

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: June 3, 2014

TIME: 4:05 p.m. - 5:47 p.m.

PLACE: Westchase Community
Association Office
10049 Parley Drive
Tampa, Florida

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

RICHARD LEE REPORTING
(813) 229-1588

TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG:
100 North Tampa Street, Suite 2060 535 Central Avenue
Tampa, Florida 33602 St. Petersburg, Florida 33701

1	INDEX	PAGE
2		
3	Meeting opened by Chairman Ragusa	4
4	Motion to approve consent agenda	5
5	(Motion passes)	5
6	Manager's report	6
7	Fiscal 2015 budget discussion	6
8	RFP process for landscape maintenance update and discussion	9
9	Motion to refine the prequalifications process	47
10	(Motion passes)	48
11	Manager's report	49
12	iPad update	49
13	Motion to approve purchasing iPads	53
14	(Motion passes)	56
15	Banner allocation presentation by Ms. Sells	56
16	Motorized vehicles discussion	81
17	Counsel's report	88
18	Update on the traffic control jurisdiction agreement	88
19	Supervisor Comments	89
20	Adjournment	107

1 APPEARANCES:
2 WESTCHASE COMMUNITY DEVELOPMENT
3 DISTRICT BOARD MEMBERS:

4 Mark Ragusa, Chairman
5 Greg Chesney
6 Brian Ross
7 Brian Zeigler
8 Bob Argus

9 ALSO PRESENT:

11 SEVERN TRENT SERVICES:

13 Andy Mendenhall, District Manager

15 DISTRICT ATTORNEY:

17 Erin McCormick

19 WESTCHASE STAFF:

21 Doug Mays
22 Sonny Whyte

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 3rd day
3 of June, 2014, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:05 p.m., reported by
6 Kimberly Ann Roberts, Notary Public in and for the
7 State of Florida at Large.

8 * * * * *

9 CHAIRMAN RAGUSA: Good afternoon. I'm
10 Mark Ragusa. Welcome to the June 3, 2014
11 Westchase Community Development District
12 meeting. The record should reflect that all
13 supervisors are present and accounted for.

14 If everyone would please stand and join
15 me in the Pledge of Allegiance.

16 (The Pledge of Allegiance was recited.)

17 CHAIRMAN RAGUSA: The consent agenda, we
18 had two items on there. The first was the May
19 6, 2014 meeting minutes. Mr. Argus has
20 submitted two changes that are clearly
21 transcription errors.

22 On Page 103, Line 21, there's a
23 reference to trip, t-r-i-p. It should be
24 TRIM, T-R-I-M, all caps. And then on Page
25 182, Line 8, there's a reference to the word

<p style="text-align: right;">Page 5</p> <p>1 block, b-l-o-c-k, and it should be blank, 2 b-l-a-n-k. I'm not aware of any other changes 3 to the meeting minutes. 4 The other item on the consent agenda is 5 the acceptance of the financial statements as 6 of April 30, 2014. 7 Do we have a motion to approve the 8 minutes and the financial statements with the 9 changes suggested by Mr. Argus? 10 MR. ARGUS: So move. 11 CHAIRMAN RAGUSA: Do we have a second? 12 MR. ZEIGLER: Second. 13 CHAIRMAN RAGUSA: Any discussions? 14 (No response.) 15 CHAIRMAN RAGUSA: All in favor, please 16 raise your hand. 17 (All board members signify in the 18 affirmative.) 19 CHAIRMAN RAGUSA: That motion passes 20 five to nothing. 21 I'm going to go ahead and go out of 22 order. I'm going to take Item 7-A. 23 Nancy Sells, are you ready to go? If 24 you're not, I'll move you down. I just 25 figured we'd move you up.</p>	<p style="text-align: right;">Page 7</p> <p>1 approval of the preliminary budget. 2 It went off to the county, because at 3 least at that point, there was an increase, 4 that we'll wind up sending out letters. 5 That's in the works right now. That will go 6 out to your community. If I get any phone 7 calls, I'll let you know if anything 8 substantial comes up or obviously any opinions 9 that you need to know about. 10 Today, of course, if you have any 11 additional changes, questions, or thoughts, 12 I'm happy to help out with that or obviously 13 give you any answers you might need. 14 Other than that, we have the next 15 month's meeting as well where you can 16 certainly make some additional changes and 17 fine tune things, and then we'll look to adopt 18 in August. So I don't know if anybody has 19 anything to today. 20 MR. CHESNEY: I have one thing. I'll 21 just email you. 22 MR. MENDENHALL: Okay. 23 CHAIRMAN RAGUSA: Does anybody want to 24 discuss any of the adjustments we made last 25 month? Because there are certainly items that</p>
<p style="text-align: right;">Page 6</p> <p>1 MS. SELLS: You can move me down. 2 CHAIRMAN RAGUSA: Okay. We'll move you 3 down. 4 Is Tonja here or coming? 5 MS. WHYTE: No, she's not. She's 6 available by phone. 7 CHAIRMAN RAGUSA: She didn't submit a 8 report that I'm aware of. 9 MS. WHYTE: No. The only thing she was 10 still working on is Ajax, which is the 11 meeting. I've got the deposit, everything is 12 ready to go, we should have a pre-construction 13 meeting sometime next week, is what we're 14 hoping to. 15 MR. MAYS: She also asked me to let you 16 know that the biomass for the erosion issues, 17 she's still working on that. 18 CHAIRMAN RAGUSA: Okay. 19 MS. WHYTE: Okay. 20 CHAIRMAN RAGUSA: All right. Manager's 21 report. 22 MR. MENDENHALL: That was quick. Okay. 23 So Item A is review and discussion of fiscal 24 year 2015 budget. I know obviously at the 25 last meeting there was some discussion and the</p>	<p style="text-align: right;">Page 8</p> <p>1 were put in the budget that we know that we 2 need to have further discussion on. 3 So I'm going to let you guys decide when 4 you want to discuss those items and reach -- 5 or come to a decision on those items. 6 MR. ARGUS: One of the things we often 7 do, we'll take some of the proposed items and 8 decide to do them this year as opposed to next 9 year, but I prefer to do that later, when we 10 have a better sense of where we stand for this 11 year. 12 CHAIRMAN RAGUSA: We have the July and 13 August meetings. Is that enough to complete 14 that process? 15 MR. MENDENHALL: Yes, we do. 16 MR. CHESNEY: Do you remember when we 17 asked Allen to come back? 18 MR. ARGUS: August. 19 MR. MENDENHALL: Typically it's that 20 final adoption meeting. So that's how it's 21 cued up at least for now. 22 You know, if you find that for some 23 reason you need him next month, certainly just 24 let me know and we can make that happen, and 25 obviously he's also available by phone.</p>

1 Hopefully, he'll have a better
2 connection than I had last weekend, but I was
3 doing it from his office, so there are no
4 guarantees.

5 CHAIRMAN RAGUSA: Is there any further
6 discussion on the budget item?

7 (No response.)

8 MR. MENDENHALL: The next item of
9 discussion of the landscaping, RFP and
10 everything else, that we've been talking
11 about.

12 Paul was going to be here tonight, Paul
13 Woods from OLM, generally speaking, to answer
14 any questions, obviously, and take any comments
15 and discuss the process with you.

16 He's not here right now, it doesn't look
17 like, so obviously I would at least like to
18 defer if he shows up. Of course, if you have
19 questions, he'll be here.

20 If he doesn't show up, just to give you
21 a kind of status of where we're at, I
22 forwarded on to everybody a copy of the time
23 line that's been submitted by OLM; and that's,
24 you know, from the beginning to the end, it
25 essentially talks about obviously improving

1 the time line, the next step being them
2 getting the specifications across to us.

3 They -- at least from the time line,
4 they were going to get that to us yesterday.
5 I haven't seen it yet. Generally speaking, I
6 mean -- and Doug can certainly probably speak
7 to this -- I think the specifications, for the
8 most part, are up to date. You have
9 already --

10 MR. MAYS: Yes.

11 MR. MENDENHALL: -- made some changes
12 and that sort of thing. So I think we'll
13 probably be okay with the specifications.

14 If you look at the rest of the time
15 line, it talks about next month being the time
16 where the board would essentially approve
17 going to RFP, and then we kick off the process
18 of doing a pre-bid meeting and going down that
19 path of advertising also, and going down the
20 path of getting to the point where you have
21 some proposals to review.

22 MR. CHESNEY: So next month is we
23 approve the RFP?

24 MR. MENDENHALL: Yes.

25 MR. CHESNEY: Because he didn't directly

1 respond to your question when you asked about
2 we wanted to make a wider variety of
3 contractors available. He just said, "Okay,
4 I'll do the lower amount," and then kind of
5 went on.

6 MR. MENDENHALL: Yeah.

7 MR. CHESNEY: Would that be captured in
8 the bid specs?

9 MR. MENDENHALL: Well -- yeah. I had a
10 conversation with Paul as well -- Paul Woods
11 -- after the fact about just that point,
12 because, you know, from the email, the same
13 thing, I saw that there wasn't anything
14 specifically addressing that, and he seemed to
15 indicate that using the pre-qualification
16 questionnaire as it was, at least, what was
17 presented in this email, is that we could look
18 at them closely and also allow for those other
19 companies in the smaller companies to still be
20 considered eligible to bid, that sort of thing.

21 MR. CHESNEY: Well, I reviewed that
22 questionnaire. I mean, it just gave like, you
23 know, are you incorporated in Florida and
24 what's your revenues, this and that.

25 MR. MENDENHALL: Yes.

1 MR. CHESNEY: And it didn't say minimum
2 revenue, you know, a certain amount or
3 anything like that. So how do they glean from
4 that?

5 MR. MENDENHALL: I think -- you know,
6 remembering the process from the previous two
7 times that we've done this, at least since
8 I've been here, a lot of the review of those
9 pre-qualification questionnaires was looking
10 at those and making judgments based on the
11 size of some of these companies as to whether
12 they would realistically be able to handle the
13 scope of this job.

14 So it was looking closely at, of course,
15 what their revenues were, what their debt load
16 was, that sort of thing, to make sure that
17 this job wouldn't necessarily put them over
18 the edge that would cause them maybe not be
19 able to service the community or have to leave
20 the community after a couple years.

21 So, at least, we'll talk to Paul. He
22 can probably better speak to this. We would
23 kind of take a different approach, and I
24 guess, you know, not necessarily exclude
25 somebody if, for example, their revenues

1 weren't at a certain level and that sort of
2 thing.

3 MR. CHESNEY: I just don't see how you
4 just exclude someone. You just -- you don't
5 qualify? I mean, without saying it in
6 advance, that's all I'm just trying to
7 understand.

8 MR. MENDENHALL: Yeah. Well, you know
9 -- and keep in mind also, especially on the
10 last bid, there were a lot of folks that
11 didn't feel comfortable -- some of them didn't
12 feel comfortable with submitting some of their
13 financial documents, because, as you know, as
14 the CDD, your records are public records, so
15 when somebody submits their financials, it's
16 now in the public forum.

17 So there were a fair amount of companies
18 that just didn't submit stuff or didn't submit
19 complete pre-qualification packages, which
20 eliminated them, you know, if there were
21 tangible items that we need that they didn't
22 submit.

23 So, I think, you know, to me, the
24 pre-qualification and the issue of that and
25 the issue of how we filter companies is

1 yes, we approved these for the 5th of June,
2 which, of course, is two days.

3 MS. McCORMICK: I mean, another thing
4 that -- and this would be, I guess, a question
5 for OLM also. But I know the county, in doing
6 financial reviews, for example, on new CDDs
7 that are being established, it has a process
8 in place where it will review financial
9 information about, for example, the developer,
10 but it doesn't actually take that into
11 possession, so it's never actually a submitted
12 document to the district. That becomes part
13 of the public record.

14 So if that's the issue, that it's public
15 record, I mean, they may have --

16 MR. MENDENHALL: So we would do a vote
17 for it rather than ask them to submit it.

18 MS. McCORMICK: Yeah, you would never
19 see the document --

20 MR. MENDENHALL: That's not a bad idea.

21 MR. CHESNEY: So we would have like a
22 board member, and then like you and like Doug,
23 I guess, sit -- I mean, Erin sit on it, like
24 review the materials?

25 MR. MENDENHALL: Well, it sounds like

1 something that we really need to speak to OLM
2 on.

3 I mean, I can only tell you my
4 perspective. There is only so many different
5 ways you can look at what's turned in. If you
6 have a pre-qualification and you're using that
7 as a guideline that's supposed to direct you
8 in one way or the other, well, if somebody
9 else doesn't turn in 50 percent of it, even if
10 I like the company, should I -- as your
11 district manager, should I recommend that we
12 take it? I'd say probably not.

13 MR. CHESNEY: So we're going to get a
14 copy of what the proposed bid specs are and
15 approve them next meeting.

16 MR. MENDENHALL: Yes. You need to
17 approve before you go out to bid, yeah.

18 MR. CHESNEY: Right. So we should get
19 them a couple weeks prior to the next
20 meeting?

21 MR. MENDENHALL: Well, we were going to
22 get them yesterday, I guess, but there must be
23 some kind of hang-up. So the original, on the
24 time line, at least, I was going to get them
25 yesterday, and they would be back to OLM as,

1 what Erin is saying is rather than have
2 somebody -- I would have OLM do it because --

3 MS. McCORMICK: I mean, whoever would be
4 the best -- in the best position to review
5 those financial documents, which, you know,
6 probably wouldn't be me.

7 MR. MENDENHALL: I mean, in the past,
8 it's been myself, Doug, and whoever the OLM
9 representative at the time is. And I'm happy
10 to work with them, and I'm sure Doug is as
11 well.

12 MR. CHESNEY: Sure.

13 MR. MENDENHALL: You know, when I get
14 done with my report, I will call up Paul, see
15 if he is showing up tonight, or if you want,
16 we can put him on the phone, if you want to do
17 that, but, you know, at the very least, you'll
18 be able to ask him the questions at the next
19 meeting also, and we should have the
20 specifications, I would -- we should have them
21 by now. So I would guess the next day or so.

