

**RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT**

TRANSCRIPT OF: BOARD MEETING

DATE: July 2, 2019

TIME: 4:02 p.m. to 6:05 p.m.

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

**REPORTED BY: Whitlie G. Cullipher
Notary Public
State of Florida at Large**

APPEARANCES:

**WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:**

Jim Mills, Chairman
Gregory Chesney, Vice Chairman
Matthew Lewis (Telephonically)
Brian Ross
Forrest Baumhover

ALSO PRESENT:

INFRAMARK:

Andy Mendenhall, District Manager

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

INDEX

PAGE

Meeting called to order	4
Roll Call	4
Consent Agenda	5
Motion to approve the consent agenda (Motion passes)	5
Resident comments by Ms. Linda Connolly	5
Attorney's report	42
Cell tower RFP update	42
Motion to move forward with the cell tower RFP	61
(Motion passes)	63
Review and consideration of proposals for engineering services	63
Motion to approve the engineering firm (Motion fails)	93
Motion to approve JMT Engineering as the number one ranking vote	95
(Motion passes)	96
Manager's report	97
Field manager's report	113
Motion to approve Mr. Mays to move forward with talking to TECO to turn on power for the Promise Lane property, subject to legal review	114
(Motion passes)	115
Motion for Mr. Mays to secure estimates on fencing for the Promise Lane property (Motion passes)	117
Supervisor's requests	124
Adjournment	129

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 7th day
3 of July, 2019, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:02 p.m., reported by Whitlie
6 G. Cullipher, Notary Public, State of Florida at
7 Large.

8 * * * * *

9 CHAIRMAN MILLS: All right. So I will
10 call the regular meeting of the CDD to order,
11 the Tuesday, July 2nd meeting. The record
12 should reflect that all supervisors are present
13 with Mr. Lewis calling in telephonically. Also
14 present, district staff, district manager and
15 field staff.

16 So let's start with the Pledge of
17 Allegiance.

18 (The Pledge of Allegiance was recited.)

19 CHAIRMAN MILLS: All right. Let's clear
20 the consent agenda, and then we've got a
21 resident request to not sit through our
22 two days of meetings -- and we'll go to that
23 after -- and the consent agenda is for the
24 approval of the June 4th meeting minutes, the
25 June 18th workshop notes, and acceptance of the

Page 5

1 May financial statements.
2 Any changes or motion to approve?
3 MR. CHESNEY: I was going to say so
4 moved, yeah.
5 CHAIRMAN MILLS: Is there a second?
6 MR. BAUMHOVER: Second.
7 CHAIRMAN MILLS: Seconded by Mr.
8 Baumhover.
9 Any comments?
10 (No response.)
11 CHAIRMAN MILLS: All in favor.
12 Matt, say, "Aye."
13 MR. LEWIS: Aye.
14 CHAIRMAN MILLS: Thank you. Consent
15 agenda is approved.
16 (Motion passes.)
17 CHAIRMAN MILLS: Let's insert some
18 resident comments. Linda --
19 MS. CONNOLLY: I'm Linda Connolly, and I
20 live in --
21 CHAIRMAN MILLS: State your name and
22 address for the record.
23 MS. CONNOLLY: Okay. It's Linda
24 Connolly, C-o-n-n-o-l-l-y, over in Bennington,
25 and I've been there 24 years, I'm the original

Page 6

1 owner there. So when I moved in 24 years ago,
2 we had primarily elms between the street and
3 the sidewalk, and not that I love elms, but
4 nonetheless, we had elms and we had some oaks.
5 Over the years and like maybe -- like
6 well over ten years or so, that's how it went;
7 every time something blew over, CDD came out
8 and they either replaced it or they stood it
9 back up and that type of thing.
10 Then, all of a sudden, palm trees started
11 going in, and a few times, I e-mailed the CDD
12 and said, "I don't understand why these palm
13 trees are going in," and sometimes, the
14 response would be, "Well, that's because
15 there's other big trees on that lot," you know,
16 this or that, and I thought, well, maybe palm
17 trees are better than nothing; but nonetheless,
18 I wasn't happy about that.
19 And now -- I guess what I find out -- now
20 what I see is that my two neighbors across from
21 me now have palms, and when I bought 24 years
22 ago, what I was looking forward to was that
23 kind of street canopy look, and that's what I
24 think adds value to the home, and that's what I
25 guess I personally wanted to see, and that was

