16 MR. MENDENHALL: Yeah.

17 MR. ROSS: In my view, what we're asking
18 of them, we shouldn't have to pay them an
19 extra fee right now. All we're saying is
20 we're going to be cobbling together a spec
21 pack, which they have already done for us in
22 the past, we're going to making minor
23 modifications. I don't believe we should be
24 paying them any fee for that.

25 If we wish to engage them, which we may

1 kind of gives the tour and obviously knows the
2 specifications and answers questions and that
3 sort of thing, so --

4 MR. MAYS: Are they the ones that write
5 the contract?

6 MR. MENDENHALL: Well, they technically
7 write the specifications, and I'll let Erin
8 jump in --

9 MS. McCORMICK: Yeah. We have a
10 contract, but I've made modifications to it,
11 and I know of a couple of modifications to
12 that agreement right now that I want to make
13 for the next one that's going to be included
14 in the bid package.

15 MR. MAYS: Yeah. Right.

16 MR. MENDENHALL: I'm looking it up.

17 MS. McCORMICK: But we have the
18 documents.

19 MR. MAYS: Right.

20 MR. MENDENHALL: Right.

21 MS. McCORMICK: So we'll just be making
22 some changes to it.

23 MR. MENDENHALL: Just an administrative
24 add-on to the process is what I want to -- I
25 mean, I don't mean to say that in a negative

1 decide next month to add potential bidders or
2 handle the bidding process, then let's deal
3 with that next month, but I don't think we
4 should have to pay them anything to do what
5 we're already paying them every single month
6 to do; that is, be familiar with our property
7 and what are the requirements that we should
8 be expecting our vendors to perform.

9 I mean, that would be outrageous for us
10 to pay them an additional fee at this point.

11 MR. MENDENHALL: Yeah. I mean,
12 principally, I don't disagree with you at
13 all. I just know that at least what they
14 consider their role is that they typically,
15 when they wind up making changes to
16 specifications, that's when they try to enter
17 into an agreement to be a part of the process,
18 starting at that point, so --

19 MR. ROSS: I'm sure we'll talk about it
20 next month.

21 MR. MENDENHALL: Yeah, we'll certainly
22 do it.

23 MR. CHESNEY: And just saying, though,
24 the last time we paid them \$2500, and, I mean,
25 the contract was just simply a letter, and it

1 said that they would participate in the
2 pre-bidding meetings, they will verify the
3 accuracy, evaluate the bids, and provide a bid
4 summary packet for detailed price and back-up.

5 MR. ROSS: So they're not charging for
6 putting the specs together.

7 CHAIRMAN RAGUSA: I thought you did the
8 bid analysis.

9 MR. CHESNEY: It says, "Will modify and
10 update the current specification" -- so what
11 we did is, we submitted it to them, and I
12 don't know what they did with it.

13 MR. ROSS: That, to me --

14 MR. MENDENHALL: They sent a summary
15 report.

16 MR. CHESNEY: And actually we negotiated
17 it down. They'd asked for \$3,000, and we
18 negotiated it down to \$2,500.

19 MR. MENDENHALL: Right.

20 MS. McCORMICK: Right.

21 MR. ROSS: Well, they're entitled to be
22 paid for their time. I'm not minimizing
23 that. But, again, what we're asking them to
24 do at this point is what they're already
25 contractually obligated to do anyway. And I'd

1 the anti-banner guy. I think we've gotten way
2 out of hand, way beyond the original good
3 ideas behind a banner, and I just don't think
4 we should continue to be in the banner
5 process, so I oppose it.

6 MR. CHESNEY: How long did we agree to
7 let the HOA do their banner? Do you remember?

8 MR. ROSS: (Moves head from side to
9 side.)

10 MR. MAYS: Are you talking the Movies in
11 the Park banner, or are you talking the one
12 that's at tennis?

13 MR. CHESNEY: The ones that are rotating
14 banners.

15 MR. MAYS: Tennis and karate is one
16 thing, but --

17 MR. ARGUS: I think it was a six-month
18 period. It was a test. We may be past the
19 six months.

20 MR. MAYS: I told him we are, so the
21 last feedback I got on the last banner was not
22 very pleasant. So we opted to -- I told them
23 that that banner would no longer be
24 authorized.

25 CHAIRMAN RAGUSA: Which banner?

1 like to think they're a partner of ours, and
2 so we would work with each other in getting to
3 the next stage.

4 MR. MENDENHALL: Okay.

5 MR. MAYS: Moving on?

6 CHAIRMAN RAGUSA: Yes.

7 MR. MAYS: I have a couple other
8 things. One of them is a request. We have a
9 banner request from the Rotary Club for their
10 annual Cinco de Mayo pub -- she put -- pub
11 crawl on May the 3rd. The banner will go up
12 from April the 28th through May the 3rd.

13 I'm sure we have somebody here that can
14 answer some questions on that, if there are
15 any. I mean, we've approved it before, and
16 I'm assuming you all want to approve it again,
17 of course.

18 CHAIRMAN RAGUSA: Why did this come to
19 us?

20 MR. MAYS: Because there has been a lot
21 of controversy over the banners lately.

22 CHAIRMAN RAGUSA: So you're passing the
23 buck back.

24 MR. MAYS: Yes, sir.

25 MR. ROSS: And I'll accept the label as

1 MR. MAYS: The one for tennis and
2 karate, plus, I was informed that there is
3 some profit being made on it, I think. I'm
4 not sure. It's a small amount of profit, but
5 it's a profit.

6 MR. CHESNEY: He is a vendor, so the
7 vendors get paid.

8 MR. MAYS: Right.

9 MR. CHESNEY: I actually agree with
10 Brian. I think no banners of any kind, which
11 is going to make me unpopular.

12 CHAIRMAN RAGUSA: More unpopular.

13 MR. CHESNEY: Yeah, more unpopular.

14 MR. MAYS: Ms. Pithers will probably, if
15 we reject it putting it up, she may show up
16 again to voice her concerns of not allowing
17 the tennis one to go up, so --

18 CHAIRMAN RAGUSA: Well, we're not being
19 asked to put the tennis one up. Correct?

20 MR. MAYS: No, but it's been on kind of
21 a rotating thing. She calls it up and says,
22 "Hey," you know -- or Kelly over at the swim
23 and tennis center will call and say, "Hey, can
24 we put that tennis banner up, or can we put
25 that karate banner up again?"