22 CHAIRMAN RAGUSA: I guess I'm a little
23 confused. I saw the pre-qualification
24 questionnaire. That is not what I would call
25 a pre-qualification requirement list. Am I

<p style="text-align: right;">Page 17</p> <p>1 right?</p> <p>2 MR. MENDENHALL: Correct, although it</p> <p>3 has been used as that in the past. It's been</p> <p>4 used as a screening filter in the past,</p> <p>5 although it doesn't specifically say -- you</p> <p>6 know, if you look at it, it just says</p> <p>7 basically it's a form, fill it out and turn it</p> <p>8 in.</p> <p>9 But in the past, it clearly has been</p> <p>10 used as a filter to say, you know, if you</p> <p>11 don't get -- for example, if you don't give us</p> <p>12 your company seal, you know, you're out,</p> <p>13 you're not going to be considered, as well</p> <p>14 there are certain questions that if they</p> <p>15 aren't answered, it's been used in the past to</p> <p>16 disqualify bidders.</p> <p>17 Now, whether you have flexibility with</p> <p>18 that or not, I mean, that's probably a legal</p> <p>19 question. I defer to Erin, but that is how</p> <p>20 it's been used in the past.</p> <p>21 CHAIRMAN RAGUSA: Well, we've gone away</p> <p>22 from the financials then.</p> <p>23 MR. MENDENHALL: Well, there's still --</p> <p>24 CHAIRMAN RAGUSA: It's not in here.</p> <p>25 MR. MENDENHALL: Yeah. I mean, there's</p>	<p style="text-align: right;">Page 19</p> <p>1 up for what to do with the information. List</p> <p>2 your revenues. Okay? So? Zero. I own a</p> <p>3 lawn mower.</p> <p>4 MR. MENDENHALL: Yeah. I guess in this</p> <p>5 particular case, it's, you know, added</p> <p>6 information that's supposed to help guide us</p> <p>7 or guide the board or us toward saying, hey,</p> <p>8 this company makes X amount of revenues. Does</p> <p>9 that matter? You know. But you're right, it</p> <p>10 doesn't specifically say --</p> <p>11 MR. CHESNEY: Yeah. I mean, like I said</p> <p>12 -- and this is what I said last month, you</p> <p>13 know, the financials really -- what you're</p> <p>14 really interested in is, can they cut grass,</p> <p>15 do they know what they're doing? I mean,</p> <p>16 so --</p> <p>17 MR. MENDENHALL: Yeah.</p> <p>18 CHAIRMAN RAGUSA: Well, that's not the</p> <p>19 only reason why we ask for financials.</p> <p>20 MR. MENDENHALL: Well, the financials --</p> <p>21 MR. CHESNEY: And that they can complete</p> <p>22 the job.</p> <p>23 MR. MENDENHALL: Yeah. I think that the</p> <p>24 main thing, at least for me -- and I have</p> <p>25 looked at the financials at the past -- the</p>
<p style="text-align: right;">Page 18</p> <p>1 nothing specifically about the financials, at</p> <p>2 least from what I see. It's just more -- I</p> <p>3 mean, you have high-level questions, your</p> <p>4 gross revenues, that sort of thing, basically</p> <p>5 some generic financial information, but</p> <p>6 there's nothing in there specifically that</p> <p>7 says, you know, you'll be eliminated if you</p> <p>8 don't have certain revenues or that sort of</p> <p>9 thing.</p> <p>10 And it doesn't have anything about</p> <p>11 submitting your -- in the past, it</p> <p>12 specifically has had these firms submit</p> <p>13 financial documents, different types of basic</p> <p>14 financial forms, so -- and that is not in</p> <p>15 here.</p> <p>16 So, you know, I think that's probably a</p> <p>17 good thing because you still can do your due</p> <p>18 diligence, as Erin recommended. You could</p> <p>19 still -- or we could go out and search out and</p> <p>20 look at those documents or inspect them with</p> <p>21 the vendor itself, but at the same time, it's</p> <p>22 not asking specifically for it.</p> <p>23 MR. CHESNEY: Well, I'm just saying I</p> <p>24 just don't understand why even ask the</p> <p>25 question if you don't have any parameters set</p>	<p style="text-align: right;">Page 20</p> <p>1 main thing for me, especially with a job like</p> <p>2 this is, is this job going to wind up being</p> <p>3 what puts them over the edge and in two years</p> <p>4 they're going out of business or they have to</p> <p>5 move on because they've cut themselves so</p> <p>6 tight? And margins in landscaping are pretty</p> <p>7 small, so it doesn't take much. So that's</p> <p>8 always been my concern.</p> <p>9 MR. CHESNEY: It's hard -- I mean, we</p> <p>10 hired a contractor before that we, you know,</p> <p>11 thought was great and well funded, and they</p> <p>12 went out of business, so, I mean --</p> <p>13 MR. MENDENHALL: Yeah. No. I don't</p> <p>14 disagree with you.</p> <p>15 CHAIRMAN RAGUSA: Mr. Zeigler, did you</p> <p>16 have a question?</p> <p>17 MR. ZEIGLER: No.</p> <p>18 CHAIRMAN RAGUSA: I thought you raised</p> <p>19 your hand.</p> <p>20 The process that we're -- it appears</p> <p>21 we're headed down the path of, does that allow</p> <p>22 us to rank the qualified bidders on subjective</p> <p>23 factors other than price?</p> <p>24 MS. McCORMICK: There's typically two</p> <p>25 ways that you would do this, one would be the</p>

<p style="text-align: right;">Page 21</p> <p>1 pre-qualification process, which is what is</p> <p>2 being proposed right now by OLM, and that's</p> <p>3 just a "yes" or a "no."</p> <p>4 You do -- or you are or you are not</p> <p>5 pre-qualified, and then from the list of</p> <p>6 everybody that's qualified, you take bids and</p> <p>7 you award the bid to the lowest bidder.</p> <p>8 There's another process that you can --</p> <p>9 that some CDDs follow with landscape</p> <p>10 maintenance contracts where you do a ranking</p> <p>11 criteria. And, for example, you say we're</p> <p>12 going to award -- we're going to give 40</p> <p>13 percent of the points based on the price</p> <p>14 that's proposed. We're going to give 10 or 20</p> <p>15 percent of the points based on their</p> <p>16 understanding of the scope of the work.</p> <p>17 We're going to give 20 percent of the</p> <p>18 points based on their experience with other</p> <p>19 similar CDD projects or other similar</p> <p>20 projects. We're going to give 20 percent of</p> <p>21 the points based on their experience in -- or</p> <p>22 not their experience, but their equipment and</p> <p>23 personnel and available resources they have</p> <p>24 for the job.</p> <p>25 So that's a different type of process</p>	<p style="text-align: right;">Page 23</p> <p>1 As to whether their revenue is a half</p> <p>2 million or 50 million, that, to me, is not</p> <p>3 dispositive. I don't want to be training</p> <p>4 somebody else how to do this kind of job. I</p> <p>5 want to make sure they know it, they're used</p> <p>6 to it, they know how to run this kind of</p> <p>7 equipment, they know how to perform these kind</p> <p>8 of services, these kind of analyses.</p> <p>9 So whatever those quantitative numbers,</p> <p>10 that's what I would want to see. If there was</p> <p>11 agreement that that sort of information would</p> <p>12 be helpful, then I'd like the approach that</p> <p>13 allows us to individually rank, say, 40</p> <p>14 percent of the price, X percent of these other</p> <p>15 financial or performance minimum</p> <p>16 qualifications and whatever else.</p> <p>17 And that would be my own desire, if we</p> <p>18 were to have -- tighten up our threshold</p> <p>19 questions a little bit.</p> <p>20 MR. MENDENHALL: Some of what you're</p> <p>21 looking for, they have one question where they</p> <p>22 talk about list your five largest maintenance</p> <p>23 contracts, length of service. So loosely that</p> <p>24 would kind of get to what you're looking for</p> <p>25 obviously, but, you know, not without the</p>
<p style="text-align: right;">Page 22</p> <p>1 where you don't award to the low bidder, but</p> <p>2 in advance you determine what your evaluation</p> <p>3 criteria are, and then you either set up an</p> <p>4 evaluation committee that scores those</p> <p>5 proposals and comes up with a recommendation</p> <p>6 and presents it to the board, or you can have</p> <p>7 the board member sit as the evaluation</p> <p>8 committee themselves.</p> <p>9 CHAIRMAN RAGUSA: Which approach do the</p> <p>10 supervisors prefer? Mr. Ross.</p> <p>11 MR. ROSS: As to which approach, at a</p> <p>12 minimum, I feel like we need to -- I'm</p> <p>13 approaching it from a different perspective.</p> <p>14 We need to have better threshold</p> <p>15 questions that -- by way of example -- so I</p> <p>16 happen to agree with what Mr. -- what</p> <p>17 Mr. Chesney has just articulated.</p> <p>18 What I would have expected to see,</p> <p>19 something like, have you had at least 12 crew</p> <p>20 -- or 12 people operating at least for 18 to</p> <p>21 24 months with certain amount of equipment,</p> <p>22 with certain sort of services provided? All</p> <p>23 things that we know would be a minimum</p> <p>24 requirement for Westchase, have they been</p> <p>25 doing that for a certain period of time?</p>	<p style="text-align: right;">Page 24</p> <p>1 specifics of saying, have you had this size</p> <p>2 crew and that sort of thing, but -- you know.</p> <p>3 CHAIRMAN RAGUSA: This is a scaled-down</p> <p>4 version of what we worked on a number of years</p> <p>5 ago.</p> <p>6 MR. MENDENHALL: Oh, yeah. Absolutely.</p> <p>7 CHAIRMAN RAGUSA: Because I drafted</p> <p>8 about 20 questions, including, have you been</p> <p>9 non-renewed or terminated; and, if so, which</p> <p>10 projects, for what reason given.</p> <p>11 MR. MENDENHALL: This is definitely</p> <p>12 scaled down yes, sir.</p> <p>13 CHAIRMAN RAGUSA: This doesn't really --</p> <p>14 in my eyes, this does me no good.</p> <p>15 MR. MENDENHALL: Okay.</p> <p>16 CHAIRMAN RAGUSA: I have the advantage.</p> <p>17 I know the players in the industry. I know</p> <p>18 their reputations and --</p> <p>19 MR. MENDENHALL: I think -- and without</p> <p>20 directly putting words in OLM's, you know,</p> <p>21 mouth, because they're not here, I think this</p> <p>22 is their approach to making this form and</p> <p>23 making this process less restrictive to</p> <p>24 holding out folks.</p> <p>25 Now, whether they took the right</p>

Page 25

1 approach or not, I think that's what this is.
 2 It's a scaled-down version because the last
 3 version, I guess that's their read of it, was
 4 that that's what limited folks from being able
 5 to bid.
 6 CHAIRMAN RAGUSA: Well, it's been a good
 7 thing.
 8 MR. MENDENHALL: If you're asking me,
 9 I'll say yes, but that's -- you know, that's
 10 my opinion.
 11 CHAIRMAN RAGUSA: If you're not
 12 sophisticated enough to deal with a government
 13 entity and you're not willing to show your
 14 cards --
 15 MR. MENDENHALL: I tend to agree with
 16 you, yeah.
 17 CHAIRMAN RAGUSA: But I'd also like to
 18 see more variety and more bids.
 19 MR. CHESNEY: Well, I mean, I think if
 20 the only reason is they don't want it to
 21 become public record, then I see a variety of
 22 contractors not wanting that.
 23 CHAIRMAN RAGUSA: Every single one of
 24 them discloses it to the Tampa Bay Journal for
 25 the book of lists.

Page 26

1 MR. CHESNEY: Yeah, for those guys, but
 2 not --
 3 MR. ARGUS: Yeah, but that's just
 4 revenue for the book of lists.
 5 CHAIRMAN RAGUSA: Correct -- well,
 6 yeah --
 7 MR. ARGUS: And that's on that form.
 8 MR. ROSS: Not to beat the point to
 9 death, but it's called a qualification
 10 questionnaire. Two out of the four pages, the
 11 first two, are things like, are you registered
 12 with the State of Florida?
 13 MR. MENDENHALL: Right.
 14 MR. ROSS: Do you have Articles of
 15 Incorporation? I mean, that has nothing to do
 16 with the issues. It's almost silly for them
 17 to suggest this is a qualifications
 18 questionnaire.
 19 But your question that got us in this
 20 conversation was, what kind of approach to
 21 take, because we're recognizing that the
 22 questionnaire is insufficient, I think that
 23 supports the concept of giving the individual
 24 supervisors some flexibility to categorize X
 25 percent to this, X percent to that.