Page 7

1 why I bought in there, because that's what was
2 going to happen because we all had shade trees
3 on our property.
4 So now they've been getting replaced by
5 more palm trees, and then just this last week,
6 I'm walking around the block and there is two
7 more palm trees and I'm just seeing all these
8 palm trees everywhere. So what I find out from
9 Chris when he sends me the, you know, approved
10 plans is that Bennington seems to be singled
11 out for -- and I don't know why it says, you
12 know, elms, oaks, and then two palm trees,
13 because palm trees were not original to our
14 neighborhood.
15 Now, I have seen when I drive down
16 Bennington, there are three crape myrtles on
17 the side between the beginning and my house,
18 and those look nice, and they're probably
19 easier to maintain and plus less root balls.
20 So what I'd like to see is for us to stop
21 replacing all that with palms because now what
22 we have is a big hodgepodge and we're starting
23 to lose some of the canopy, and I just want to
24 stop with the palm trees and I would like to
25 recommend that crape myrtles be added to that

Page 8

1 list for Bennington and that that be the top
2 priority go-to tree when something needs to be
3 get replaced or put in.
4 If there are palm trees in there now,
5 it's not because they were original, it's
6 because they were somehow -- they went in
7 without some approval or, you know, any
8 consequence to that. So I don't want to just
9 keep going with this hodgepodge, and I guess I
10 also am kind of concerned and hurt that I feel
11 like the rest of Westchase is being protected
12 and -- I mean, Bennington was like singled out
13 on that list as to getting these palms, but I
14 feel like I'm the only neighbor that's
15 suffering through seeing my shade trees cut
16 down and replaced by palms and the rest of the
17 neighborhood here is not dealing with that.
18 So I'd like to hear your feedback and I'd
19 like to hear is there a method or an avenue for
20 this to get changed and how I can go about
21 doing that.
22 CHAIRMAN MILLS: Sure. So first of all,
23 we appreciate you coming in. So I'll turn to
24 Doug first because you've been the tree
25 replacement guy, have these been trees that