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1 And since it was one that was for clubs
 2 for the community that you all authorized for
 3 tennis, we went upon myself and authorized the
 4 karate one because it was the same type of
 5 program for the WCA.
 6 And we don't put it for very long. That
 7 one, we put up for a weekend, stuff like that,
 8 but --
 9 CHAIRMAN RAGUSA: Other than the fact
 10 that it's the WCA that's requesting it, how is
 11 that different on the Rotary Club?
 12 MR. MAYS: The Rotary Club is probably
 13 less of a problem because it's really a
 14 non-profit, so --
 15 MR. ARGUS: Every penny we raise -- oh,
 16 just for the record, I'm part of the Rotary
 17 Club and will abstain from any vote that may
 18 take place regarding that.
 19 But the Rotary Club, 100 percent of it
 20 is going to charities.
 21 MR. MAYS: I'm guessing the only
 22 difference really is that there are some
 23 people that are getting really tired of these
 24 banners. So it's not really the criteria of
 25 why it's approved. Now it's becoming an

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1 eyesore for a lot of residents.
 2 CHAIRMAN RAGUSA: Well, it is still a
 3 criteria that we wouldn't accept a banner from
 4 World of Beer, and we've actually rejected
 5 that request.
 6 MR. MAYS: Yes.
 7 CHAIRMAN RAGUSA: So I guess it boils
 8 down to a fundamental discussion of whether we
 9 want to continue to allow any banners, let
 10 alone banners that have historically met our
 11 criteria.
 12 MR. MAYS: I mean, I would hate to see
 13 stuff like the Santa parade, you know, which
 14 is not a --
 15 CHAIRMAN RAGUSA: Great West Chase Race.
 16 MR. MAYS: The race and things like that
 17 that are actually fundraisers -- not
 18 fundraisers, but community events. But if
 19 they're becoming an eyesore to people, that's
 20 really when it comes to you guys.
 21 CHAIRMAN RAGUSA: Well, how many banner
 22 spots do we currently allow?
 23 MR. MAYS: Really just two, but during
 24 the Christmas holidays, obviously with
 25 Christmas and there's a movie in the park, it

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1 just seems like -- there's one week that we
 2 had, I believe, three banners up on each end.
 3 That's six banners up overall in a one-week
 4 period.
 5 CHAIRMAN RAGUSA: Mr. Ross.
 6 MR. ROSS: And I think we all agree
 7 there are legitimate purposes behind many of
 8 the banner requests. There's many good
 9 projects and activities out in the community
 10 that deserve publication.
 11 What I'm advocating is banners, to some
 12 degree, are a thing of 25 years ago. And the
 13 realities of modern technology out there where
 14 you can do very nice-looking electronic signs
 15 or electronic notification through email or
 16 WOW online, or WOW on everybody's doorstep,
 17 there are just so many other ways that we
 18 could get information that don't require a
 19 banner, and particularly the number of banners
 20 we have and some of the actual inappropriate
 21 banners that we have.
 22 So I just think it's time for to us move
 23 on and consider a different way, either say
 24 the other forms of communication we have are
 25 adequate. I think it's pretty unusual for

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1 people to have a community news magazine as
 2 fine as the WOW delivered at your doorstep
 3 every month. I think it's unusual the amount
 4 of email and website information we have out
 5 there, but if that's inadequate, let's go to
 6 some sort of email notification that people
 7 can sign up for, let's go to electronic
 8 signs, or something like that. Let's do
 9 something different.
 10 CHAIRMAN RAGUSA: I thought you guys
 11 didn't like the LED display board idea.
 12 MR. ROSS: I never would speak for
 13 anybody else. I think that it was difficult
 14 for the WCA to manage that. There were so
 15 many issues involved.
 16 CHAIRMAN RAGUSA: Well, we looked at
 17 it.
 18 MR. ROSS: Oh, I thought you were
 19 talking about the WCA.
 20 CHAIRMAN RAGUSA: We, as this board,
 21 looked at it as a potential acquisition --
 22 MR. ROSS: I do remember being involved
 23 at looking at it, and I know that my own view
 24 was uck -- if can you spell that -- but I've
 25 come around. I've come around.

<p style="text-align: right;">Page 117</p> <p>1 I think the banners we have -- I think</p> <p>2 the problem I have with banners, some of them</p> <p>3 are -- just don't have appropriate messages.</p> <p>4 They say they're not for profit, yet they're</p> <p>5 really incorrectly publicizing some local</p> <p>6 business, bar, pub, restaurant, whatever you</p> <p>7 want it is.</p> <p>8 The number of them that we have and --</p> <p>9 well, I could go on. But it just -- I think</p> <p>10 electronic is probably a better way to go, if</p> <p>11 it's important.</p> <p>12 I actually think we have plenty of</p> <p>13 notification of all the activities. I think</p> <p>14 what we have is great. If anybody really</p> <p>15 wants to go take tennis lessons at the WCA, I</p> <p>16 think there are plenty of ways to know that</p> <p>17 without having a banner out front.</p> <p>18 CHAIRMAN RAGUSA: Mr. Zeigler, do you</p> <p>19 have any comment?</p> <p>20 MR. ZEIGLER: I'm starting to soften my</p> <p>21 stance on the LED, or at least the</p> <p>22 electronic display idea. I'm not seeing the</p> <p>23 degree of unattractiveness of the current</p> <p>24 banners that some others are.</p> <p>25 I think they're informative to a point</p>	<p style="text-align: right;">Page 119</p> <p>1 way.</p> <p>2 MR. CHESNEY: I'll say that my kids,</p> <p>3 when they see the Movie in the Park banner,</p> <p>4 that's how they remember it.</p> <p>5 CHAIRMAN RAGUSA: Well, let's address</p> <p>6 the Rotary request first. I think that's --</p> <p>7 MR. CHESNEY: I'll make a motion to</p> <p>8 approve the banner.</p> <p>9 CHAIRMAN RAGUSA: Any discussion on</p> <p>10 that?</p> <p>11 MR. ZEIGLER: For Rotary?</p> <p>12 MR. CHESNEY: We need a second. Yeah.</p> <p>13 CHAIRMAN RAGUSA: Is there a second for</p> <p>14 that motion?</p> <p>15 MR. ZEIGLER: Second.</p> <p>16 CHAIRMAN RAGUSA: Okay. Discussion.</p> <p>17 MR. CHESNEY: I'm just saying we don't</p> <p>18 have a formal policy, so I'm just going to</p> <p>19 continue with the existing. I still stand</p> <p>20 within that, let's get rid of all banners, but</p> <p>21 I don't know if right now is the time to do</p> <p>22 that.</p> <p>23 CHAIRMAN RAGUSA: I'm going to comment</p> <p>24 on the specific request from the Rotary. I</p> <p>25 think it's a great organization. As a</p>
<p style="text-align: right;">Page 118</p> <p>1 where it's good when you're traveling down the</p> <p>2 road, oh, hey, it's movie in the park. You</p> <p>3 know, you get that -- you know, I'll put that</p> <p>4 on my mental calendar.</p> <p>5 However, I don't want to be in the</p> <p>6 business, so to speak, of promoting pub</p> <p>7 crawls. I mean, I don't -- or a pub crawl,</p> <p>8 depending on which one it is.</p> <p>9 So I think we do need to probably narrow</p> <p>10 the scope of our involvement in this and</p> <p>11 maybe even look back at the electronic idea.</p> <p>12 It's going to have to be attractive,</p> <p>13 though, and if it looks unattractive, like</p> <p>14 Mr. Ross said it is, or -- I don't know what</p> <p>15 Plan C is.</p> <p>16 CHAIRMAN RAGUSA: Those are expensive.</p> <p>17 Do we still have those materials?</p> <p>18 MR. MAYS: Yeah.</p> <p>19 MR. CHESNEY: How come the WOW doesn't</p> <p>20 have an email list?</p> <p>21 MR. BARRETT: We do. We have a</p> <p>22 Facebook, but we don't have any requests for</p> <p>23 using it, though. And there are an awful lot</p> <p>24 of people who don't want to get email</p> <p>25 reminders. That's just not their preferred</p>	<p style="text-align: right;">Page 120</p> <p>1 government entity, I don't want to endorse</p> <p>2 alcohol consumption, and that's what that is.</p> <p>3 It's a pub crawl. I'm fully aware of what pub</p> <p>4 crawls are, having participated in one or more</p> <p>5 in my lifetime. I don't think it's our place.</p> <p>6 And I don't really like judging people's</p> <p>7 functions and the nature of what they want to</p> <p>8 advertise. I don't think we should be</p> <p>9 endorsing an alcoholic event --</p> <p>10 alcohol-involved event. I'll correct myself.</p> <p>11 MR. ZEIGLER: I'll make a quick</p> <p>12 withdrawal. I misunderstood that the Rotary</p> <p>13 was the pub crawl.</p> <p>14 MR. ARGUS: It is.</p> <p>15 MR. ZEIGLER: So I am not endorsing</p> <p>16 that. I withdraw my second.</p> <p>17 MR. CHESNEY: Withdrawing your second.</p> <p>18 CHAIRMAN RAGUSA: Do we have a second?</p> <p>19 MR. CHESNEY: Bob, you can second it.</p> <p>20 CHAIRMAN RAGUSA: No, he can't. He</p> <p>21 shouldn't.</p> <p>22 MR. ARGUS: No, I shouldn't.</p> <p>23 MR. CHESNEY: Really?</p> <p>24 MR. ARGUS: Yeah. It's cleaner that</p> <p>25 way.</p>