Page 27

1 And so I might happen to think whether
 2 or not they made 50,000,000 or 2,000,000
 3 isn't as important as, say, you think,
 4 Mr. Ragusa, it will all balance out if there's
 5 other questions that go a little bit more to
 6 the meat of the matter in terms of the kind of
 7 things that I was raising: Do they have this
 8 sort of experience? Do they have the right
 9 crew? Are they used to performing pond
 10 maintenance service? Are you used to doing
 11 this? Are you used to doing that? Whatever
 12 it may be. But I think we get end up getting
 13 there one way or another.
 14 CHAIRMAN RAGUSA: Is OLM prepared to --
 15 they gave us a bid based on this process.
 16 MR. MENDENHALL: Uh-huh.
 17 CHAIRMAN RAGUSA: If we were to go back
 18 to the other type of process of ranking, then
 19 where do we stand with OLM's role and the
 20 proposed contract?
 21 MR. MENDENHALL: Well, I mean --
 22 CHAIRMAN RAGUSA: I think I signed it.
 23 MR. MENDENHALL: Yeah. I mean, I signed
 24 off on it based on the approval of the board.
 25 But if you're supplementing the

Page 28

1 pre-qualification with the ranking, then I
 2 would imagine it's roughly the same work.
 3 If we're talking about an addition to --
 4 I don't know -- maybe they want to charge
 5 extra. I'm not sure.
 6 CHAIRMAN RAGUSA: Let me -- I hear the
 7 concerns of the supervisors on the issue.
 8 Theoretically, if we were to go forward with
 9 this questionnaire, would OLM come to us and
 10 say -- I'm using the numbers, making them up
 11 -- if we had 15 entities submit data and
 12 information in response to the questionnaire,
 13 we, as your consultant, deem that only five of
 14 them are truly qualified.
 15 MR. MENDENHALL: Yeah.
 16 CHAIRMAN RAGUSA: Is that what is
 17 contemplated?
 18 MR. MENDENHALL: What usually happens is
 19 a process like last time, was myself, Doug,
 20 and, I think, Paul at the time --
 21 MR. MAYS: Yeah.
 22 MR. MENDENHALL: -- and so we basically
 23 sat around, we looked at them -- because it
 24 the same day as the bids are received -- we
 25 looked at the pre-qualifications first, looked

<p style="text-align: right;">Page 29</p> <p>1 at them, determined basically who's not</p> <p>2 pre-qualified, and then we have the rest of</p> <p>3 them left.</p> <p>4 And then we open them, and, of course,</p> <p>5 put them in order from low to highest and</p> <p>6 then send that information onward to -- or</p> <p>7 then OLM sends the tally on to you.</p> <p>8 So it's not OLM acting in a vacuum.</p> <p>9 It's with my input and Doug's as well in</p> <p>10 looking through the pre-qualification.</p> <p>11 CHAIRMAN RAGUSA: So I guess the issue</p> <p>12 is -- and obviously OLM knows the players in</p> <p>13 the industry. They deal with many of them.</p> <p>14 They know of them.</p> <p>15 I guess we need to decide whether we</p> <p>16 want to switch gears and go to a supervisor-</p> <p>17 weighted evaluation or whether we want to go</p> <p>18 with this kind of rudimentary questionnaire</p> <p>19 qualification process where OLM, in</p> <p>20 conjunction with our manager and staff, would</p> <p>21 tell us who's really qualified.</p> <p>22 MR. ZEIGLER: Is the simplicity of this</p> <p>23 questionnaire because they already know the</p> <p>24 players, they already engage quality and</p> <p>25 ability to do the job?</p>	<p style="text-align: right;">Page 31</p> <p>1 are unqualified. By looking at those four</p> <p>2 categories, something's going to jump out at</p> <p>3 you, I would think. Something will jump out</p> <p>4 at you that's going to have them a lower score</p> <p>5 in that area, which should keep them out of</p> <p>6 your -- you know, the preferred person at the</p> <p>7 end of it.</p> <p>8 But the difference being is, you're</p> <p>9 looking at a couple categories rather than</p> <p>10 eliminating them on maybe, you know, the first</p> <p>11 thing you come across, and you can't eliminate</p> <p>12 them on it.</p> <p>13 MS. McCORMICK: Andy, do you think if</p> <p>14 they do this ranking, would OLM participate so</p> <p>15 that it was part of the evaluation committee</p> <p>16 that ranked these contractors, or would it</p> <p>17 want the board members themselves to be the</p> <p>18 ones that would rank the contractors?</p> <p>19 MR. MENDENHALL: You could probably do</p> <p>20 it either way. I mean, I could see there</p> <p>21 being benefits to the board partaking in it</p> <p>22 only because, you know, you can keep those</p> <p>23 categories -- you could do it a couple ways.</p> <p>24 If I look at it -- when we do -- in</p> <p>25 other districts when we do rankings on, for</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. MENDENHALL: I think the simplicity</p> <p>2 of this, compared to the complexity of the</p> <p>3 last one, is a direct result of us expressing</p> <p>4 to OLM that the last one seemed to be</p> <p>5 restrictive enough that it was not allowing</p> <p>6 certain people to partake in the bidding. I</p> <p>7 think it's a result of that.</p> <p>8 I think to the point you just brought</p> <p>9 up, that you can reach your goal by doing</p> <p>10 really neither. I think that the benefit of</p> <p>11 doing it on a ranking is that you will have a</p> <p>12 couple of categories that you can look at</p> <p>13 individually, and doing it weighted, you will</p> <p>14 wind up getting what I think would be a more</p> <p>15 fair assessment of all the firms involved,</p> <p>16 rather than eliminating some based on one item</p> <p>17 from the pre-qualification, as an example.</p> <p>18 You've eliminated one, and you haven't</p> <p>19 even considered the other aspects. If you do</p> <p>20 a ranking of four categories, you're going to</p> <p>21 be able to look -- at least with each firm,</p> <p>22 you're going to be able to look at four</p> <p>23 categories. That should still keep out firms</p> <p>24 that are unqualified.</p> <p>25 It should be able to keep out firms that</p>	<p style="text-align: right;">Page 32</p> <p>1 example, engineers, so we do it like it's all</p> <p>2 a part of the negotiation, and I wind up doing</p> <p>3 an analysis giving basically a matrix to the</p> <p>4 board. And I say, "Well, here's what we saw."</p> <p>5 Maybe there's a couple of categories. There's</p> <p>6 a price, scope of firm, similar jobs; that</p> <p>7 sort of the thing.</p> <p>8 And I'll go in and I'll put footnotes,</p> <p>9 bullet points that touch on each of those for</p> <p>10 each of the firms, and then the board can take</p> <p>11 that information, along with the bids</p> <p>12 themselves, and they can further look at it</p> <p>13 and say, "Okay. Here's the bullet point for</p> <p>14 each of them" and look at it, and then, you</p> <p>15 know, do their scoring.</p> <p>16 I would propose that that would probably</p> <p>17 be the way you'd want to do it. You would</p> <p>18 want OLM to go in, with the help of myself and</p> <p>19 Doug, and basically give you the highlights --</p> <p>20 if we picked four categories, give you the</p> <p>21 highlights of each of those four categories</p> <p>22 from each of the different firms, you get a</p> <p>23 matrix, you know, a spreadsheet to look at</p> <p>24 where you've got all the information in front</p> <p>25 of, you can then look at the bid package that</p>

1 you would have electrically or in hard copy,
2 and then, as a board, you can go in and score
3 it.

4 I think the scoring would, in my
5 opinion, be important for the board to do just
6 because you all know the district best, and as
7 well, you know what's most important as far as
8 getting the job done here, so --

9 CHAIRMAN RAGUSA: But if we're going to
10 score, we've got to have a completely
11 different questionnaire.

12 MR. MENDENHALL: If you're going to
13 score, I would say you throw the questionnaire
14 out, in my own opinion. You throw the
15 questionnaire out. You have your scoring.
16 You've got the packages.

17 They're going to -- with the categories
18 you would pick, you're going to see that in
19 their bid package, because they're going to
20 give you some company information.

21 So, as an example, if one of your
22 categories was, you know, size of company,
23 they should be giving you information that
24 tells you how big their company is, the depth
25 of their company and their staff members, and

1 overreacting to the inadequacy of the
2 questionnaire.

3 And, frankly, as I read it a few days
4 ago, my gut reaction kind of was OLM could
5 suggest their favorite vendor instead of the
6 best vendor for Westchase, not only to suggest
7 they would do something improper, but it just
8 was so woefully inadequate, I didn't
9 understand what was trying to be achieved or
10 what was our role.

11 And the way I perceive our role is not
12 so much to say this vendor is better than that
13 vendor in providing the services on this type
14 of community. I wouldn't know. But I almost
15 see us as the filter for the community --

16 MR. MENDENHALL: Sure.

17 MR. ROSS: -- to sort of make sure that
18 our community is getting the best deal, the
19 best relationship for more of a service
20 orientation. If the questionnaire could be
21 tightened up to be a better tool --

22 MR. MENDENHALL: Yeah.

23 MR. ROSS: -- then I actually would feel
24 the exact opposite. I almost would rather you
25 three go through the process and make that

1 then you can go and take -- it's already built
2 into your requirements anyway.

3 When you sent out the specifications,
4 you can ask them, "Well, tell us about your
5 company. Give your staff size. Give us your
6 -- you know, the qualifications of those." So
7 you're going to have that in the package you
8 receive from them.

9 To me, at least at that point, the
10 pre-qualifications questionnaire is not that
11 important to you, because you'll have all the
12 information that you'll need to evaluate in
13 the package that they submit to you.

14 CHAIRMAN RAGUSA: Mr. Ross.

15 MR. ROSS: In listening to you -- thank
16 you. That was helpful for me. I may have
17 poorly stated my position.

18 There's no doubt in my mind, you, OLM,
19 and Doug would be better suited to evaluate
20 the potential pool of candidates in terms of
21 their quality of their business operations,
22 their ability to serve our community.

23 I feel confident you guys would have
24 much more industry knowledge and the ability
25 to evaluate those vendors. I'm probably

1 evaluation.

2 MR. MENDENHALL: I mean, the other
3 option you have is, we have the last
4 questionnaire that we did, you know, a few
5 years back, I could email that out to
6 everybody, you could look at that.

7 Obviously you have this current one that
8 you just received, you could look at that, and
9 if you could think of additional questions
10 that you wanted, as well as things you might
11 want to strike from either of those copies,
12 and then when we come back to the next
13 meeting, you say, "Okay. We've all had a
14 chance" -- and you can feed these to me in
15 between the meeting, and I'll kind of compile
16 them and say, "Here's the net result of it."

17 And then you could ultimately decide at
18 that meeting that, "Okay, we're throwing out
19 the bid. Here's the questionnaire we want to
20 use based on the input from everybody." You
21 could do it that way as well.

22 CHAIRMAN RAGUSA: Mr. Chesney.

23 MR. CHESNEY: So, I mean, we're kind of
24 going around here, we still don't have input
25 from the group that we hired. Right? So

1 maybe -- what do we need to do today?
 2 CHAIRMAN RAGUSA: We need to move.
 3 MR. CHESNEY: I mean --
 4 CHAIRMAN RAGUSA: When does the contract
 5 expire? September 30th?
 6 MS. WHYTE: September 30th -- no.
 7 October 30th.
 8 MR. MAYS: October 30th.
 9 CHAIRMAN RAGUSA: October 30th.
 10 MS. WHYTE: They have 60 days. They
 11 have to give us notice 60 days prior to.
 12 CHAIRMAN RAGUSA: Have they given us
 13 notice?
 14 MS. WHYTE: Not yet.
 15 MR. MAYS: Just verbal.
 16 MS. WHYTE: Nothing in writing.
 17 MR. MAYS: Nothing in writing, but
 18 they're planning on it. I talked to them
 19 today.
 20 CHAIRMAN RAGUSA: Mr. Ross.
 21 MR. ROSS: To the point that you're
 22 raising about timing, I noted that their time
 23 line that's proposed was two days after our
 24 August meeting.
 25 I was going to suggest, among other

1 things, that we move that up so that we could
 2 conclude this before our August meeting so
 3 that if we need to take any action, we'd be
 4 able to do that.
 5 MR. MENDENHALL: At the August meeting?
 6 MR. ROSS: Yeah.
 7 CHAIRMAN RAGUSA: Mr. Zeigler.
 8 MR. ZEIGLER: Does OLM check references
 9 of the bidders' accounts to see if their
 10 quality or services improved or maintained the
 11 standard or decreased?
 12 MR. MENDENHALL: Yeah. In a lot of
 13 cases, OLM works with -- the majority of the
 14 firms that will submit, OLM works with on one
 15 property or another, so in a lot of cases they
 16 would speak directly to it; but if we need to
 17 call references, we can do it as well, whether
 18 it's me or OLM or, you know, whoever the case
 19 might be. But at least from what I've seen,
 20 in most cases they have relationships with 90
 21 percent of the people that wind up bidding
 22 these jobs.
 23 CHAIRMAN RAGUSA: I guess that kind of
 24 came around full circle with Mr. Ross. I do
 25 -- I trust the expertise and knowledge base of

1 our staff, manager and OLM.
 2 The question is -- I just don't feel
 3 comfortable with that questionnaire being used
 4 as what I'm going to call the bid -- the
 5 pre-qualification requirements.
 6 And Mr. Ross is right. The first two
 7 pages I can do in two seconds on sunbiz.org.
 8 MR. MENDENHALL: Yeah.
 9 CHAIRMAN RAGUSA: That's just no-brainer
 10 stuff.
 11 And then, again, I don't want to
 12 re-invent the process to make it overly
 13 burdensome so we don't have a bunch of people
 14 bidding. But I guess as I -- I'm just trying
 15 to move this along here. We haven't heard
 16 from Mr. Argus -- I'm inclined to revamp -- if
 17 we can do this timely -- revamp the
 18 questionnaire, don't make it as burdensome as
 19 it was last time.
 20 MR. MENDENHALL: Right.
 21 CHAIRMAN RAGUSA: But tighten it up,
 22 let's make it a little more functional,
 23 because staff and you can look at Sunbiz and
 24 tell whether it's a sole proprietorship, an
 25 LLC, a partnership. You can't get all the

1 information you may want from Sunbiz, but it
 2 will get you probably there.
 3 Tighten it up, put it out, rely on the
 4 experts, unless the supervisors want to be
 5 heavily involved in the process of weighing
 6 and evaluating with the bidders, and let's let
 7 them come back to us with the qualified group.
 8 I guess you rope in the bids at that time as
 9 well.
 10 MR. MENDENHALL: Well, yeah. I mean,
 11 that's no problem. I mean, that's what we've
 12 done in the past. And, you know, although we
 13 have heard some complaints from bidders, we
 14 still received bids from most of the them.
 15 MR. ROSS: If that's a motion, I'll
 16 second it.
 17 CHAIRMAN RAGUSA: Okay. I'll make that
 18 motion then. Okay.
 19 Mr. Argus, I want to get your input on
 20 this one.
 21 MR. ARGUS: I tend to agree with what
 22 you were just stating. I'm in support of the
 23 motion.
 24 MR. MENDENHALL: You might not need a
 25 motion at this point. If you're just

1 directing to tighten up the
 2 pre-qualifications, we can certainly do that
 3 as an action item, working with OLM. And, you
 4 know, once again, at least right now, time-
 5 line-wise, we're looking to have a motion,
 6 approve the RFP at the next meeting, unless
 7 you want to --
 8 CHAIRMAN RAGUSA: Well, procedurally, we
 9 approved a contract with OLM. I guess it's
 10 the same process. We're not changing the
 11 process.
 12 MR. MENDENHALL: Correct. You're just
 13 -- you're just refining what they submitted.
 14 CHAIRMAN RAGUSA: Okay. Let's just
 15 rephrase it as an instruction to staff and
 16 coordinate it with OLM.
 17 Is anybody opposed to what's been
 18 discussed? Mr. Chesney?
 19 MR. CHESNEY: No.
 20 MS. McCORMICK: But that is, though, we
 21 would not go forward with advertising until
 22 after next month's meeting?
 23 CHAIRMAN RAGUSA: I'm afraid so.
 24 MS. McCORMICK: Okay.
 25 MR. MENDENHALL: Yeah. I'm assuming you

1 want to look at the main specs first also, but
 2 the pre-qualification specs is what you need
 3 to see before you advertise.
 4 CHAIRMAN RAGUSA: Are you talking about
 5 the pure landscape specifications?
 6 MR. MENDENHALL: Yeah. I mean, you're
 7 probably familiar with it. There's not, you
 8 know --
 9 CHAIRMAN RAGUSA: To me, I'm less
 10 interested in the specs. That's what the
 11 technical people are for. That's why I rely
 12 on you and Doug and OLM.
 13 MR. MENDENHALL: Yeah.
 14 CHAIRMAN RAGUSA: I just know that we
 15 need more than a half inch of mulch, or
 16 whatever the standard was last time. It was
 17 way too thin.
 18 MR. MENDENHALL: Yes.
 19 CHAIRMAN RAGUSA: And you adjusted that.
 20 I remember seeing that in the spec change.
 21 If the supervisors want to see specs,
 22 then obviously we'll provide it to them, but
 23 I'm more worried about making sure we have the
 24 right people on this job and that they can do
 25 a good job and can handle the project.