<p style="text-align: right;">Page 9</p> <p>1 you're referring to that we've replaced or that</p> <p>2 residents have replaced.</p> <p>3 MR. MAYS: Some of the trees, some of the</p> <p>4 palms that she's talking about, especially on</p> <p>5 Woodbay Drive, there was four houses in a row</p> <p>6 that, I guess, did it before we even got</p> <p>7 here -- before this even came up -- had</p> <p>8 replaced theirs with palm trees. So I guess</p> <p>9 there's a few -- a couple other people that</p> <p>10 felt like -- like again, before I started, that</p> <p>11 they could just start using palm trees in their</p> <p>12 community to replace like the drake elms.</p> <p>13 The drake elms that she's saying that</p> <p>14 she's not a popular fan of, it is the one that</p> <p>15 we see leaning everywhere, so we've stopped</p> <p>16 really replacing drake elms for drake elms and</p> <p>17 I tried to start replacing them with the crape</p> <p>18 myrtles that she alluded to, but I guess -- I</p> <p>19 didn't even know it wasn't on your list, I</p> <p>20 didn't know you guys had put out a list for the</p> <p>21 -- for the certain communities yet because we</p> <p>22 haven't driven around and given you the list of</p> <p>23 what we wanted to replace for -- what for what.</p> <p>24 We know we've talked about replacing oaks for</p> <p>25 oaks and --</p>	<p style="text-align: right;">Page 11</p> <p>1 approved replacement trees for Bennington, that</p> <p>2 that's as a result of the fact that there were</p> <p>3 already palms there when you and the arborist</p> <p>4 toured the community.</p> <p>5 MR. MAYS: Correct.</p> <p>6 CHAIRMAN MILLS: Okay. Not because we</p> <p>7 were putting in -- have you put any palms in in</p> <p>8 Bennington?</p> <p>9 MR. MAYS: I don't think that area is</p> <p>10 considered Bennington, I think it's Woodbay</p> <p>11 where we put the last two that were approved.</p> <p>12 CHAIRMAN MILLS: Okay.</p> <p>13 MS. CONNOLLY: But I had palm trees --</p> <p>14 both my neighbors across the street from me at</p> <p>15 903 and 905 had shade trees replaced with palm</p> <p>16 trees --</p> <p>17 CHAIRMAN MILLS: Okay.</p> <p>18 MS. CONNOLLY: -- just, you know, in the</p> <p>19 last four months.</p> <p>20 CHAIRMAN MILLS: Mr. Ross.</p> <p>21 MR. ROSS: I don't want you to take it</p> <p>22 that in any way somebody is quarrelling or</p> <p>23 disagreeing with you, but the reason that we</p> <p>24 took up a street plan is for the very thing</p> <p>25 that you're observing: that there was a notice</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. CHESNEY: Well, hold on, hold on, I</p> <p>2 mean, we -- we approved a street tree plan that</p> <p>3 had streets by -- that's what she's referring</p> <p>4 to.</p> <p>5 MR. MAYS: Yes, but we had a gentleman</p> <p>6 here two months ago that wanted his -- he</p> <p>7 wanted two palm trees put back where his drake</p> <p>8 elm fell, and you guys approved that, if you</p> <p>9 remember correctly, off of --</p> <p>10 MR. CHESNEY: Yeah, I understand, but I</p> <p>11 mean --</p> <p>12 MR. MAYS: So there are some in there,</p> <p>13 but I --</p> <p>14 MR. CHESNEY: I'm just saying, she is</p> <p>15 just referring to the street tree plan that we</p> <p>16 had approved that the arborist had prepared.</p> <p>17 So I mean the streets are in there.</p> <p>18 CHAIRMAN MILLS: So then is it my</p> <p>19 understanding then based on -- this has been a</p> <p>20 hodgepodge. Right? So as you've already</p> <p>21 heard in the five seconds we've been talking</p> <p>22 about this, we've been talking about this as a</p> <p>23 board for months, trying to get our arms around</p> <p>24 this, but for -- I'm going to take a guess here</p> <p>25 and understand that if palms are on the list of</p>	<p style="text-align: right;">Page 12</p> <p>1 in the community that there were in some places</p> <p>2 not a, if you will, uniform or a consistent</p> <p>3 approach to the replacement of trees. And so</p> <p>4 this board took it up and said, "Hey, we've got</p> <p>5 to get beyond this," you know, somebody saying,</p> <p>6 "Why do they have a palm at this house and why</p> <p>7 do they have this" -- and so it was a</p> <p>8 well-intended effort to eliminate that</p> <p>9 hodgepodge approach.</p> <p>10 Then what I would further add to it, I</p> <p>11 don't think that your community is being</p> <p>12 selectively separated or something like that.</p> <p>13 Speaking only for myself, one of five</p> <p>14 supervisors, is I didn't want us to be involved</p> <p>15 in the process. I wanted there to be a third-</p> <p>16 party professional so folks such as yourself</p> <p>17 wouldn't be coming to us and saying, "Mr. Ross,</p> <p>18 why were you pushing for this particular tree,"</p> <p>19 or, "Mr. Mills, why were you pushing for" --</p> <p>20 MS. CONNOLLY: But I think they may</p> <p>21 wrongly assume that the palm was original to</p> <p>22 the neighborhood and it wasn't.</p> <p>23 MR. ROSS: If you'll permit me to</p> <p>24 finish -- I'm not quarreling with you, I'm</p> <p>25 just trying to give you the background as to</p>