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1 CHAIRMAN RAGUSA: All right. That
 2 motion dies for lack of second --
 3 MR. CHESNEY: Well --
 4 CHAIRMAN RAGUSA: -- fails for lack of
 5 second.
 6 Is the board inclined to modify its
 7 existing policies with respect to the use and
 8 erection of banner signs in CDD-owned rights
 9 of way or property?
 10 MR. CHESNEY: Well, I'm just a little
 11 hazy on what we had told the WCA. I'd like to
 12 understand that for sure first before we start
 13 revoking.
 14 MR. MAYS: We approved it for the
 15 six-month period when it's daylight savings so
 16 that the movies can go earlier instead of
 17 running too late to bother residents.
 18 MR. CHESNEY: I know the movies in the
 19 park. I'm talking about the banners, like
 20 that whole banner thing, where we gave them
 21 that they can put those banners up and all
 22 that jazz.
 23 MR. MAYS: You're talking about the
 24 tennis banner?
 25 MR. CHESNEY: Yeah.

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1 MR. MAYS: That was Diane Pithers came
 2 in here --
 3 MR. CHESNEY: Right. I remember. But
 4 we gave her a time period. I can't remember
 5 what that is.
 6 MR. MAYS: I can't remember back then,
 7 to be honest with you.
 8 MR. CHESNEY: But, in general, I'm
 9 agreeable to get rid of all the banners. But
 10 I mean, we made a commitment to some. We have
 11 to honor our commitments, so I think before we
 12 start getting rid of them figure out what our
 13 commitment was.
 14 MR. ROSS: I do agree with that. If
 15 we've made a commitment to somebody, we should
 16 honor that.
 17 MR. CHESNEY: It's interesting.
 18 MR. MAYS: I mean, I can check the
 19 history of it. I don't know offhand. I don't
 20 remember. I mean, I remember when she came.
 21 MR. BARRETT: I could be wrong. In my
 22 mind, I remember it being for a quarter, which
 23 is long past.
 24 CHAIRMAN RAGUSA: That's kind of what I
 25 remember, too, but I don't want to make that

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1 decision based on everybody's recollection.
 2 Mr. Argus.
 3 MR. ARGUS: You can always -- if you
 4 want to make a decision, you can make it
 5 effective after the agreement -- the agreed
 6 period.
 7 CHAIRMAN RAGUSA: I kind of echo Mr.
 8 Zeigler's comment in that I don't take offense
 9 to the banners I see and, at least, I
 10 appreciate coming in and out of the
 11 neighborhood as some of the other supervisors.
 12 They just don't bother me that much. And
 13 that's just me.
 14 If I'm -- and I don't -- the fact that
 15 I get hung up on the left turn lane going
 16 north on Sheldon angers me more than the fact
 17 that there's a banner there in that median.
 18 And when I'm coming into the
 19 neighborhood, I want to make sure I hit that
 20 green light, so I'm not paying attention to
 21 the banners when I'm coming into the
 22 neighborhood.
 23 So they don't bother me that much. And
 24 what I would like to know is, is it
 25 effective? Is there some perception -- is

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1 there some data that says that those things
 2 are actually prompting people to do the movies
 3 in the park or some other activities being
 4 advertised?
 5 Obviously, the garage sale one is very
 6 telling. I think we need to warn the
 7 community that the garage sale is going to be
 8 on a particular weekend because that causes
 9 havoc in the community. And I see a good in
 10 advertising that event, not just because
 11 people are reminding people to get all their
 12 stuff together for sale, but be prepared for a
 13 really hectic Saturday. That's a community
 14 service.
 15 MR. ARGUS: My experience with the
 16 Rotary banner, it has greatly increased the
 17 walk-up traffic the day of that stuff. So it
 18 does, I think, serve a purpose. Movies in the
 19 park, day of, it may affect attendance.
 20 CHAIRMAN RAGUSA: Anybody else want to
 21 weigh in on this?
 22 MR. ROSS: Can we table this for next
 23 month and get forwarded to us whatever is our
 24 existing policy on the banners?
 25 MR. MENDENHALL: Yeah. Sure.