1 MR. MENDENHALL: Makes sense. As far as
 2 -- just one other item related to this. As
 3 far as the time line, I know Brian had brought
 4 up potentially trying to get the bids in prior
 5 to the next -- or the August meeting rather
 6 than a couple days after. I'll ask the first
 7 question, is everybody okay with the time line
 8 in general outside of that?
 9 And then the secondary question is -- I
 10 think what Brian said makes complete sense.
 11 The only thing we probably have to check is
 12 just to make sure that there is enough time to
 13 do that based on advertising, obviously OLM's
 14 availability and that sort of thing.
 15 But if everybody's good with that, I'll
 16 suggest to them that we try to get it, you
 17 know, under the August meeting.
 18 CHAIRMAN RAGUSA: Erin, what has to be
 19 advertised?
 20 MS. McCORMICK: The request for
 21 proposals need to go in the newspaper.
 22 CHAIRMAN RAGUSA: But is the
 23 questionnaire part of that?
 24 MS. McCORMICK: It's just an
 25 advertisement that advises that we're doing a

1 request for people to bid on this, and then
 2 they pick up the project manual, which will
 3 include the pre-qualification questionnaire.
 4 MR. MENDENHALL: And we tell them, "Hey,
 5 if you'll looking for landscaping services,
 6 contact Andy Mendenhall for a package."
 7 CHAIRMAN RAGUSA: Why couldn't we go
 8 ahead and advertise even though the
 9 questionnaire isn't final? There's going to
 10 be some delay.
 11 MR. MENDENHALL: You could advertise
 12 right now. You just have to potentially --
 13 you know, I would tell everybody that calls,
 14 "Okay. We haven't issued the specifications
 15 yet or" --
 16 MS. McCORMICK: We could put an
 17 advertisement that the project manual will be
 18 available for pickup and put the date that it
 19 would be available for pickup.
 20 But the question is -- I mean, you have
 21 to do the advertisement at least 30 days in
 22 advance of when the bids are due, but you want
 23 to give the landscape maintenance contractors
 24 enough time to prepare their bids and probably
 25 do on-site meeting, mandatory pre-bid meeting.

<p style="text-align: right;">Page 45</p> <p>1 CHAIRMAN RAGUSA: Well, that's why I'm</p> <p>2 inclined -- if we don't have to publish or</p> <p>3 distribute the questionnaire immediately, why</p> <p>4 wouldn't we just go ahead and start the -- at</p> <p>5 least put them on notice, formal notice,</p> <p>6 through the qualification?</p> <p>7 MS. McCORMICK: You mean do it now and</p> <p>8 tell them they'll be available for pick up</p> <p>9 after the July meeting?</p> <p>10 CHAIRMAN RAGUSA: Correct.</p> <p>11 MS. McCORMICK: I think that it's</p> <p>12 probably -- I mean, I would think that it's</p> <p>13 probably better to have the advertisement run</p> <p>14 a little bit closer.</p> <p>15 So, you know, we could do it at the end</p> <p>16 of June and let them know that the packages</p> <p>17 will be available to pick up on, you know,</p> <p>18 July whatever Monday is after the board</p> <p>19 meeting, or Friday after the board meeting.</p> <p>20 CHAIRMAN RAGUSA: Do we need formal</p> <p>21 board vote on the questionnaire, or could</p> <p>22 staff run it by the supervisors, take input</p> <p>23 from the supervisors and assemble what I'm</p> <p>24 going to call a revised --</p> <p>25 MS. McCORMICK: Yes, they can do that.</p>	<p style="text-align: right;">Page 47</p> <p>1 sort of thing?</p> <p>2 MS. McCORMICK: Well, I think what</p> <p>3 you're saying is just to circulate the</p> <p>4 qualification questionnaire, take feedback</p> <p>5 from the supervisors, and then circulate a</p> <p>6 revised questionnaire?</p> <p>7 CHAIRMAN RAGUSA: Yes.</p> <p>8 MS. McCORMICK: I think that's all.</p> <p>9 MR. MENDENHALL: Okay. So not a round</p> <p>10 robin for a second round?</p> <p>11 CHAIRMAN RAGUSA: No.</p> <p>12 MR. MENDENHALL: Okay.</p> <p>13 MS. McCORMICK: And then we would go</p> <p>14 ahead and advertise sometime this month, like</p> <p>15 maybe in a couple of weeks, and we would get</p> <p>16 the bids maybe around mid July, and then we'd</p> <p>17 be in a position to have the board act on them</p> <p>18 at the August meeting.</p> <p>19 MR. MENDENHALL: Yeah. So we'd have to</p> <p>20 change the time line, like we send it out to</p> <p>21 everybody, just so you're aware of critical</p> <p>22 dates and that sort of thing.</p> <p>23 And I would say for the</p> <p>24 pre-qualification, as far as any conflicts,</p> <p>25 you know, somebody says I think the sky should</p>
<p style="text-align: right;">Page 46</p> <p>1 The board could authorize that now, I mean, if</p> <p>2 you are comfortable --</p> <p>3 CHAIRMAN RAGUSA: That just seems like</p> <p>4 the more timely thing to do.</p> <p>5 MS. McCORMICK: -- with having staff put</p> <p>6 together the pre-qualification questionnaire</p> <p>7 based on additional input from the</p> <p>8 supervisors, then you could do that.</p> <p>9 CHAIRMAN RAGUSA: What do you think?</p> <p>10 MR. ARGUS: So moved.</p> <p>11 MR. ROSS: I'll second.</p> <p>12 CHAIRMAN RAGUSA: Correct me if I'm</p> <p>13 wrong, Mr. Argus, your motion is to have</p> <p>14 district manager circulate the prior</p> <p>15 questionnaire, which we all know is pretty</p> <p>16 intensive, to the supervisors, who will</p> <p>17 individually get back to Mr. Mendenhall with</p> <p>18 comments, and he will compile those comments</p> <p>19 as best as he can and redistribute it out for</p> <p>20 individual approval?</p> <p>21 MR. ARGUS: Yes.</p> <p>22 MR. MENDENHALL: We can do that --</p> <p>23 wouldn't that be -- would that have an issue</p> <p>24 with like polling, though, I mean, if people</p> <p>25 are giving input outside the meeting and that</p>	<p style="text-align: right;">Page 48</p> <p>1 be blue, somebody says it should be red, that</p> <p>2 you would defer towards myself, Doug, and Paul</p> <p>3 to make that call.</p> <p>4 CHAIRMAN RAGUSA: Yes. Okay. We have</p> <p>5 Mr. Argus's motion as clarified by</p> <p>6 Mr. Mendenhall. All in favor, please raise</p> <p>7 your hand.</p> <p>8 (All board members signify in the</p> <p>9 affirmative.)</p> <p>10 CHAIRMAN RAGUSA: That motion passes</p> <p>11 five to nothing.</p> <p>12 (Motion passes.)</p> <p>13 MR. MENDENHALL: Okay. Then we'll go</p> <p>14 ahead and get working on that then, and I'll</p> <p>15 keep everybody in the loop on especially the</p> <p>16 time line.</p> <p>17 The one other item I had was the iPads,</p> <p>18 which, of course, you probably all saw Sonny's</p> <p>19 email, sending that around. We've established</p> <p>20 a Dropbox location. We've got pricing. So I</p> <p>21 guess the question today is whether you want</p> <p>22 to move forward as far as the purchase of the</p> <p>23 iPads, or if you have any questions, and we</p> <p>24 can also kind of take it in a phased</p> <p>25 approach.</p>

1 If you get the iPads, we can also still
2 issue the books for a while until everybody is
3 comfortable, and, obviously, if there are
4 certain hard copies of things that you want,
5 we can still send that out.

6 So I'll defer to you what your
7 preference is.

8 CHAIRMAN RAGUSA: Sonny, do you want to
9 give any input on this?

10 MS. WHYTE: The pricing that I kind of
11 sent you was the rough -- I mean, that's the
12 base price. This week Target's got a special,
13 you buy an iPad, you get a \$50 gift card.
14 Staples is working on a promotional for us as
15 well. I mean, obviously I'll look for best
16 price.

17 I've been referred to, by Severn Trent,
18 the 16 gig would be more than adequate for the
19 board of supervisors. So all I need is an
20 okay, and then I'll start shopping around and
21 getting the best deal and the best price. And
22 we are tax exempt, which we do have at Best
23 Buy and Target and Staples and all of those
24 places, so --

25 MR. MENDENHALL: I think your motion

1 today, if you want to move forward, is to have
2 staff execute purchasing the iPads for the
3 best price available at the time.

4 MS. WHYTE: Yeah. Now I would suggest
5 if we do go forward, that with Dropbox, we'll
6 send you all emails and stuff. I have done it
7 with Andy, and I've inputted this month's
8 board package into Dropbox. I was kind of
9 hoping Sandra would do it before --

10 MR. MENDENHALL: Yeah. Well, it's easy
11 enough to --

12 MS. WHYTE: -- but I'm going to work
13 with Sandra to make sure she has access to it.
14 I've unlocked it so that this particular file,
15 all of the board of supervisors, anybody can
16 invite anybody else into the box.

17 And we'll tweak it as we go, and as Andy
18 said, it may be a good idea to do a test
19 monitor or two and --

20 MR. MENDENHALL: Run them both.

21 MS. WHYTE: Run them both for now.

22 MR. MENDENHALL: Yeah. And I would also
23 suggest, and, of course, this is not your
24 preference, that it helps, at least from what
25 I've seen, to establish a separate CDD-

1 specific email that you can ultimately put on
2 this iPad so that, you know, you can very
3 easily open up the iPad, go to that specific
4 email and obviously get you what you need for
5 the meeting outside of just Dropbox.

6 The other benefit is that if you have
7 that set-up, that anything that I send you,
8 Erin sends you, or any other staff member
9 sends you, that public record is specifically
10 on the iPad, so if you ever got subpoenaed, we
11 hand over the iPad, rather than necessarily a
12 personal computer or papers that you might
13 have.

14 So there are some benefits there. But
15 you don't have to do that obviously because
16 items will be out on Dropbox anyway.

17 CHAIRMAN RAGUSA: Mr. Ross.

18 MR. ROSS: Could you remind me what's
19 the anticipated annual cost savings for the
20 district from printing, shipping, and any
21 other related costs if we do this?

22 MR. ARGUS: According to Allen last
23 month, it was \$7500.

24 MR. ROSS: A year?

25 MS. WHYTE: Yeah. That's what costs are

1 roughly.

2 MR. ROSS: Then I'll move --

3 CHAIRMAN RAGUSA: That's not the net
4 savings annually.

5 MR. CHESNEY: Well, first year it won't
6 be.

7 MS. WHYTE: First year it won't be, but,
8 you know, give or take --

9 CHAIRMAN RAGUSA: The rough numbers were
10 -- what? -- about 2600 for the iPads?

11 MS. WHYTE: If we're going to take -- I
12 would recommend we take the insurance, which
13 is the Apple I.D., which is \$99. If we go
14 with Best Buy, they offer a two-year warranty
15 at 179 and that gives you other benefits. So
16 I'll research all of that.

17 But in the long run, I think it's going
18 to be -- you know, it will pay for itself
19 again within a year.

20 MR. MENDENHALL: Yeah. It definitely --
21 I mean, it definitely does. And you've got a
22 lot of paper that come out with your package.

23 MR. ROSS: Okay. Then I'll move that we
24 proceed as outlined, including the utilization
25 of assigned CDD email accounts.

Page 53

1 MR. MENDENHALL: Okay. And we can set
2 those up for you, if that's okay with the
3 board.
4 MR. ROSS: That's my motion. That's the
5 intention.
6 CHAIRMAN RAGUSA: Anybody second?
7 MR. ZEIGLER: I would --
8 MR. ARGUS: Go ahead.
9 MR. ZEIGLER: Second.
10 CHAIRMAN RAGUSA: Okay. Any further
11 discussion or any input? Mr. Barrett.
12 MR. BARRETT: Just a question. Would
13 the board want the WOW to run those CDD
14 accounts since -- would that be appropriate?
15 And if so, just let me know, and I'll, you
16 know, run that section, because, right now,
17 you're individual emails.
18 CHAIRMAN RAGUSA: Yes. This supervisor
19 thinks yes.
20 MR. ARGUS: Yes.
21 MR. BARRETT: So if you could -- when
22 you have the emails for all of them, if you
23 could just forward it to me, and I'll change
24 them in the records.
25 MR. MENDENHALL. Yeah. Perfect.