Page 13

1 how we got here -- that we hired a third-party
 2 professional who would opine as to what was the
 3 best tree to put in individual neighborhoods.
 4 I'll concede the point that anybody makes
 5 mistakes and everybody may make false
 6 conclusions, may have bad assumptions, whatever
 7 else, but I was just trying to answer your
 8 question as to how you got here.
 9 MS. CONNOLLY: Okay.
 10 MR. ROSS: There was no effort by this
 11 board, that I'm aware of, to isolate one
 12 community versus another, it was the exact
 13 opposite. It was let's go hire an independent
 14 third-party professional to advise us, and I
 15 think we pretty much unanimously adopted what
 16 his recommendations were. I don't think we
 17 tinkered with it at all.
 18 MS. CONNOLLY: Okay. I wish I would have
 19 seen it before you all voted on it.
 20 MR. ROSS: We had -- as Mr. Mills said,
 21 we had numerous meetings and it was in our
 22 minutes and all of that, but we are where we
 23 are. My own personal viewpoint is maybe we did
 24 make a mistake. If we did, then I appreciate
 25 you bringing it to our attention, and we can

Page 14

1 throw it to our arborist and ask the arborist
 2 to look at that and say, "Hey, did we make a
 3 mistake by having one community uniquely
 4 treated differently than all the others?"
 5 The arborist may come back and say, "No,
 6 this is the professional explanation," blah,
 7 blah, blah, blah, and we'll be happy to
 8 share that with you.
 9 Conversely, if the arborist came back and
 10 said, "Yes, this neighborhood made an excellent
 11 point and we missed the mark here and we need
 12 to fix it" -- I don't think it's complicated or
 13 anything like that, rather it's thank you for
 14 bringing it to our attention, and hopefully
 15 we've answered your question as to how we got
 16 here and answered your question on what can be
 17 done from here. I think we just throw the
 18 issue to our arborist and ask him or her to
 19 opine as to whether your observation is --
 20 MS. CONNOLLY: Okay. Who's the name of
 21 the arborist?
 22 MR. ROSS: I don't know off the top of my
 23 head.
 24 MR. MAYS: Was his last name Manning or
 25 --

Page 15

1 MR. CHESNEY: We use -- we use --
 2 MS. CONNOLLY: But we have driven down
 3 the street and saw all these palm trees and
 4 figured, yes, palm trees would fit because
 5 there are already palm trees here, but palm
 6 trees were not original, and if any -- if
 7 they're in there, they were in there wrongly.
 8 So I guess --
 9 MR. ROSS: You may be right.
 10 MS. CONNOLLY: -- I would ask could it
 11 have not been communicated properly? I just
 12 don't want to kick the can down the street
 13 while I watch 12 more palm trees go in in my
 14 neighborhood and then they start to say, "Well,
 15 now it's over 50 percent so we'll just continue
 16 with these palm trees."
 17 And what I guess I'd like to find out is
 18 can we just say -- can we just add the crape
 19 myrtles to it and make crape myrtles the go-to
 20 trees, which I think would be a good
 21 compromise?
 22 MR. MAYS: That's what we've tried to do
 23 to replace the drake elms.
 24 MS. CONNOLLY: The crape myrtle is not
 25 even listed as an option.

Page 16

1 MR. MAYS: It's not, right, this was
 2 before this even came out so I didn't even know
 3 that was --
 4 MR. ROSS: Just speaking for myself,
 5 since I had the floor, I personally would
 6 oppose that, not because your suggestion is
 7 necessarily a bad one, but it's inconsistent
 8 with the very approach that I just described.
 9 I don't want it to be that I'm getting my way
 10 or you're getting your way or he's getting his
 11 way or she's getting her way. I want it to be
 12 we go to a third-party professional and they
 13 say, "Yeah, this makes sense." And so it may
 14 be exactly as you're suggesting, a logical fix,
 15 maybe substitute crape myrtles for palms, but I
 16 think it's important that we bring in our third
 17 professional as advising us --
 18 MS. CONNOLLY: Okay. So how do we go
 19 about doing that?
 20 MR. ROSS: You don't do anything, it's us
 21 making a motion and us deciding whether that's
 22 what we want to do.
 23 MS. CONNOLLY: Okay. But I just -- okay.
 24 Go ahead.
 25 CHAIRMAN MILLS: Again, you know, this