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1 MR. ROSS: Can we do that? And then
2 we'll just have the specific language we can
3 look at.
4 CHAIRMAN RAGUSA: I don't know that we
5 have a written policy.
6 MR. MENDENHALL: Well, it's not --
7 MR. CHESNEY: Yeah, we do. I mean, it's
8 like because -- when Brian, he's the one that
9 started that, because it used to be fairly
10 open, and then it's like it has to be
11 non-profit. It's in there somewhere. I
12 betcha we can find it.
13 MR. ARGUS: I think Sonny may have a
14 piece of paper with it written down on.
15 CHAIRMAN RAGUSA: Okay.
16 MR. MENDENHALL: No problem.
17 CHAIRMAN RAGUSA: All right. We'll
18 table that then.
19 Anything else, Doug?
20 MR. MAYS: Yeah, one more thing. I need
21 to know how to handle this. Me and Sonny
22 disagree or differ on what we should do on
23 this one.
24 As you know, we have -- especially the
25 biggest thing is the Sunday morning, we have

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1 the grownups that come here Sunday morning and
2 play soccer. And as Erin has indicated, the
3 field is a -- you know, it's an open park that
4 we have to let the public use, so it's kind of
5 a first come, first serve. But we have had a
6 request from a group -- a kids group, and
7 they are a league team, an Under 8 -- what do
8 they call it? -- a U8 sanctioned soccer --
9 elite soccer team that has asked if they could
10 use the field on Sunday.
11 And she told them, "Well, you're a
12 sanctioned team, so basically we would need
13 licensing, insurance."
14 So I said, "Wait a minute. They would
15 be listed just as the grownups would as a team
16 that's on a first come, first serve basis. If
17 we can't give them a set date like we do the
18 WCA -- or the Westchase Soccer Association,
19 WSA," so basically they would be a group of
20 people that show up any day of the week and
21 first come, first serve get the field.
22 And so we're kind of wondering, you
23 know, how we handle that. And another
24 instance that we came across lately is a lot
25 of -- we had a physical fitness guy that

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1 wanted to charge \$10 a person, but he wanted
2 to use the park. We declined him because he's
3 charging.
4 But we already have a lady who goes in
5 there, she doesn't say she charges anything,
6 she just shows up and her friends show up.
7 How do you distinguish if you're -- you know,
8 if they don't have a sign?
9 Like the one guy had a sign. He had a
10 sign charging. I said, "You can't do that."
11 He's fine. Okay. Picks up and leaves.
12 These are a group of eight ladies, six
13 ladies, however many show up that day, and
14 they're just basically using the pavilion to
15 train and practice.
16 Now, they're probably paying that lady,
17 but there's nothing advertised to tell us they
18 are. And I don't feel I have the right to
19 walk up to somebody to say, "Are you paying
20 this lady to train you all?"
21 And my question is, what should I do on
22 something like that? Should we question them?
23 Should we tell them, "Hey, if you are being
24 paid to do this, you can't do it in the park?"
25 Most of the time they're residents, so

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1 it's like -- or do we just leave it alone, and
2 go by the first come, first serve policy that
3 we have on our parks?
4 CHAIRMAN RAGUSA: Well, I think you
5 really have two issues.
6 MR. MAYS: Okay.
7 CHAIRMAN RAGUSA: The first issue is, I
8 can distinguish between a group of people who
9 show up early on a weekend to play soccer from
10 a U8 team that has coaches and organizational
11 structure. There's a big difference there.
12 MR. MAYS: Okay.
13 CHAIRMAN RAGUSA: The coaches, you have
14 insurance, you have a structure, and
15 organization. I don't think it's unreasonable
16 for us to ask that type of an organized event
17 for insurance as opposed to who is going to
18 insure a bunch of people running around
19 kicking a soccer ball?
20 MR. MAYS: But if we ask them for their
21 insurance, are we now saying, "Okay, you can
22 use the field at a certain time every Sunday,"
23 or are we just saying, "You need to provide us
24 insurance because we know that you're a
25 sanctioned team"?

1 CHAIRMAN RAGUSA: What organization is
2 this?

3 MR. MAYS: I believe she just wrote that
4 it's a soccer team of U8s. They want to hold
5 practice on our fields.

6 MS. McCORMICK: I mean, typically you
7 wouldn't ask for insurance without having an
8 agreement with them.

9 CHAIRMAN RAGUSA: Right. A lease
10 agreement.

11 MS. McCORMICK: And if you're going to
12 have an agreement with them, there's going to
13 be some consideration on our part as far as
14 allowing them to use the field.

15 MR. CHESNEY: I mean, if someone shows
16 up in the park and wants to use it, then
17 they're just using the park.

18 MR. MAYS: Well, that's what I told him,
19 but --

20 MR. CHESNEY: I mean, it's like the
21 ladies. I mean, the ladies, we can't stop
22 people from coming in and doing aerobics in
23 the park unless we put up a sign that says "No
24 Aerobics" or whatever, something like that.

25 Obviously you're not going to say "No

1 CHAIRMAN RAGUSA: Well, if we don't have
2 a complaint from a resident, I don't know that
3 we need to address it just yet, unless you
4 want to set a policy that says that no
5 perceived business can use our facilities.

6 MR. MAYS: Me, I don't see a problem
7 with it. Like I said, it's residents that are
8 -- and they're not talking about making money,
9 they're just -- like I say, they're training
10 and working out.

11 And even with the kids that are under
12 eight, you know, they're wanting to use the
13 field. They just want a little bit of time on
14 it, too. But that's why I'm kind of torn. We
15 disagree on that one, so just not sure how --

16 CHAIRMAN RAGUSA: Just by chance, did
17 you guys drive by the Glenclyff fields on
18 Sunday? Saturday was a complete washout. All
19 day long on Sunday, there were hundreds of
20 people out there playing soccer, there were
21 people playing baseball, people playing soccer
22 on the small field.

23 I went for like three or four times.
24 Every time I was absolutely amazed at how many
25 people were out there. The basketball courts

1 Soccer," put up "No Soccer," you know. It's a
2 soccer field.

3 CHAIRMAN RAGUSA: I think you could
4 prevent the yoga or the aerobics class.

5 MR. MAYS: You think you can what?

6 CHAIRMAN RAGUSA: I think you could
7 prevent those classes.

8 MS. McCORMICK: I mean, I think the city
9 and the county have the same issue that comes
10 up with their parks, too, with all the boot
11 camps that go on and around.

12 And, you know, probably the way that it
13 usually comes to their attention is either
14 somebody complains, or, you know, they have
15 designated patrol or security people that are
16 out there that become aware that it's a group
17 that's operating and then they have to take
18 some action as a result of that.

19 MR. MAYS: Well, we're not having any
20 complaints, but that's what we're worried
21 about. What's to say that the guy that is
22 trying to run a boot camp doesn't say that
23 he's charging \$10 and starts doing it in there
24 anyway? He sees them doing it. So why
25 couldn't he do it?