Page 54

1 CHAIRMAN RAGUSA: Thank you. Mr. Argus.
2 MR. ARGUS: On the Dropbox, since we
3 have that, everything on Dropbox is a public
4 record, or is there some internal working
5 documents that are not public?
6 MR. MENDENHALL: It should be all
7 public. There's -- I mean, right, Erin?
8 MS. McCORMICK: Right.
9 MR. MENDENHALL: Everything is public
10 unless it's redacted --
11 MS. McCORMICK: Unless it falls under a
12 specific exception.
13 MR. ARGUS: Then my question is, is
14 there any reason why the World of Westchase
15 shouldn't have access to that Dropbox?
16 CHAIRMAN RAGUSA: I don't know from a
17 technology standpoint.
18 MR. ARGUS: Or from a legal standpoint?
19 MR. CHESNEY: He hasn't asked.
20 CHAIRMAN RAGUSA: I think the World of
21 Westchase can ask for particular records.
22 MR. BARRETT: I never had an issue with
23 getting what I asked for quickly, Bob, but
24 thank you.
25 MR. ARGUS: Yeah. Okay.

Page 55

1 MR. BARRETT: Andy is very quick.
2 CHAIRMAN RAGUSA: I just don't know --
3 if you have 3,000 people accessing the
4 database. That's the only question. I don't
5 know.
6 MR. MENDENHALL: Yeah. I mean -- that's
7 a good question. I mean, you can probably
8 have a fair amount, I would imagine. But
9 whether you want to use that as your go-to for
10 public documents, I would probably say no,
11 because it's easier for folks to contact me
12 so I can just shoot them exactly what they
13 want rather than have them find things or dig
14 through things.
15 CHAIRMAN RAGUSA: Any other input or
16 discussion?
17 All in favor of the motion, please raise
18 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 CHAIRMAN RAGUSA: Andy, can you make
25 note -- I get the word index for the

Page 56

1 transcripts.
2 MR. MENDENHALL: Yes.
3 CHAIRMAN RAGUSA: That -- it's easy to
4 drop electronically -- so everybody should
5 have that, if they so choose to use it.
6 MS. WHYTE: I've already spoken to
7 Sandra.
8 MR. MENDENHALL: Okay. That's all I
9 had.
10 CHAIRMAN RAGUSA: Now, are you ready,
11 Nancy? Didn't think we were going to go that
12 long, did you?
13 MS. SELLS: Typical meeting. Right?
14 My understanding is the CDD has been
15 getting complaints about so many banners on
16 the medians. Is that correct?
17 MS. WHYTE: There has been some
18 discussion.
19 CHAIRMAN RAGUSA: There's been
20 discussion about it.
21 MS. SELLS: Okay. Based on that
22 comment, I've given it a lot of thought and --
23 a couple of things: One, how many complaints
24 are there versus how many people actually
25 benefit from the advertisement of them, you

<p style="text-align: right;">Page 57</p> <p>1 know, like the garage sale. And what's</p> <p>2 another one I can --</p> <p>3 MS. WHYTE: Movies in the Park.</p> <p>4 MS. SELLS: Movies in the Park and that</p> <p>5 sort of thing.</p> <p>6 MS. WHYTE: Soccer -- not soccer --</p> <p>7 tennis camp, summer camp, judo classes, Tae</p> <p>8 Kwon Do.</p> <p>9 MS. SELLS: Also it's a comparison of</p> <p>10 how many complaints are received versus how</p> <p>11 many actually see those signs; and, therefore,</p> <p>12 they utilize the information from them.</p> <p>13 And based on prior discussion apparently</p> <p>14 with the CDD, it was the WCA's understanding</p> <p>15 that these would be allowed, and obviously</p> <p>16 things change over a period of time.</p> <p>17 So one of the thoughts I had was, if it</p> <p>18 could be reviewed on a yearly basis, because</p> <p>19 we've already invested in some of these</p> <p>20 banners, given prior conversation, and</p> <p>21 secondly, because -- and I think, Brian, you</p> <p>22 and I talked about it once, that the board --</p> <p>23 the WCA board had at one point talked about</p> <p>24 electronic signs, which -- and I know the</p> <p>25 elementary school is looking into that right</p>	<p style="text-align: right;">Page 59</p> <p>1 everything. As the activity approaches and</p> <p>2 everything, the -- rather than just passing by</p> <p>3 these locations, they see this, it spurs their</p> <p>4 memory and, you know, "Let's go to the movies"</p> <p>5 -- I mean, ask if Johnny wants to sign up for,</p> <p>6 you know, the tennis lessons or whatever it</p> <p>7 may be.</p> <p>8 So I truly think it's a great</p> <p>9 opportunity for our residents and that it</p> <p>10 would be a misfortune to take that away from</p> <p>11 them at this point, if that is in the</p> <p>12 discussions that you're looking at.</p> <p>13 CHAIRMAN RAGUSA: Let me ask Doug. The</p> <p>14 last action we took put a limit -- it</p> <p>15 basically gave a life to the banners. Do you</p> <p>16 remember what that timing was?</p> <p>17 MS. WHYTE: On a weekly basis?</p> <p>18 CHAIRMAN RAGUSA: No. I thought we were</p> <p>19 going to do --</p> <p>20 MS. WHYTE: Not with the tennis</p> <p>21 program. We were trying -- Diane Pithers</p> <p>22 asked for it last year. She asked to try it</p> <p>23 for the tennis program, and I believe you gave</p> <p>24 three months. Am I correct?</p> <p>25 MR. MAYS: Yeah, three months.</p>
<p style="text-align: right;">Page 58</p> <p>1 now, that that might be an alternative; but</p> <p>2 until we have them, we wouldn't -- we still</p> <p>3 have to go the old-fashioned way with the</p> <p>4 banners.</p> <p>5 And then the other suggestion I would</p> <p>6 have is, whatever banners are put up are for</p> <p>7 Westchase activity business only, meaning, it</p> <p>8 would affect anybody in the community.</p> <p>9 And Ken Blair is here, our vice, and if</p> <p>10 you have anything to suggest or add.</p> <p>11 MR. BLAIR: Yeah. The only other thing</p> <p>12 I would like to bring to the board's attention</p> <p>13 is just the idea anytime we put up banners,</p> <p>14 obviously, you know, we're doing it for the</p> <p>15 benefit of the residents that are already</p> <p>16 here, either those residents who are</p> <p>17 participating in the programs or those</p> <p>18 programs that are sponsored by the WCA, and</p> <p>19 they were trying to get additional, you know,</p> <p>20 attendance at those particular activities,</p> <p>21 again, such as the Movies in the Park or</p> <p>22 something of that nature.</p> <p>23 We definitely think that it provides an</p> <p>24 outlet that reminds people of these activities</p> <p>25 every time they come into the community and</p>	<p style="text-align: right;">Page 60</p> <p>1 MS. WHYTE: Three months is what you</p> <p>2 gave Diane Pithers for the tennis program.</p> <p>3 CHAIRMAN RAGUSA: When did that end?</p> <p>4 MS. WHYTE: That was last year.</p> <p>5 MR. ARGUS: That's ended.</p> <p>6 CHAIRMAN RAGUSA: Okay.</p> <p>7 MS. WHYTE: The reason I had asked Nancy</p> <p>8 was, because we're going into the fall, we've</p> <p>9 got Movies in the Park. I asked Nancy also to</p> <p>10 discuss that with you to make sure that you</p> <p>11 guys want to continue doing that before they</p> <p>12 incur any additional expenses on Movies in the</p> <p>13 Park banners or anything like that that they</p> <p>14 need to do. We have the -- what did we get</p> <p>15 this week?</p> <p>16 MR. MAYS: We presently have a banner</p> <p>17 for summer camp, which is in line with the</p> <p>18 judo and tennis and things like that for the</p> <p>19 kids.</p> <p>20 So this is summer camp, so they've asked</p> <p>21 us to put it up, but I've been kind of leery</p> <p>22 about putting it up without discussing it with</p> <p>23 you guys, so --</p> <p>24 MS. WHYTE: And the thing is, we can</p> <p>25 have one up this week, take that one down on</p>

1 Friday, Monday morning put up another one,
2 whether it's tennis, whether it's Movies in
3 the Park, whether it's the next event, and we
4 are going into the season, and the fall and
5 summer -- that is going to be a very busy
6 season.

7 So I wanted to make sure before anybody
8 does anything that we had direction and the
9 board has input as to how they want to
10 proceed.

11 CHAIRMAN RAGUSA: Was the last motion to
12 ban all temporary signs?

13 MR. MAYS: I don't think it was to ban
14 them all.

15 MR. ARGUS: Last month, the thing we did
16 was the Relay for Life.

17 CHAIRMAN RAGUSA: Yeah. I'm just trying
18 to figure out why this is coming to us.

19 MR. MAYS: There was some conversation
20 about limiting -- limiting the number of
21 banners and how many we go through, so --
22 because of the judo and -- I think the board
23 may have thought that because it's judo, it's
24 something that the WCA uses to make --
25 somebody makes some money off of it.

1 somebody the right to sort of back-door the
2 issue and say, "I'm a WCA event, and I can,
3 therefore, have my commercial business on the
4 sign; but if I was a commercial entity alone,
5 I couldn't have my banner out there."

6 To me, that seemed inequitable. And so
7 I thought we had a sign policy. I've got at
8 least a draft of the old policy. It may not
9 be the current one. But generally my read of
10 the policy is, the WCA is allowed to put their
11 signs out there. The idea is that our true
12 community partners, such as the WCA, should be
13 allowed to put banners out there.

14 But a good example I give you is --
15 let's pick on judo, since you threw that out
16 there -- where it would begin to rub me the
17 wrong way is if it said on there, "Judo
18 classes by Judo, Incorporated" or something
19 like that.

20 Now, we've sort of lifted them up above
21 maybe the Tae Kwon Do that is renting space in
22 Westchase, and it's actually one of our
23 constituents as a CDD, because, remember, we
24 -- our district, residential properties, we're
25 commercial properties.

1 MR. ARGUS: Right.

2 MR. MAYS: So I think that's what it
3 was.

4 CHAIRMAN RAGUSA: Mr. Ross.

5 MR. ROSS: I'll probably speak on the
6 issue because I'm the one who probably
7 complains a lot about the number of signs.

8 Certainly, in recent months, I think I
9 noted that at one point in the community there
10 were maybe four or five banners along our
11 median just coming in the initial entryway.

12 And my initial reaction was, that's
13 excessive, that somehow that's not consistent
14 with what we should be doing here in
15 Westchase. That was my own personal
16 judgment. So you may have caught wind of
17 that.

18 Separate from that, we recently had -- I
19 think it was actually a yoga person who came
20 in and was seeking use of the park. And one
21 of the things that I worked out in my own mind
22 is that our responsibilities are not just to
23 the residential owners, but also our
24 commercial property owners.

25 And it would be unfair for us to give

1 So I don't think it's a matter of your
2 concerns are being unreasonable. I think it's
3 truly just a matter of balancing out all the
4 interests, and I felt like we had done that in
5 our prior policy.

6 If it needs to be revamped or altered,
7 my own sense is we'd be happy to discuss
8 that. If you were a little bit more specific
9 and were able to give us an example where you
10 felt like you got the short end of the stick
11 and that the policy was poorly applied, we
12 could revisit it.

13 MS. SELLS: I don't think that's the
14 case. I mean, I haven't heard any discussions
15 to that effect. It just was what I was
16 beginning to hear.

17 And I do know that there have been a lot
18 of banners. And so, anyway, my thoughts are,
19 when it is a Westchase -- and I don't -- it
20 falls under the WCA, but when it's a sponsored
21 event or program for the whole community,
22 that's where I think they should be allowed,
23 until there's some alternative for getting the
24 word out besides with the WOW and the
25 newspaper and word of mouth, that type of

Page 65

1 thing. Like check electronic signs.
 2 CHAIRMAN RAGUSA: Mr. Argus.
 3 MR. ARGUS: You've been talking about
 4 the banners. So are you saying that your
 5 marquees don't work, because they're just
 6 across the street?
 7 You could put your programs and Movies
 8 in the Park on --
 9 MS. SELLS: You did, but I think they
 10 are they not -- I think they are not as
 11 visible, and when you start listing a whole
 12 raft of things on one side --
 13 MR. ARGUS: So it's better to have six
 14 or seven banners down the road --
 15 MS. SELLS: No, I'm not saying that.
 16 I'm just saying that when you do have
 17 multiple -- because I don't think of -- and,
 18 yes, I do know, Brian, there were several
 19 things in a row there, and I don't even
 20 remember what they all were.
 21 MR. ROSS: I don't either.
 22 CHAIRMAN RAGUSA: I think there were
 23 more than three.
 24 MR. ROSS: I don't want to claim my
 25 memory is perfect. I'm an old man now.

Page 66

1 MR. CHESNEY: I want to say there was
 2 only two at one time.
 3 MR. ARGUS: I've seen three on
 4 Linebaugh.
 5 MR. ROSS: I thought it was four, but I
 6 may be wrong. Again, I don't want this --
 7 MS. WHYTE: I think it was around
 8 holiday time.
 9 MR. ROSS: Whatever it was.
 10 MR. ARGUS: You get used to the
 11 pattern. You just saw another one up.
 12 MS. SELLS: It's multiple, like the
 13 Santa parade and various things that's all
 14 happening at the same time.
 15 MR. ARGUS: It seems to me, to be fair
 16 to the commercial entities in Westchase, that
 17 if we had a policy of if it involves funds
 18 changing hands, that we probably want to maybe
 19 consider not doing it.
 20 If it's something for a community
 21 benefit, like Movies in the Park or Santa's
 22 ride or something like that, that actually
 23 benefits a community as opposed to
 24 individual's pocketing money, I could be in
 25 support of something like that.