Page 17

1 has been a work in progress. We -- we've had
 2 months of discussions, we've got some resident
 3 input in previous meetings, and we'll take this
 4 issue up specifically and, as Mr. Ross said,
 5 counsel with the arborist and field manager and
 6 see what they come back to us with.
 7 MS. CONNOLLY: Okay. Well, will it be
 8 communicated to them that palm trees were not
 9 original to that neighborhood?
 10 CHAIRMAN MILLS: The person sitting here
 11 can --
 12 MS. CONNOLLY: I guess what I'm asking is
 13 like -- I mean, can I get signatures in my
 14 neighborhood, I mean, what has to --
 15 CHAIRMAN MILLS: That's not --
 16 MS. CONNOLLY: Because the arborist may
 17 not have all the data is what I'm concerned
 18 about.
 19 CHAIRMAN MILLS: No, no, no, we'll -- the
 20 man who works with the arborist is sitting
 21 here, he's --
 22 MS. CONNOLLY: Okay.
 23 CHAIRMAN MILLS: -- identified that the
 24 palms were there before he was here, and that
 25 was how many years ago?

Page 18

1 MR. MAYS: 14.
 2 MS. WHYTE: 14.
 3 CHAIRMAN MILLS: 14 years ago. So we
 4 have that now, the institutional knowledge, and
 5 we'll ask Doug to go back and work with the
 6 arborist and see what they come back with.
 7 MS. CONNOLLY: Okay. But that's the tree
 8 plan then, that's it?
 9 CHAIRMAN MILLS: Yes, yeah.
 10 MS. CONNOLLY: Okay.
 11 CHAIRMAN MILLS: Mr. Ross?
 12 MR. ROSS: I'll make that, then, that
 13 that's what we do.
 14 CHAIRMAN MILLS: Okay. So the motion is
 15 to reengage the arborist with the field
 16 manager --
 17 MR. CHESNEY: To review that
 18 neighborhood.
 19 CHAIRMAN MILLS: -- to review Bennington,
 20 specifically around the issue of the palm
 21 trees, crape myrtles, et cetera. All right.
 22 Is there a second to that?
 23 MS. CONNOLLY: Well, when should I find
 24 --
 25 MR. CHESNEY: I second it.

Page 19

1 MR. BAUMHOVER: Discussion?
 2 CHAIRMAN MILLS: Yeah.
 3 MR. BAUMHOVER: I think -- to get to her
 4 concern -- we're going to talk to the arborist,
 5 we're going to get a recommendation, either
 6 palm trees are acceptable or not, but her
 7 concern is what do we do with the palm trees
 8 that were there before; do they get
 9 grandfathered, what happens -- you know, how do
 10 we, as the CDD, figure out whether palm trees
 11 are acceptable, whether certain palm trees that
 12 residents might have replaced, you know, at
 13 their own expense, get replaced, if they do,
 14 you know, what is the question -- you know, so
 15 -- is that the question you're trying to --
 16 MS. CONNOLLY: I'm not worried about the
 17 palm trees that are there, I just want the --
 18 MR. BAUMHOVER: You're not, okay.
 19 MS. CONNOLLY: -- crape myrtles to be the
 20 go-to going forward.
 21 MR. BAUMHOVER: Okay.
 22 MS. CONNOLLY: That's what I'd like to
 23 see.
 24 CHAIRMAN MILLS: Mr. Chesney.
 25 MR. CHESNEY: I mean, you could slightly