1 were filled. There must have been 60 people
2 playing basketball. I was like, "Holy
3 smokes." I guess everybody got cooped from
4 Saturday in the rain. It was impressive how
5 many people were in the park that day.

6 MR. ZEIGLER: Well, if that's the case,
7 then -- or even if you cut it down by half, if
8 this team wants to practice out there, there's
9 going to be a lot of competition for that
10 field space.

11 MR. MAYS: They may not be able to get
12 it anyway. And that's probably what it was,
13 everybody was just cooped up Saturday, and
14 Sunday was a nice day. The weather is getting
15 a lot better so -- you got to do it before
16 June gets here when it's super hot.

17 CHAIRMAN RAGUSA: Well, can we give
18 staff any counsel?

19 MR. ZEIGLER: I would suggest that if
20 they're going to go out and do it as -- as my
21 kids do it, as a free play day or it's
22 unorganized, they throw together some teams
23 and they just goof around and play, free play,
24 I think that would be fine.

25 For them to be out there blowing

1 whistles and running drills and things like
2 that, I think we enter into an agreement type
3 of situation.

4 MR. MAYS: Okay.

5 CHAIRMAN RAGUSA: I don't want to rain
6 on everybody's parade on the use of those
7 fields, but who owns the soccer nets? Who
8 owns the goals?

9 MR. MAYS: We have a couple of them that
10 are owned by the CDD, and the rest of them are
11 the WSA.

12 CHAIRMAN RAGUSA: Do we know whose are
13 whose?

14 MR. MAYS: Yes.

15 CHAIRMAN RAGUSA: We leave ours out?

16 MR. MAYS: Yes.

17 CHAIRMAN RAGUSA: The WSA locks theirs
18 up?

19 MR. MAYS: Yes.

20 CHAIRMAN RAGUSA: Because if we wanted
21 to curtail the use of the fields, you lock the
22 goals up.

23 MR. ZEIGLER: And a knife will cut
24 those.

25 MR. MAYS: Well, that's true, too. They

1 of those fields when those teams are out there
2 playing soccer.

3 MR. MAYS: No. They get pretty
4 aggressive out there, fights and arguments.

5 CHAIRMAN RAGUSA: Yes. They're playing
6 for real.

7 MR. MAYS: We had an incident with the
8 WCA and one of the guys at the soccer field
9 last week -- or two weeks ago that got pretty
10 nasty to the point where we had to call the
11 sheriff.

12 Apparently the guy was trying to stripe
13 the field, and I think it was, I want to say,
14 Friday night. It might have been Friday. It
15 couldn't have been Sunday because they striped
16 it for Saturday's games.

17 CHAIRMAN RAGUSA: Right.

18 MR. MAYS: And he was trying to stripe
19 the field, and they wouldn't get out of his
20 way.

21 He said, "Listen, we have the right --
22 as the WSA, we have the right to do this to
23 this field." And it got pretty nasty out
24 there, they tell me. No fists were thrown or
25 anything, but a lot of screaming and yelling

1 would cut them.

2 CHAIRMAN RAGUSA: They cut the cable
3 link?

4 MR. ZEIGLER: Yeah.

5 CHAIRMAN RAGUSA: Then we call the
6 sheriff. If you see our goals out, you call
7 the sheriff's deputy, non-emergency. It's
8 illegal use of the community's property --

9 MR. CHESNEY: Not only that, they're
10 vandalizing.

11 CHAIRMAN RAGUSA: -- if they vandalize
12 it. The only reason I say that is because
13 having seen -- and they start early. They do
14 start early. And I do see the soccer groups
15 usually out Saturday and Sunday mornings.
16 They start about 7:00 a.m.

17 They take the whole field. They're
18 playing full field, and there's 20 -- seems
19 like there's 20 a side on most of them, and
20 they're playing 11, which is what you play on
21 a normal field.

22 There's a lot of people out on that
23 field, and there's no way -- if I wanted to
24 walk my dog, which I don't own, on that field,
25 there's no way a resident could have any use

1 at people.

2 Those guys, they get pretty physical in
3 the morning, and then they show up before
4 daylight. They show up most of the time --
5 Joe and LaVonne tell me they are there before
6 the gates are open, because the way they play,
7 it's -- I don't know how many people play
8 soccer, but if it's ten on ten, the first 20
9 guys that show up get to play. After that,
10 you stand on the sidelines until somebody is
11 tired, so --

12 CHAIRMAN RAGUSA: What happened? Did
13 the sheriff respond to that incident?

14 MR. MAYS: Never heard what happened.
15 Joe told me he just didn't want to stick
16 around because they were trying to get him to
17 make an answer -- give them an answer. "Hey,
18 listen." He didn't want to get involved.

19 He didn't know what to say, so he didn't
20 stick around. So I don't know whether the
21 sheriff showed or not.

22 CHAIRMAN RAGUSA: Well, can we
23 communicate to the sheriff's directed patrol
24 the times and day the WSA has exclusive use of
25 those fields?

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1 MR. MAYS: We can do that with our after
2 hours, and they can probably pass it on to
3 the --
4 CHAIRMAN RAGUSA: Because they can have
5 standing instructions. You know, they have it
6 on Friday night, don't they?
7 MR. MAYS: I believe so, for practices.
8 I believe they had -- the way the soccer
9 agreement reads is they have it for practices
10 in the evening.
11 MS. McCORMICK: Uh-huh. In the evening.
12 Right.
13 MR. MAYS: And then have it Saturday
14 exclusively. So we don't even rent out the
15 pavilions on Saturday until after 5:00.
16 If somebody wants it after 5:00, we'll
17 give it to them, but then they can rent them
18 on Sundays, but we don't rent the pavilions on
19 Saturday because it's just too chaotic around
20 there with soccer.
21 CHAIRMAN RAGUSA: Okay.
22 MR. MAYS: But, yes, I'll see what I can
23 do to pass that on to Gunderson. That's all
24 I got.
25 CHAIRMAN RAGUSA: Mr. Ross.

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1 MR. ROSS: I have one thing. If it
2 wasn't clear, I personally support you
3 discouraging or escorting out people who are
4 using the facilities to make a profit. So I
5 happen to agree with that philosophy.
6 I don't think that's fair to our
7 commercial property owners who may be
8 competing with people, and they're using that,
9 our property, for free rent, in essence. So I
10 support that.
11 MR. MAYS: Okay. Because I did approach
12 the lady on Tuesday -- last Tuesday, I think
13 it was -- and I told her, "I will be stopping
14 by, and we'll have a"-- because we were in the
15 middle of an inspection -- and I told her,
16 "I'll be stopping by. We need to have a
17 conversation." So that's why I wanted to put
18 in on the report, so I could get some feedback
19 from you all to find out for sure before I
20 approached her.
21 MR. ROSS: I don't know how the others
22 feel about it, but that's how I feel.
23 MR. ARGUS: I agree with you.
24 MR. CHESNEY: Yeah, I do, too. But are
25 we allowed to do that?