Page 67

1 CHAIRMAN RAGUSA: Well, let's think that
 2 through. Summer camp involves exchange of
 3 money, but that's money that WCA raises and
 4 uses to offset.
 5 MR. ARGUS: And that can go on the
 6 marquees, just on the other side of the road
 7 from --
 8 CHAIRMAN RAGUSA: See, I kind of
 9 disagree because -- and I see the line that
 10 Mr. Ross is toeing.
 11 MR. ARGUS: Right.
 12 CHAIRMAN RAGUSA: A WCA tennis camp or a
 13 WCA summer camp is a WCA operation. I think
 14 the concern is when the WCA subcontracts to a
 15 -- and we keep picking on Tae Kwon Do or judo,
 16 when they contract with a judo vendor to come
 17 in and teach the classes and the WCA is
 18 obviously getting some -- hopefully getting
 19 some compensation from that vendor.
 20 Those are the ones where I have a little
 21 bit of concern, because then you would have
 22 the yoga in the park seeking endorsement by
 23 the WCA as a WCA program. That's when you
 24 start going down that hill.
 25 And just, Nancy, to go back to your

Page 68

1 original comment, I can only think of one time
 2 when we had a lot of banners, and I think that
 3 was three, maybe it was four, I don't -- I
 4 don't love it, but I see -- most of the
 5 banners are very well done. They're visually
 6 so much more dramatic than that marquee, and
 7 actually the banners are not across the street
 8 from the marquee, it's staggered a little bit,
 9 but, you know, the signage is down further.
 10 MR. ARGUS: Sheldon, it's maybe within a
 11 hundred feet.
 12 CHAIRMAN RAGUSA: It's hard to read that
 13 thing because I'm not usually in that right
 14 lane turning off -- coming out of the CVS.
 15 But I weigh what -- the benefits of the
 16 community versus what are people telling me.
 17 I've only heard two complaints about -- in
 18 that time period when we had a bunch of them
 19 up. One was from a resident neighbor, the
 20 other was from a relative, who kind of
 21 commented, "You got a lot of banners on your
 22 entryway."
 23 I was like, "Okay, I can appreciate
 24 that." But I see the benefits to the
 25 community. I just don't -- still don't

Page 69	
1	believe we can do a hard-line policy. And
2	that's kind of why we've had staff deciding
3	this for years, and every now and then they
4	come to us when they're concerned about making
5	a decision.
6	Is anybody looking for a change --
7	MR. ROSS: Didn't we adopt a written
8	policy?
9	MR. ARGUS: Yes.
10	CHAIRMAN RAGUSA: Yes, but it's still
11	subjective. It's got some subjective in
12	there.
13	MR. ROSS: But it's addressed the issues
14	you just talked about. The first sentence,
15	"Signs may not be placed on CDD-owned property
16	or easements for any for-profit purpose or to
17	advertise, market or promote for-profit
18	events."
19	But then it goes down later talking
20	about WCA and Westchase Elementary and
21	Davidson and World of Westchase and other bona
22	fide nonprofit or charitable organizations are
23	permitted to put up banners.
24	And then down in Number Seven, it gives
25	the specific example. For example, using a

Page 70	
1	car wash event, it says you can't say car
2	wash at sub shop or insert the name of a
3	certain entity, but you can say car wash event
4	at 1234 Linebaugh.
5	So it even gives guidelines on the
6	language to use to make sure we're not
7	unintentionally promoting these commercial
8	enterprises one over the other, so -- I mean,
9	you're right, anything that has to be
10	interpreted has some legal room, but I think
11	it's got a lot of specificity to it.
12	And, again, if there was something that
13	was short or that was causing heartburn, I
14	would be very much in favor of discussing it
15	and making sure that we do address the needs
16	of the community.
17	MS. WHYTE: I have one --
18	CHAIRMAN RAGUSA: Sonny.
19	MS. WHYTE: -- Movies in the Park. I
20	got an email yesterday, and Debbie sent it to
21	me, to ask guidance to -- from the board of
22	supervisors -- Movies in the Park.
23	There's a group that wants to do a --
24	they want to do yoga classes with the kids in
25	conjunction with the Movies in the Park where

Page 71	
1	they want to dress the children in a theme.
2	You know how we had bounce houses the first
3	couple of times with Movies in the Park, the
4	same thing.
5	They want to draw attention. It's free
6	classes. There's no enrollment. No nothing.
7	Debbie's made it very clear they can't accept
8	any money, they can't take any registration,
9	any of that. It is clearly just a fun event
10	prior to the movie to keep the children
11	entertained.
12	It is on district property, because if
13	the board continues allowing them to use
14	Movies in the Park, what direction can I give
15	these -- this to Debbie, to the WCA?
16	Was it something that you guys want to
17	do because --
18	MR. ROSS: I mean, I'll just respond
19	real quickly. If this is a WCA-sponsored
20	community-wide event in which they're saying
21	in conjunction with Movies in the Park, "We're
22	going to have yoga fun," or however you want to
23	describe it, my sense is, why wouldn't they be
24	able to put that on the banner.
25	I think the problem comes up if is

Page 72	
1	they're saying it's by, again, "Yoga Factory"
2	or "Yoga Geek" or something like that. That's
3	where, for me, I just feel like I'm not being
4	fair to my commercial entity constituents.
5	MS. SELLS: So what I'm hearing, as long
6	as it stays generic, that it isn't business
7	related.
8	MR. ROSS: That's my feeling exactly. I
9	don't want to be unintentionally promoting a
10	commercial enterprise over somebody else.
11	MS. SELLS: Absolutely.
12	CHAIRMAN RAGUSA: Mr. Chesney.
13	MR. CHESNEY: I think the other thing,
14	though, is that, I mean, we had identified
15	posts, two locations for them.
16	MR. ARGUS: Right.
17	MR. CHESNEY: And then we seem to have
18	more demand than we have availability, so we
19	start stacking them. And that's -- that's
20	what looks cruddy, not only the fact you can't
21	even read all of them.
22	I mean, you just have to identify which
23	ones are important and --
24	MS. WHYTE: What happens if they're all
25	WCA, Santa Claus parade and --

1 MR. CHESNEY: Then the WCA needs to
2 decide which one's going to go up.
3 MS. SELLS: What if it's two different
4 things?
5 MS. WHYTE: Let's say, the WOW, WCA, and
6 the Santa Claus -- you've got three events on
7 the exact same day.
8 MR. CHESNEY: Well, then, you have to
9 decide which one you like best. That, to me,
10 is the --
11 MS. McCORMICK: First come, first serve.
12 MR. CHESNEY: Yeah, first come, first
13 serve or something. It can't be that hard to
14 get along.
15 MR. ROSS: I kind of feel the same as
16 Greg, that maybe the three want to share a
17 banner. Maybe they want to say, "I'll
18 advertise mine two weeks before the event.
19 I'll do mine the week of the event. I'll do"
20 -- I mean --
21 MS. WHYTE: Okay. Basically we have the
22 discretion to turn around and say, "I'm
23 sorry. We've already got a banner that week.
24 We can't accept your request."
25 MR. ROSS: Well, just as importantly,

1 I'm not really hearing the WCA disagree that
2 we don't want a bunch of banners lined up. I
3 kind of see the nods of the head, that they
4 kind of agree that we don't want multiple
5 banners lining the entryway to Linebaugh, so I
6 don't think we're in disagreement.
7 If I'm misreading your body language,
8 you know, clear me up.
9 MR. BLAIR: If I might, I think we're
10 all in agreement that we don't want the whole
11 Linebaugh strip and everything be turned into,
12 you know, an array of 20 different banners or
13 whatever.
14 I think what we're concerned about is
15 just in some instances -- and you're right,
16 for the most part, we can utilize two banners,
17 one at each end, and everything and be
18 sufficient, for the most part, during the
19 year; but, however, there are certain times
20 during the year when that's not sufficient.
21 And I guess at that point, we're trying
22 to get a sense of what is the number that we
23 can put up? Is it three?
24 MR. CHESNEY: One on each end.
25 MR. BLAIR: Okay. I mean, that's what

1 need -- that's part of what -- the information
2 that we need from you. If it's going to be,
3 you know, one at each end, then, you know,
4 tell us that. We can live with that. We'll
5 make -- we'll find some way to work around
6 that. And if it's changing out the banner mid
7 week, so the other people can have an
8 opportunity, maybe we can do that; but, you
9 know, we need just, I guess, a little bit more
10 guidance as to what are the actual numbers
11 that are acceptable.
12 MR. ROSS: And the other thing I would
13 add to it, if there is a provision to seek a
14 waiver from the policy, so if there really was
15 some exigent circumstances, something that,
16 gosh, darn it, just something slipped through
17 the cracks and this one time you need to go to
18 the staff, I think it's the true exception to
19 the rule, I think that's where everybody would
20 be a little bit more understanding.
21 I think it's more when it's a frequency
22 that there's multiple banners, that's when it
23 is, at least for me, a little bit more
24 concerning.
25 CHAIRMAN RAGUSA: Mr. Argus.

1 MR. ARGUS: According to my memory, we
2 have stated that we allow two positions at
3 Countryway and two at Sheldon. That allows a
4 total of four banners. You can have one
5 facing east, you can have one facing west, and
6 each of those two, so that if you're heading
7 west, you see one sign; if you're heading
8 east, you see a different sign.
9 MS. WHYTE: That's what we have been
10 doing actually. With the WOW, actually, if
11 I'm not mistaken, Tracy has done hers back to
12 back.
13 MR. ARGUS: She's putting the same
14 information out. I'm saying two different
15 banners back to back.
16 MS. WHYTE: If we need to --
17 MR. ARGUS: So maybe the World of
18 Westchase run and Movies in the Park back to
19 back, and the next one could be the Santa
20 parade.
21 MS. WHYTE: We can do that.
22 CHAIRMAN RAGUSA: Well, let me just
23 address -- and I heard one or two supervisors
24 mention one sign at each end.
25 I don't recall ever saying one sign at

<p style="text-align: right;">Page 77</p> <p>1 Countryway. I don't have a problem with two 2 signs at each end.</p> <p>3 MR. CHESNEY: It's not in the thing, but 4 that's what we just put up -- we put in posts 5 for.</p> <p>6 CHAIRMAN RAGUSA: We put the permanent 7 mounts for one event.</p> <p>8 MR. CHESNEY: Right. You're right. But 9 the sign ordinance I just read, that's why I 10 asked for your copy, it doesn't say how many 11 banners we can have at a time.</p> <p>12 MR. ARGUS: Do we want to put in a 13 second set of permanent posts?</p> <p>14 CHAIRMAN RAGUSA: You're just driving 15 them into the ground?</p> <p>16 MR. MAYS: We're building concrete pads.</p> <p>17 MR. CHESNEY: And they're metal posts.</p> <p>18 MR. MAYS: They're PVC --</p> <p>19 CHAIRMAN RAGUSA: Yeah, PVC goes in.</p> <p>20 MR. MAYS: Concrete around for a base, 21 square, about an eight-by-eight-foot base.</p> <p>22 MR. ARGUS: That will keep them from 23 leaning over and the wind blowing them.</p> <p>24 MR. MAYS: And easier for us to find in 25 the grass, because there have been periods</p>	<p style="text-align: right;">Page 79</p> <p>1 it was me that said I was very uncomfortable 2 with putting that banner up after our 3 conversation; but after you reading the policy 4 that you guys have typed up, it clearly sounds 5 like we can put up the camp banners because 6 they don't specify who -- you know, usually 7 the camp is run by the people from the swim 8 and tennis center anyway.</p> <p>9 MS. SELLS: Right. It's the WCA --</p> <p>10 MR. MAYS: Employees of the WCA. So, 11 you know, what I'm hearing now, according to 12 this, is I could have authorized that banner 13 to go up, and then this conversation probably 14 wouldn't even be happening right now.</p> <p>15 MR. ROSS: That's my reaction, but 16 that's a good thing to have conversation, to 17 make sure we're all on the same page, but I 18 clearly would have thought this policy 19 contemplated the WCA, allowing their summer 20 camp banners and whatever else as long as, 21 again, it doesn't say "Summer camp by" 22 whatever commercial business it is or 23 something.</p> <p>24 MR. MAYS: And that's what I'm hearing 25 now, so that helps me out. And this policy</p>
<p style="text-align: right;">Page 78</p> <p>1 where we'll go a couple of months without a 2 banner. Like we didn't have one the whole 3 month of May, but I couldn't tell you if we 4 had one in April, so -- I think we did have 5 one in the middle of April.</p> <p>6 MS. WHYTE: Yeah. We did have one for 7 the Relay for Life.</p> <p>8 MR. ROSS: We haven't had one in a month 9 and a half.</p> <p>10 MS. WHYTE: Season's coming.</p> <p>11 CHAIRMAN RAGUSA: Do we have a 12 consensus?</p> <p>13 MR. ARGUS: What would that consensus 14 be?</p> <p>15 MR. CHESNEY: Yeah, what would that --</p> <p>16 MR. ROSS: I feel like this has been a 17 good conversation, but I don't sense from you 18 all that we have said anything that's really 19 honked you off. You just were looking for a 20 little bit more of a conversation for 21 direction, and I hope we provided that; and if 22 it doesn't work for you -- for the WCA, I 23 think we've said we're open to revisiting the 24 issue and --</p> <p>25 MR. MAYS: Well, from my point of view,</p>	<p style="text-align: right;">Page 80</p> <p>1 will go in a frame and hang on the wall next 2 time --</p> <p>3 MR. CHESNEY: Put it in your Dropbox.</p> <p>4 MR. MAYS: Okay.</p> <p>5 MR. ARGUS: So are you going to put in 6 the second set of posts permanent?</p> <p>7 MR. MAYS: Well, I mean, I'm hoping we 8 don't get to that point, because I like the 9 idea of back to back.</p> <p>10 MS. SELLS: I do, too.</p> <p>11 MR. MAYS: You know, you got it coming 12 this way and then you get presence with the 13 other one going this way and vice versa on the 14 inside. So I think we may be able to 15 eliminate a couple of poles anyway.</p> <p>16 MR. BARRETT: You can print the policy 17 on a banner and maybe even hang it.</p> <p>18 CHAIRMAN RAGUSA: All right. Any 19 further discussion on that issue? Nancy?</p> <p>20 MS. SELLS: The only comment I would 21 make is, looking at it from a very positive 22 angle, it shows that we are a very busy 23 community, doing lots of good things.</p> <p>24 CHAIRMAN RAGUSA: True. Why don't we 25 take a five-minute break. Mr. Ross.</p>

<p style="text-align: right;">Page 81</p> <p>1 MR. ROSS: Can I address something with</p> <p>2 Nancy Sells before she leaves?</p> <p>3 MS. SELLS: No.</p> <p>4 MR. ROSS: If you don't want me to --</p> <p>5 MS. SELLS: I'm just teasing you.</p> <p>6 MR. ROSS: I wanted to ask you about --</p> <p>7 my understanding is, there's been an issue in</p> <p>8 your community with people driving on the</p> <p>9 grass and tearing up the grass with motorized</p> <p>10 vehicles and such. Is that problem still</p> <p>11 going on that you've observed?</p> <p>12 MS. SELLS: Let's put it this way: I</p> <p>13 haven't heard anything lately from the</p> <p>14 resident in that area, so we'll knock on wood</p> <p>15 that it has been put to rest, but I think it's</p> <p>16 kind of one of those things time will tell.</p> <p>17 MR. ROSS: Well --</p> <p>18 CHAIRMAN RAGUSA: In the next week, when</p> <p>19 school's out --</p> <p>20 MR. ROSS: Yeah. I only raised it</p> <p>21 because I would hope we have a policy whereby</p> <p>22 people can't drive motorized vehicles on our</p> <p>23 greenscape. I mean, that's a bad idea.</p> <p>24 There would be exceptions, obviously our</p> <p>25 CDD vendors, and I'm sure there's other</p>	<p style="text-align: right;">Page 83</p> <p>1 his boys aside and apologized and said he would</p> <p>2 make sure it doesn't happen again.</p> <p>3 I told him, you know, about this and how</p> <p>4 illegal it is for the kids to be on the</p> <p>5 streets with the motorcycles, dirt bikes</p> <p>6 underage, all kinds of laws that they were</p> <p>7 breaking, and that if we did bring the</p> <p>8 deputies out there, they'd be in a lot of</p> <p>9 trouble.</p> <p>10 And they do have areas that are designed</p> <p>11 for this thing. And if he's going to do this</p> <p>12 with his boys, he needs to do it properly,</p> <p>13 because, if not, one of them is going to get</p> <p>14 hurt anyway, so -- they weren't geared up,</p> <p>15 they're not -- you know, they're just not</p> <p>16 doing it properly.</p> <p>17 So I told him about this, and he was</p> <p>18 very -- him and his wife, both, were very</p> <p>19 happy about that. And he said that -- he's a</p> <p>20 pretty defiant man, but he took it down the</p> <p>21 street to his other resident that was causing</p> <p>22 the same problems, another resident that was</p> <p>23 doing it also, talked to them both and said,</p> <p>24 "Listen" -- he's got a piece of property on</p> <p>25 his side.</p>
<p style="text-align: right;">Page 82</p> <p>1 exceptions. But just as a general rule, I</p> <p>2 don't think we should be allowing residents</p> <p>3 and commercial visitors driving motor bikes or</p> <p>4 motorcycles or any other motorized vehicle on</p> <p>5 our medians and grass and such. It's just</p> <p>6 going to rip it up, and we're going to end up</p> <p>7 paying to replace it, so --</p> <p>8 MS. SELLS: It's been a situation where</p> <p>9 they've been very abusive, and where it's</p> <p>10 located is kind of out of the way and -- but I</p> <p>11 know the residents around there have been very</p> <p>12 upset.</p> <p>13 MR. ROSS: And I've heard it's a little</p> <p>14 bit rambunctious at times, and I would hope we</p> <p>15 could call the police out to tell people, "You</p> <p>16 can't drive these sort of motorized vehicles</p> <p>17 on our property; it's just not allowed."</p> <p>18 CHAIRMAN RAGUSA: I understand staff has</p> <p>19 made it clear that we don't allow that on our</p> <p>20 property.</p> <p>21 MR. MAYS: Yeah. I actually had a</p> <p>22 conversation with a pretty defiant resident</p> <p>23 that was causing most of the problems and</p> <p>24 discussed the situation with him. And he</p> <p>25 understood the situation. He basically pulled</p>	<p style="text-align: right;">Page 84</p> <p>1 He shouldn't be doing it there either,</p> <p>2 but he has cleared this property. It almost</p> <p>3 looks like a dirt track on the side of his</p> <p>4 house.</p> <p>5 MR. CHESNEY: It's kind of near the golf</p> <p>6 course.</p> <p>7 MS. CARLSEN: They're frequently on the</p> <p>8 golf course.</p> <p>9 MR. MAYS: I'm hoping that we addressed</p> <p>10 it. We didn't know we had it -- we did repair</p> <p>11 the area. I told him I wasn't -- he was</p> <p>12 complaining about the look of the area.</p> <p>13 And I told him -- I said, "It looks this</p> <p>14 way because of this, and I'm not going to</p> <p>15 repair it until you tell me that these kids,"</p> <p>16 and I didn't point at his, but I said, "and</p> <p>17 all the kids that come around across from your</p> <p>18 house are staying off this before we spend the</p> <p>19 money to repair it."</p> <p>20 And he says, "I promise you that I'll</p> <p>21 make sure that this doesn't happen any</p> <p>22 longer." So I haven't heard anything yet.</p> <p>23 MS. SELLS: And I'll add another</p> <p>24 comment. Last week we were coming into our</p> <p>25 subdivision, and there were two definitely</p>

<p style="text-align: right;">Page 85</p> <p>1 younger than 16-year-olds riding these little 2 motor bikes on the street. They had their 3 helmets, they were being -- they were riding 4 properly, but I knew they weren't old enough 5 to be licensed, and they were definite motor 6 bikes. 7 MS. WHYTE: Well, the deputies are aware 8 of it, and they're addressing it as well, as 9 they see it, and they've talked to one or two 10 of the homeowners as well. 11 MR. ROSS: Thanks for the courtesy of 12 letting me raise that. 13 CHAIRMAN RAGUSA: Let's take a five- 14 minute break. 15 (Recess from 5:20 p.m. to 5:25 p.m.) 16 CHAIRMAN RAGUSA: We're going to start 17 back up. 18 OLM has joined us. Do you have anything 19 you want to add or any clarification from what 20 we did earlier? 21 MR. WOODS: No. Thank you all. And 22 Andy will update us on the changes in the time 23 line and brief me on the amendment or the 24 change in the qualification document. 25 And, again, I think that is a critical</p>	<p style="text-align: right;">Page 87</p> <p>1 ball rolling pretty quick. 2 Using that date, you can work with Paul 3 towards developing or piggy-backing the time 4 line onto that so that we can see where that 5 leaves us with the various steps of 6 advertising, pre-qualification meeting, and, 7 of course turning in the proposals. But that 8 should give us time, I would think. 9 CHAIRMAN RAGUSA: Well, why don't we 10 internally set a five-business-day turnaround 11 response? If you haven't heard from 12 supervisors, move forward. 13 MR. MENDENHALL: Okay. 14 CHAIRMAN RAGUSA: Is that acceptable? 15 MR. ARGUS: Good. 16 CHAIRMAN RAGUSA: Mr. Chesney? 17 MR. CHESNEY: Yep. 18 MR. MENDENHALL: Sounds good. 19 CHAIRMAN RAGUSA: Anything else? 20 MR. WOODS: No, sir. Thank you. 21 CHAIRMAN RAGUSA: Okay. Thank you. 22 Counsel's report. 23 MS. McCORMICK: I don't have anything, 24 except to let you know that the Board of 25 County Commissioners is going to be</p>
<p style="text-align: right;">Page 86</p> <p>1 piece that will enable the board to get a 2 biographical kind of grasp of who the vendor 3 is beyond pricing and their marketing 4 materials, which will also be included, so -- 5 and then I think you would like to see these 6 numbers early July back from vendors. Is that 7 -- Andy, is that what I understood you to say? 8 MR. MENDENHALL: Yeah. I think the 9 goal, as mentioned, was for the board to be 10 able to make a decision by August. So, you 11 know, the sooner we get the numbers back, then 12 obviously you have some time to think about it 13 and that sort of thing. 14 You know, worst-case scenario, if we 15 come to the August meeting and you aren't 16 fully prepared to make the decision, we could 17 also continue the meeting -- you know, to 18 a point in August where you could approve it. 19 But given that we're starting this 20 process now, I think if I send out the old 21 pre-qualification tomorrow, and you already 22 have the newer pre-qualification, if everybody 23 could get me their edits or thought obviously 24 as soon as possible, maybe the latest by close 25 of business Monday, then that kind of gets the</p>	<p style="text-align: right;">Page 88</p> <p>1 considering the renewal of the traffic control 2 jurisdiction agreement for the Greens and 3 Harbor Links tomorrow at the BOCC meeting. 4 It was on the consent agenda, so I'm not 5 anticipating any controversy related to that. 6 MR. CHESNEY: Did you send her a copy of 7 the easement for over here near the Avenues? 8 MR. ARGUS: Uh-huh. 9 MR. BARRETT: I'm sorry. There's an 10 agreement for the -- can you repeat that, 11 please? 12 MR. CHESNEY: What I just said? 13 MR. BARRETT: Yeah. I'm sorry. I 14 didn't hear that. 15 MR. CHESNEY: Did Bob send Erin a copy 16 of the easement next to the Avenues? 17 MR. BARRETT: (Inaudible) 18 MR. CHESNEY: No. I need to ask -- I 19 did not do anything with it this month. I 20 just want to make sure she had seen it. 21 MS. McCORMICK: Is that part of what you 22 sent to me? 23 MR. ARGUS: Yeah. That was the question 24 I raised last week -- 25 MS. McCORMICK: Okay.</p>

1 MR. ARGUS: And then there were three or
2 four others that I talked to you on the phone
3 about.

4 MS. McCORMICK: Right. Right. Okay.
5 I'll have to look at the easement issue then.

6 CHAIRMAN RAGUSA: Field manager's
7 report.

8 MR. MAYS: You got our report, there is
9 not really -- we've addressed the area of the
10 banners. We'll really don't have anything
11 this month.

12 Was there anything else you can think
13 of, Sonny?

14 MS. WHYTE: No, sir. Unless they have
15 questions for us.

16 CHAIRMAN RAGUSA: Supervisor comments.

17 MR. ARGUS: I have several. I was
18 thinking you were saying audience comments.

19 What I just gave to Erin was the plat
20 for what I brought up last month, and part of
21 this is following up here. You had a chance
22 to look at that.

23 Can we put landscaping along where I was
24 suggesting we put landscaping?

25 MS. McCORMICK: Along Linebaugh Avenue

1 things we have -- one of the powers we have is
2 power of eminent domain when it comes to
3 drainage areas, roadways, et cetera.

4 So I asked Erin -- I realize that the
5 Board of County Commissioners would have to
6 approve anything we do here, but as far as
7 eminent domain, could that get us road access
8 to the Promise Lane?

9 And if it could, what all is involved in
10 it, and is that something we might want to
11 consider doing?

12 CHAIRMAN RAGUSA: Did you have your
13 eminent domain lawyers look at it?

14 MS. McCORMICK: I have not had my
15 eminent domain lawyers look at it. I mean,
16 the criteria is that you would have to be able
17 to demonstrate that there is a valid public
18 purpose for doing that.

19 We would have to get the agreement of
20 the county, because the CDD, in and of itself,
21 can't exercise eminent domain powers. And I'm
22 not aware of any circumstances where a CDD has
23 done that before.

24 But you would also have to file and you
25 would have to go through a court process in

1 in the front of Tract E4 and D3. Is that what
2 the question was?

3 MR. ARGUS: I don't remember the tract
4 names.

5 MS. McCORMICK: Yeah.

6 CHAIRMAN RAGUSA: Can I make a
7 suggestion?

8 MR. ARGUS: Sure.

9 MS. McCORMICK: Excuse me. I'm sorry.

10 CHAIRMAN RAGUSA: That the two of you
11 talk outside the meeting --

12 MR. ARGUS: We did on the phone.

13 CHAIRMAN RAGUSA: -- and give her some
14 time to analyze the issue, so we don't make a
15 snap decision?

16 MR. ARGUS: Okay. Yeah, I thought
17 that's what I had done over the phone.

18 MS. McCORMICK: I'm sorry about that,
19 Bob.

20 MR. ARGUS: That's okay. Okay. A
21 couple of other things I have questions about,
22 in talking to Erin with.

23 The land over Promise Lane, I was
24 looking through Chapter 190 of the Florida
25 Statutes, and as I read that, one of the

1 order to go through eminent domain. So beyond
2 that, I haven't explored that with any eminent
3 domain attorneys.