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1 MS. McCORMICK: Yeah, that's fair.
2 MR. MAYS: Okay.
3 CHAIRMAN RAGUSA: Anything else on
4 yours?
5 MR. MAYS: No, sir. That's all I got.
6 CHAIRMAN RAGUSA: Any supervisor
7 comments?
8 MR. CHESNEY: I have -- when is the
9 mulch in Baybridge Park due to be fluffed back
10 up?
11 MR. MAYS: We talked about doing it any
12 time now because we were waiting on the
13 inspector because we didn't know for sure if
14 the board was going to be -- how quickly we
15 would be moving, and it made no sense to --
16 and he said we need to go ahead and do it.
17 MR. CHESNEY: Yeah. It's very thin, and
18 I doubt we'll do anything before our budget
19 cycle anyway.
20 CHAIRMAN RAGUSA: I talked to Sonny
21 about this last week before she left.
22 MR. MAYS: Okay.
23 MR. CHESNEY: And then the fountain in
24 West Park Village.
25 MR. MAYS: A breaker issue keeps popping

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1 over there, so I've got to get an electrician
2 over there to look at that, because I've been
3 resetting it, and it keeps popping. So he
4 tried one thing and it didn't work, so I've
5 got to get him to come out there and put a new
6 breaker on there and possibly -- so we're
7 taking a look at it.
8 Mr. Argus gave me that information this
9 morning -- or this afternoon, too.
10 MR. CHESNEY: And I got one more thing.
11 I'm just curious. Since you guys know the WCA
12 stuff better or whatever, there's -- I noticed
13 lately a number of like golf carts and mini
14 carts like not only on the road -- does anyone
15 know what the golf cart ruling is?
16 I mean, I always thought to have a golf
17 cart on public road, it has to be designated
18 as such. I mean, Westchase is not designated
19 as a golf cart zone.
20 MR. MAYS: Hillsborough County says
21 they're against the law, so they know of it.
22 I think the WSA -- or WCA has passed it on to
23 us, and we've instructed our off duties to
24 keep an eye out for it, so it's --
25 MR. CHESNEY: I mean, they -- I've seen

<p style="text-align: right;">Page 141</p> <p>1 them on the street, and then I've seen them --</p> <p>2 the part that's worse is, I've seen them on</p> <p>3 the sidewalk going up to Starbucks here, and</p> <p>4 they literally make -- I mean, there's someone</p> <p>5 that picks up their kids from Davidsen and</p> <p>6 then gets on the sidewalk, and all the kids</p> <p>7 from Davidsen are on the sidewalk, and they're</p> <p>8 like beep, beeping them down the sidewalk and</p> <p>9 making them move off the sidewalk. And I'm</p> <p>10 just incredulous that that was the case.</p> <p>11 MR. MAYS: I've only heard of one that</p> <p>12 we're trying to catch. He's in the Greens.</p> <p>13 MR. CHESNEY: Red?</p> <p>14 MR. MAYS: No. The red guy is a</p> <p>15 handicapped guy -- a handicapped man that</p> <p>16 lives over in --</p> <p>17 MR. CHESNEY: Well, there's more than</p> <p>18 one.</p> <p>19 CHAIRMAN RAGUSA: Is that one with all</p> <p>20 the gear on it?</p> <p>21 MR. MAYS: Yeah. He actually runs his</p> <p>22 lawn service with that golf cart. He goes</p> <p>23 around mowing yards in the neighborhood, and</p> <p>24 in the winter he works for UPS as a package</p> <p>25 drop offer. So he is -- looking at him, I</p>	<p style="text-align: right;">Page 143</p> <p>1 the difference would be if they're on the</p> <p>2 road.</p> <p>3 MR. ARGUS: Well, Linebaugh, we don't</p> <p>4 have -- we don't own the sidewalks. Do we</p> <p>5 have an easement --</p> <p>6 MS. McCORMICK: We do have an easement.</p> <p>7 MR. CHESNEY: I'm not trying to</p> <p>8 complicate anything. I'm just saying that</p> <p>9 this guy's got enough gonads or whatever to</p> <p>10 like try to move kids off of the sidewalk</p> <p>11 after school into the street.</p> <p>12 CHAIRMAN RAGUSA: Call the sheriff's</p> <p>13 department.</p> <p>14 MR. CHESNEY: I will.</p> <p>15 MR. MAYS: It's a pedestrian sidewalk,</p> <p>16 not golf cart sidewalk.</p> <p>17 MR. CHESNEY: Just wonder if anyone else</p> <p>18 had seen anything or something had changed or</p> <p>19 something because it seems like in the last</p> <p>20 three months I've seen a number of golf carts</p> <p>21 cruising in Westchase.</p> <p>22 CHAIRMAN RAGUSA: Well, I see them</p> <p>23 riding up in my neighborhood. I don't know if</p> <p>24 the roads behind gates are any different, but</p> <p>25 there's a ton of them rolling around in there.</p>
<p style="text-align: right;">Page 142</p> <p>1 think he's got cerebral palsy, and he's an</p> <p>2 older guy.</p> <p>3 CHAIRMAN RAGUSA: Still an illegal</p> <p>4 vehicle going down the sidewalk. I saw him</p> <p>5 going westbound on that sidewalk of Linebaugh,</p> <p>6 running it down there. I was impressed that</p> <p>7 he had all this gear and stuff on this golf</p> <p>8 cart.</p> <p>9 MR. CHESNEY: So the sheriff's deputy is</p> <p>10 aware of --</p> <p>11 MR. MAYS: Yes.</p> <p>12 MR. ARGUS: So a golf cart on the</p> <p>13 sidewalk is illegal?</p> <p>14 CHAIRMAN RAGUSA: Absolutely.</p> <p>15 MR. ARGUS: Then what about CDD</p> <p>16 vehicles?</p> <p>17 CHAIRMAN RAGUSA: They're on our</p> <p>18 easement.</p> <p>19 MR. ARGUS: So it's okay for our CDD</p> <p>20 vehicles, but not for --</p> <p>21 CHAIRMAN RAGUSA: I'll defer to counsel,</p> <p>22 but I think we have the right to be on our</p> <p>23 property.</p> <p>24 MR. ARGUS: Okay. All right.</p> <p>25 MS. McCORMICK: Yeah, I mean, I think</p>	<p style="text-align: right;">Page 144</p> <p>1 MS. McCORMICK: Well, behind the</p> <p>2 gates --</p> <p>3 MR. CHESNEY: I saw some kids riding on</p> <p>4 your street.</p> <p>5 CHAIRMAN RAGUSA: It's a little off-road</p> <p>6 motorcycle. There's two of them. I know who</p> <p>7 they are.</p> <p>8 MS. McCORMICK: Behind the gates is why</p> <p>9 we have the traffic control jurisdiction</p> <p>10 agreement with the sheriff so they can enforce</p> <p>11 the requirements and be in there, too.</p> <p>12 MR. MAYS: He brought that up today, as</p> <p>13 a matter of fact. Aren't you working on that</p> <p>14 again?</p> <p>15 MS. McCORMICK: I am. I'm waiting for</p> <p>16 the county and sheriff's office on that.</p> <p>17 MR. MAYS: He asked me about it. I</p> <p>18 said, "I think she's -- I think Erin is</p> <p>19 working on that right now."</p> <p>20 MS. McCORMICK: Yeah, it's in my court</p> <p>21 right now.</p> <p>22 MR. MAYS: Okay.</p> <p>23 CHAIRMAN RAGUSA: Anything else? Any</p> <p>24 other supervisor comments?</p> <p>25 MR. ROSS: Could we continue the dog</p>