4 CHAIRMAN RAGUSA: Well, Bob, what would
5 the taking be to have --

6 MR. ARGUS: The road.

7 MR. CHESNEY: You wouldn't take the
8 road. Are you talking about taking the right
9 to use the road?

10 MR. ARGUS: Or taking -- yeah.

11 CHAIRMAN RAGUSA: That's not eminent
12 domain.

13 MR. CHESNEY: Yeah, I know. That's what
14 I'm trying to --

15 MR. ARGUS: No. I'm just trying to get
16 ideas of how we can get road access back
17 there.

18 CHAIRMAN RAGUSA: I don't think we want
19 to buy the road --

20 MR. ARGUS: Okay.

21 CHAIRMAN RAGUSA: -- that services our
22 property and 13 other homes.

23 MR. ARGUS: Okay. The other thing, in
24 driving around back there, I noted that there
25 are two parcels, this being one right in the

Page 93

1 turn of Promise Lane, the other one being just
 2 to the north of it, between this and the Moose
 3 Lodge, both of them are for sale.
 4 And my question is, if we were to
 5 acquire one of those pieces of property, does
 6 that give us full access to the -- to our
 7 Promise Lane property? Can we grant ourselves
 8 access to use -- or the ability to use that
 9 road since we would then own part of the
 10 road?
 11 CHAIRMAN RAGUSA: Well, that's an issue
 12 I think you should talk to Erin about off
 13 line.
 14 MS. McCORMICK: Yeah. And we did talk
 15 about that a little bit. I think the issue
 16 would be expanding the scope of the easement
 17 to allow it for, you know -- I mean, it's
 18 going to depend on what the use of that
 19 property is and who all would be using it,
 20 because we would be significantly expanding
 21 the scope of the easement right now.
 22 MR. CHESNEY: So there's a residence
 23 that's available? Is that what you're talking
 24 about?
 25 MR. ARGUS: There are two empty lots,

Page 94

1 actually Lot One, Two, and Three. Lot Three,
 2 the owner has built on. Lot One and Two are
 3 empty and are currently for sale. Appraised
 4 value is about 100,000 on one, and the other
 5 one -- according to the property appraiser's
 6 site -- and the other one is around 90,000,
 7 about one and a half acres for the smaller
 8 property.
 9 MR. ROSS: That one, you could probably
 10 save the district some legal fees if you just
 11 called up the broker handling the sale and
 12 asked them to send you some sort of due
 13 diligence project, and specifically what
 14 easement rights there are with that parcel,
 15 and then you would be able to more swiftly
 16 figure out what are the bundle of rights that
 17 could be utilized or assigned, et cetera.
 18 And that's something any realtor who is
 19 handling the sale should have readily
 20 available, because anybody that buys it is
 21 going to want to know, how do I get to my
 22 property? What legal rights do I have?
 23 MR. ARGUS: Okay.
 24 MR. ROSS: So you just call them and ask
 25 for it.

Page 95

1 MR. ARGUS: All right. Also concerning
 2 the Promise Lane property, looking at other
 3 ways we might be able to use it, I remember
 4 when Westchase was being developed, the
 5 developer would mitigate environmental lands,
 6 be it uplands, downland, whatever it was.
 7 My question is, can we mitigate some of
 8 the environmental lands relating to our
 9 Promise Lane property? We have just to the
 10 east of that the trees between it and the
 11 Vineyards.
 12 Do we want to perhaps consider getting
 13 that, whatever designation those trees are,
 14 transferred to our property over by the
 15 library, therefore expanding our area to
 16 develop, or do we want to take something like
 17 the -- last month we had a -- some residents
 18 here talking about Baybridge Park, that little
 19 trail that goes through there, and it's hidden
 20 because of all the trees, perhaps we want to
 21 mitigate that, those trees, whatever that
 22 designation is, over to the Promise Lane
 23 property, thereby allowing us to develop
 24 Baybridge Park a little bit more and cleaning
 25 out some of the growth.

Page 96

1 So I'm just throwing those ideas out
 2 there. I asked Erin about that, and I'm not
 3 sure where she's --
 4 MS. McCORMICK: Yeah. No. I mean, I
 5 haven't done anything specifically on these.
 6 It would, I would think, require that we would
 7 probably need to retain an environmental
 8 consultant to look at, you know, the property
 9 that we would propose to exchange, and then
 10 also to look at whether it would be something
 11 that would be feasible for the environmental
 12 agency to consider allowing basically a land
 13 swap of mitigation areas. But I have not
 14 spoken with anybody yet at the environmental
 15 agency about it.
 16 MR. ARGUS: Okay. And --
 17 CHAIRMAN RAGUSA: Before you move off
 18 that subject, is Baybridge Park wetland?
 19 MR. MAYS: Part of it is, yes.
 20 CHAIRMAN RAGUSA: The part that he's
 21 referring to, behind the residence --
 22 MR. MAYS: I think part of it is and
 23 part of it isn't. So behind the residence, I
 24 believe it is, yeah, I believe it's a wetland,
 25 and it's also a drainage easement, too,

<p style="text-align: right;">Page 97</p> <p>1 through there. There's a lot of drainage. 2 There's a pipe -- 3 MR. CHESNEY: Keep in mind -- 4 MS. McCORMICK: There are several 5 different agencies that, you know, have 6 jurisdiction over wetlands, so he could 7 potentially be getting -- I mean, it may just 8 be de minimis impact, but you could 9 potentially be looking at federal wetlands as 10 well as -- 11 MR. CHESNEY: Well, not only -- the same 12 residents that are complaining about the stuff 13 probably would not be in favor of tearing down 14 the trees behind their house. So they 15 probably would rather put up with the kids for 16 a couple years. 17 MR. ARGUS: And I think the last thing I 18 have today is something new for Erin. 19 There is a -- you can have that. The -- 20 we have the library. I remember attending the 21 CDD meetings where we de-annexed the land that 22 the library is physically built on. Since 23 that de-annexation, the library system has 24 ahead -- or the library system has gone ahead 25 and bought that little triangle of land right</p>	<p style="text-align: right;">Page 99</p> <p>1 guys received the email, but I received an 2 email from the resident who has been here on 3 more than one occasion encouraging the CDD to 4 develop land for a sand volleyball court, and 5 he has made the request that we give 6 consideration to building a volleyball court 7 on the property above the lake area we've been 8 talking about. 9 And I responded to him, in essence, 10 saying that in light of the budget -- that 11 we're in the budget season, we don't have 12 defined access to the property, and, candidly, 13 from an economic standpoint, I don't think 14 we'd be in a position to do something in this 15 coming fiscal year. I said I'll raise it. 16 I'm not optimistic that we will be able to do 17 anything in this fiscal year. 18 I think his response back to me was, I 19 think he understood that, but I just wanted to 20 pass it along, if you guys did not receive the 21 same message or have any communication with 22 him. I just wanted to let you know what my 23 response to him was. 24 MR. ARGUS: I received the 25 communication. I have not responded back to</p>
<p style="text-align: right;">Page 98</p> <p>1 in front of it. 2 My question is, is that triangle of land 3 still in the CDD? Because I don't remember the 4 CDD ever de-annexing that triangle of land. 5 MR. CHESNEY: I remember that meeting 6 somewhat, because I remember I was amazed that 7 it didn't go with the library, that that guy 8 that worked for the developer had it. I don't 9 know if we did or not. 10 MR. ARGUS: So if you'd just -- 11 MS. McCORMICK: I can go back and look 12 at that. Sure. 13 MR. ARGUS: I'd appreciate that. And 14 that concludes my -- 15 MR. CHESNEY: I doubt we would have 16 de-annexed it. That doesn't sound like 17 something we would have done. 18 CHAIRMAN RAGUSA: It doesn't make sense 19 if they weren't going to use it. 20 MR. CHESNEY: Yeah. I doubt we 21 de-annexed it. I would be surprised. 22 MR. ARGUS: It may never have been in 23 the CDD, so I don't know. 24 MR. CHESNEY: Yeah, that's true. 25 CHAIRMAN RAGUSA: I don't know if you</p>	<p style="text-align: right;">Page 100</p> <p>1 him. My initial thought was that that has to 2 do with the park infrastructure essentially, 3 and that if we were to go and revitalize our 4 other parks, we might just include that in the 5 overall game plan. 6 CHAIRMAN RAGUSA: I am cognizant of the 7 fact that we have a larger expense on two of 8 our parks. I'm also remembering staff's 9 recommendations that they don't have an 80-by- 10 50 foot spot of land in any of our parks to 11 put a sand volleyball court. 12 And that's what was kind of in the back 13 of my mind, that we don't have the land for 14 it. 15 MR. ARGUS: It depends on timing as to 16 when we do that, but we may have figured out 17 what we want do with the Promise Lane parcel 18 by that time and include that as part of the 19 -- whatever funding we're going after to do 20 the park structures. 21 CHAIRMAN RAGUSA: Okay. I don't see us 22 being able to do anything with the park -- or 23 Promise Lane within a year. 24 MR. ARGUS: Really? 25 CHAIRMAN RAGUSA: Does anybody think</p>

1 otherwise?

2 (No response.)

3 CHAIRMAN RAGUSA: Realistically, I don't
4 think we'll be able to address the access
5 issues and the other problems that are going
6 to come from the potential development of that
7 property within a year, especially if there's
8 no money allocated to do improvement on that
9 parcel.

10 And we have a heavy budget right now,
11 and we all know it's got to come down
12 dramatically in the next two months. And I
13 think we've got bigger problems that we need
14 to address. That's me speaking.

15 I think the parks have to be our
16 greatest priority, and we know that's going to
17 be a significant expense. We're also faced
18 with the uncertainty of having a new landscape
19 contractor coming in, and we don't know what
20 that's going to cost us. We don't know what
21 that's going to do to our budget.

22 Candidly, those two items are of so much
23 greater importance to this community than a
24 sand volleyball court and developing Promise
25 Lane. That's just what my gut tells me. And

1 WCA has already analyzed wasn't really used
2 that much, and to the extent it was used, in
3 great part it was by non-Westchase residents.

4 It's hard for me to justify CDD
5 expenditures on that sort of project. So I
6 just think that needs to be part of the
7 communications to the gentleman.

8 CHAIRMAN RAGUSA: Any further comment or
9 discussion on that issue?

10 (No response.)

11 CHAIRMAN RAGUSA: Any other supervisor
12 comments?

13 MR. CHESNEY: Yeah, just a
14 clarification. So our meeting next month is
15 not on the 1st, it's on the 8th. That's
16 what the calendar shows.

17 MR. MENDENHALL: Okay.

18 MR. CHESNEY: Because I guess we were
19 going to be gone that week or something.

20 CHAIRMAN RAGUSA: Mr. Zeigler.

21 MR. ZEIGLER: One quick question. Erin,
22 did we get a letter off to the sheriff about
23 putting some teeth into the enforcement of
24 those kids causing problems in the park?

25 MS. McCORMICK: I did not send a letter

1 if you want to champion the cause, please take
2 it on. I just don't see this as a priority
3 for the community right now.

4 I'll keep putting it on the agenda, if
5 somebody wants to advocate it and study it.
6 It's just we've got a lot of issues facing us.
7 Mr. Ross.

8 MR. ROSS: Just to add to you all's
9 conversation, I feel like we need to be honest
10 with -- not that we're not being honest -- but
11 we need to be open with our constituents. In
12 this instance, I think part of the dialogue
13 needs to include the WCA already analyzed and
14 concluded this was not a heavily used amenity,
15 that they thought there was a better amenity
16 instead. And so to some degree there's a
17 history that Westchase really didn't value
18 that volleyball court.

19 Secondly, I think when the petition was
20 filed with us and they had all these
21 signatures, my general recollection is a high
22 number of those signors weren't even residents
23 of Westchase, and so it's hard for me to get
24 enthusiastic about a project given all the
25 things that Mark just mentioned for something

1 to the sheriff's office but -- did you?

2 MR. MAYS: Yes, we did address it. We
3 did address it with the sheriff's office, with
4 Deputy Gundersen and Cottingham. We addressed
5 it the other day when Cottingham stopped by
6 the office. So they have already -- we've
7 noticed a change of the schedules to cover a
8 lot more evening shifts when these problems
9 are occurring. So, yeah, we have addressed it
10 with them. Yes.

11 CHAIRMAN RAGUSA: Did anybody receive
12 input from the residents who live adjacent to
13 the park about continuing problems? Did staff
14 hear anything?

15 MR. MAYS: No, we haven't heard anything
16 from them.

17 CHAIRMAN RAGUSA: Can one of you reach
18 out to the folks who came to us last month and
19 just get an update on the status?

20 MS. WHYTE: Yeah, sure. Okay.

21 MR. MAYS: We also did contact the
22 county, too, about the -- since it's a county
23 road in front of the park -- in front of
24 Baybridge Park where they talk about all the
25 parking going on.

1 We reached out to the county to see if
 2 -- what I did was, take them some pictures
 3 from the angles, and what I think we can do
 4 is, just go ahead and mark that section of the
 5 road, you know, how you can caution it out
 6 sometimes with yellow paint in the road,
 7 saying, "No parking in the middle of the
 8 road."

9 So we're hoping that the county will go
 10 ahead and do that for us, too, and stripe --
 11 basically stripe the parking lot as a caution,
 12 no parking area.

13 MS. WHYTE: And that way, the sheriff's
 14 office have a right to ticket.

15 MR. CHESNEY: That's a good idea. How
 16 far down the road are you going to go?

17 MS. MAYS: Well, the plan is just doing
 18 that turnaround -- that turnaround lane,
 19 because that's the dangerous point. That's
 20 where the people are just parking and
 21 overlapping each other so no other vehicle
 22 could turn around.

23 If an emergency vehicle had to get
 24 through there, it could be difficult for them,
 25 so --

1 CHAIRMAN RAGUSA: Good night.
 2 (At 5:45 p.m., the meeting concludes.)
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

1 MS. WHYTE: We're waiting to hear back
 2 from the traffic department at Hillsborough
 3 County. They sent it to their engineers, and
 4 I didn't get around to following up on it
 5 before the board meeting, and I apologize.

6 MR. CHESNEY: That's a good idea.

7 CHAIRMAN RAGUSA: Do you have anything
 8 else, Mr. Zeigler?

9 MR. ZEIGLER: (Moving head from side to
 10 side.)

11 CHAIRMAN RAGUSA: Any audience
 12 comments?

13 (No response.)

14 CHAIRMAN RAGUSA: Seeing none, motion to
 15 adjourn would be appropriate.

16 MR. ZEIGLER: So moved.

17 CHAIRMAN RAGUSA: Do we have a second?

18 MR. ARGUS: I'll second.

19 CHAIRMAN RAGUSA: All in favor, please
 20 raise your hand.

21 (All board members signify in the
 22 affirmative.)

23 CHAIRMAN RAGUSA: That motion passes
 24 five to nothing.

25 (Motion passes.)



Mark Ragusa
 Chairman, Westchase CDD



Andrew P. Mendenhall, PMP
 Secretary, Westchase CDD

CERTIFICATE OF REPORTER

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

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

Witness my hand and seal June 27, 2014, in the City of Tampa, County of Hillsborough, State of Florida.


Kimberly Ann Roberts
Notary Public
State of Florida at Large