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1 park issue until next month?

2 MR. ARGUS: Yeah. Audience comments.

3 CHAIRMAN RAGUSA: The audience is here

4 -- the WCA representative is here. He's

5 welcome to address the issue.

6 When the issue came to me, I said

7 that -- the question I raised to the

8 professionals and staff was, the property in

9 question, is that CDD-owned? I knew the

10 answer. It's no.

11 I also know the prohibition from the CDD

12 approving or supporting property that is not

13 ours. So the question I posed is whether in

14 light of those facts, what are we going to be

15 asked to do?

16 And I think we still invited you to come

17 speak and tell us anything you wanted. I just

18 don't know that we can take any action with

19 respect to the issue.

20 MR. ODDA: Yeah, I did not expect any

21 action to be taken.

22 CHAIRMAN RAGUSA: Just identify

23 yourself.

24 MR. ODDA: Joe Odda, O-d-d-a. I chair

25 the dog park task force. I addressed the

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1 board on this and other matters.

2 Right now, we have a question that has

3 emerged over the past two business days as to

4 the ownership of a piece of property that was

5 identified -- and for which a design was made

6 to utilize it as a dog park. It's that right-

7 triangle property just past the library.

8 So, you know, I can't bring forward any

9 suggestion or request at this point for that

10 property for this group's consideration until

11 we have a clarification as to the actual

12 ownership of that property and when that took

13 place -- when the transaction occurred.

14 I have some background information,

15 which Bob Argus has provided to me, indicating

16 a direction of ownership that would have come

17 from the library -- the library board with

18 library taxing district monies.

19 That goes back to decisions or

20 recommendations made in December of 2004 in

21 January of 2005. So because that information

22 is so new and we are looking into the whole

23 matter, I'm going to defer making a request

24 because I, at this point, am not sure what

25 piece of property we'd be making the request

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1 for. And an analysis of any piece of property

2 that does come forward would probably change

3 dramatically what -- what costs are involved.

4 With this property, the right-triangle

5 property, there was a cost of \$176,000, and

6 that included amelioration of some land there,

7 to level it, to bring it up 12 inches and that

8 sort of thing.

9 Whether we go to another location or not

10 is a question. And, secondly, what would the

11 costs be to bring that up to par with all the

12 standards we have to make a well-appointed,

13 safe, effective facility that is a

14 recreational facility, both for dogs and their

15 owners, you know, a very nice addition to the

16 community?

17 MR. CHESNEY: So that parcel, you're not

18 sure who owns it?

19 MR. ODDA: Well, I am told there was a

20 set of decisions made in 2004, early 2005.

21 And I have the document that references that.

22 I happen to have it with me, if anyone's

23 curious to look at it after the meeting. But

24 Bob Argus led me to that.

25 And, in fact, Shorty Robbins, the

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1 recreational director, also sent me a copy of

2 that because she was surprised to learn that

3 that property was not county property in terms

4 of being surplus county property.

5 The list we had of surplus county

6 properties given to us in the spring of last

7 year included that property as surplus county

8 owned property, and we proceeded on the basis

9 that that was the case.

10 And apparently some decision was made in

11 early 2005 for the library taxing district to

12 purchase that property to use it in the

13 future -- it's now nine years later -- to use

14 it in the future, to build a parking lot and

15 to add a second entrance for the library,

16 which might explain that cut into the

17 property, which looks like an initial driveway

18 cut, but I don't know. So that's -- that's

19 where we are.

20 We relied upon that report from the

21 county real estate office as to what was

22 surplus county. There were, I think, at least

23 14 properties shown. We looked at all of them

24 as best we could, and this one just leaped out

25 at us as a perfect location for everybody.

1 It is a northwest Tampa -- it would be a
2 northwest Tampa facility. It's not just for
3 Westchase, obviously, since it's county land.
4 So that's where we are. And that's very new
5 information, which Bob Argus provided. We met
6 on Friday afternoon. He called me Friday
7 morning, so --

8 CHAIRMAN RAGUSA: Did you drive by the
9 property on Saturday?

10 MR. ODDA: No, I did not.

11 CHAIRMAN RAGUSA: The majority of it was
12 under water.

13 MR. ODDA: Well, there you have it.

14 CHAIRMAN RAGUSA: I went by twice on
15 Saturday because I knew that that was the
16 property. I said, "Wow, you'd have to raise
17 that up a little bit."

18 MR. ODDA: The original estimate was at
19 least 12 inches -- to bring it up 12 inches,
20 and that's a lot of fill. And I discovered in
21 talking with Doug that dirt is pretty
22 expensive, although you may have some to
23 spare.

24 CHAIRMAN RAGUSA: It's not that big of a
25 lot.

1 MR. ODDA: So that's -- I wasn't
2 planning to talk, but since you --

3 CHAIRMAN RAGUSA: We appreciate the
4 update.

5 MR. ODDA: Yeah. That's where we are.

6 CHAIRMAN RAGUSA: Mr. Argus.

7 MR. ARGUS: Could you, Erin, get with
8 him and give him the guidelines as to where we
9 can spend CDD funds and where we can't? I
10 want to make sure he's perfectly clear on
11 this.

12 MS. McCORMICK: Okay. Well, I mean, it
13 would have to be within -- it would have to be
14 property that the district has an interest and
15 not whether it's owning the property or having
16 an easement interest on the property, so --
17 but if the property is owned by the -- the
18 WCA is looking at purchasing the property then
19 from the county, and ultimately being the
20 owner or --

21 MR. ODDA: No. I don't -- I don't know.

22 MS. McCORMICK: Okay.

23 MR. ODDA: As I said, this is not
24 resolved in any way. This is very new
25 information.

1 MR. ARGUS: The answer to that is, the
2 library taxing district would probably not
3 sell the property because we have specific
4 plans for that.

5 MS. McCORMICK: Right. Right. Right.
6 Because the CDD wouldn't be able to spend --
7 fund or spend on property that's owned by the
8 library board.

9 MR. MAYS: So they wouldn't be able to
10 take truckloads of dirt over there we had
11 donated to us, if we had extra some dirt
12 laying around?

13 MS. McCORMICK: Well, that wouldn't be
14 spending funds. I mean, I guess if the
15 district had surplus dirt that it didn't have
16 a use for and it wanted to donate it, there
17 might be some opportunity for that.

18 MR. MAYS: Well, my only question would
19 be, because it is -- it's the using CDD funds
20 and the truck and the labor, the guy driving
21 the truck -- so that was my question. Could
22 that -- would that be something --

23 CHAIRMAN RAGUSA: Where do we have fill
24 dirt?

25 MR. MAYS: Whenever there's a pool

1 that's being built, we kind of have a spot in
2 the back where we keep it.

3 MR. ARGUS: Nice.

4 MR. MAYS: That way we don't have to
5 take the dirt --

6 MR. CHESNEY: When I talked with the
7 planner about that parcel out there, dirt was
8 one of the issues.

9 MR. ARGUS: Yeah.

10 MR. MAYS: The guy that had to raise
11 his lot over there in Glenfield --

12 CHAIRMAN RAGUSA: Yeah.

13 MR. ARGUS: Yeah.

14 MR. MAYS: -- we only had to purchase
15 six truckloads because we had almost five
16 loads' worth, so it saved us a lot of money.
17 We just had to transport it in our dump truck,
18 which with the tractor we have, it's easy to
19 load it.

20 MR. ODDA: At an earlier meeting, you
21 had advised the supervisors that CDD funds
22 could go outside of the immediate area if it
23 were for a county recreational facility, which
24 this qualifies as being -- a dog park would be
25 a recreational facility. That was our

1 understanding.
2 MS. McCORMICK: That I had advised -- I
3 don't remember. I thought we were talking
4 about the property, the surplus -- the Promise
5 Drive property, which is --

6 MR. CHESNEY: Yeah, not technically
7 enough.

8 MS. McCORMICK: -- outside of the
9 boundaries that the district owns by the
10 district.

11 MR. CHESNEY: Yes. Yeah.

12 CHAIRMAN RAGUSA: We've never gotten
13 that advice.

14 MR. CHESNEY: No. What she's saying is
15 accurate. It would have been outside of the
16 district but still owned by us.

17 MS. McCORMICK: Right.

18 MR. ODDA: Right.

19 CHAIRMAN RAGUSA: That was the issue.

20 MR. CHESNEY: Our boundaries are not
21 involved, but I guess they're filed with the
22 state.

23 CHAIRMAN RAGUSA: Well, they are.

24 MR. CHESNEY: Yeah. Yeah.

25 MS. McCORMICK: Right. And we wouldn't

1 had an interest in it?

2 MR. ODDA: Uh-huh.

3 MS. McCORMICK: Yeah. I mean, it
4 wouldn't necessarily -- like I said, we
5 wouldn't have to own it, but we would have to
6 have an interest in it and make a
7 determination and a finding that that's going
8 to be a benefit to the rest of the community.

9 MR. ODDA: I don't want to prolong this,
10 but I was just wondering what the definition of
11 interest is.

12 MS. McCORMICK: Right. It could be an
13 easement rather than fee simple ownership.

14 MR. ODDA: Right. Thank you.

15 MS. McCORMICK: Sure.

16 CHAIRMAN RAGUSA: But the funds have to
17 be used for -- to improve and develop a piece
18 of property we have an interest in for the use
19 and benefit of the community, not the county.
20 Am I right?

21 MS. McCORMICK: Right. Right.

22 CHAIRMAN RAGUSA: So we're not putting
23 money into a northwest Hillsborough County
24 park? Do you understand the nuance there?
25 We can't spend money for the county's parks.

1 necessarily have to own the property in fee
2 simple, but we would have to have an interest
3 in the property. For example, with the parks
4 here in like Glenciff Park and Baybridge
5 Park, the district actually owns those and has
6 a deed for them, and then they're in a rental
7 agreement with the county.

8 But we've got to have to have some
9 interest, whether it's an easement interest or
10 fee simple ownership of the property, in order
11 to be able to expend public funds.

12 MR. ARGUS: So if a task force found a
13 piece of property relatively close and decided
14 to acquire it and deed it to us, we could
15 then --

16 MS. McCORMICK: Then we -- and it was
17 for a public purpose, then we could consider
18 using CDD funds for that purpose.

19 MR. ODDA: If it were surplus county
20 property that the county gives to -- to -- for
21 the purpose of the park, the dog park, could
22 CDD funds be used to help build that, in
23 essence?

24 MS. McCORMICK: Well, if we owned the
25 park? You mean if we ended up owing it or

1 MR. ODDA: Right.

2 CHAIRMAN RAGUSA: That's critical,
3 because we can't spend our tax dollars on
4 county improvements as opposed to community
5 improvements.

6 I know that your goal seems to be to
7 open up to the northwest county, if not the
8 entire county, the whole region.

9 MR. ODDA: Well, because originally it
10 was county property, we thought.

11 CHAIRMAN RAGUSA: Right. And I saw that
12 in the proposed materials. I was surprised at
13 the cost, \$170,000 cost. That just jumped out
14 it was very high to me, but -- that was my
15 initial knee-jerk reaction. It looked very
16 nice.

17 MR. CHESNEY: The bargain one that I
18 thought about doing over here --

19 CHAIRMAN RAGUSA: It just seemed like a
20 lot of money. I don't know.

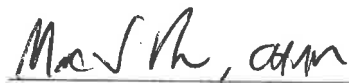
21 MR. CHESNEY: I still think you can get
22 those townhome guys to approve it.

23 CHAIRMAN RAGUSA: Mr. Argus.

24 MR. ARGUS: Nothing.

25 CHAIRMAN RAGUSA: Any other supervisor

1 or resident comments? Nothing, Mr. Barrett?
2 MR. BARRETT: (Moves head from side to
3 side.)
4 CHAIRMAN RAGUSA: Motion to adjourn
5 would be appropriate.
6 MR. ROSS: So move.
7 CHAIRMAN RAGUSA: Second?
8 MR. ZEIGLER: Second.
9 CHAIRMAN RAGUSA: All in favor? All in
10 favor say aye.
11 (All board members signify in the
12 affirmative.)
13 CHAIRMAN RAGUSA: That motion passes
14 five to nothing.
15 (Motion passes.)
16 (At 6:20 p.m., the meeting adjourns.)
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Mark Ragusa
Chairman, Westchase CDD



Andrew P. Mendenhall, PMP
Secretary, Westchase CDD