Page 20

1 amend your motion to include any
 2 recommendations for existing trees.
 3 MR. ROSS: I'll accept that amendment.
 4 MR. CHESNEY: Okay. Second.
 5 CHAIRMAN MILLS: Okay.
 6 MR. CHESNEY: Good point.
 7 CHAIRMAN MILLS: Matt, any input?
 8 MR. LEWIS: No, I just heard the
 9 amendment, I think it's good, I support that.
 10 CHAIRMAN MILLS: Okay. All right. So we
 11 have a motion to reengage the arborist with the
 12 field manager to specifically address the
 13 issues identified at today's meeting by a
 14 resident in Bennington. All in favor.
 15 (All board members signify in the
 16 affirmative.)
 17 CHAIRMAN MILLS: Mr. Ross.
 18 MR. ROSS: I don't want you to think I
 19 didn't hear your question; we only meet once a
 20 month, and so --
 21 MS. CONNOLLY: Okay.
 22 MR. ROSS: -- nothing will occur by --
 23 will happen by this board until our next
 24 monthly meeting, and it doesn't mean he's not
 25 in the field every single day doing stuff, but

1 I don't want you to think that we are doing
 2 stuff in between or behind the residents'
 3 backs.
 4 MS. CONNOLLY: Sure. So if I come back
 5 next month, then we may have an answer?
 6 MR. ROSS: We could, yeah, yeah, or my
 7 suggestion would be just contact the staff
 8 first and you might save yourself a trip down,
 9 unless you like to come to the meetings.
 10 MR. CHESNEY: Right, because he will
 11 prepare a written report.
 12 MS. CONNOLLY: Okay. Well, thank you for
 13 hearing my concerns.
 14 CHAIRMAN MILLS: And we don't -- to his
 15 point, not only do we only meet once a month,
 16 we cannot converse with each other between
 17 meetings --
 18 MS. CONNOLLY: Oh, okay.
 19 CHAIRMAN MILLS: -- because of Florida
 20 Sunshine Laws.
 21 MS. CONNOLLY: And like I said, I'm just
 22 -- you know, this was also in my mind, my
 23 secondary concern on this was just that we have
 24 shade trees that are being replace by palm
 25 trees, and I don't think that anybody else in

1 Westchase has that happening. So that -- I
 2 find it being inconsistent in --
 3 CHAIRMAN MILLS: That's not true, no.
 4 MS. CONNOLLY: Well, give me an example.
 5 MR. MAYES: The Greens.
 6 CHAIRMAN MILLS: The Greens.
 7 MR. MAYES: The whole community, they did
 8 have palm trees in there before. They actually
 9 had five different trees in there, they got
 10 pines, cypress trees --
 11 MS. CONNOLLY: I know they have pine.
 12 MR. MAYES: -- holly trees --
 13 CHAIRMAN MILLS: Cypress.
 14 MR. MAYES: -- cypress, I think I've seen
 15 oak trees --
 16 MS. CONNOLLY: And they're being replaced
 17 by --
 18 MR. MAYES: Yeah, because we've got people
 19 with the small lots that a lot of times these
 20 other trees are being replaced by palms or
 21 crape myrtle or even a holly in some instances.
 22 MS. CONNOLLY: Okay.
 23 CHAIRMAN MILLS: And in some cases, no
 24 tree.
 25 MR. MAYES: And in some cases, no change,

1 yeah.
 2 CHAIRMAN MILLS: No, no tree. Right?
 3 MR. MAYES: Yeah, in some cases, no tree
 4 because if you got a lot that's from here to
 5 there, it almost makes -- I mean, it makes no
 6 sense to put anything there. It shouldn't have
 7 been -- something shouldn't have been put --
 8 and I'll be honest with you, some of these
 9 neighborhoods shouldn't have these oaks from
 10 the beginning. I know you like the canopy, but
 11 we've got people with thousands of dollars'
 12 worth of damage to their property because of
 13 the oak trees.
 14 MS. CONNOLLY: Yeah, and I understand
 15 that.
 16 MR. MAYES: Yeah, so -- it's like you
 17 said, it's a preference.
 18 CHAIRMAN MILLS: Mr. Ross always --
 19 always articulates that. You know, one of the
 20 beauties of the community in your -- and you've
 21 been in here a long time, you said -- right --
 22 as most --
 23 MS. CONNOLLY: Yes.
 24 CHAIRMAN MILLS: -- of us have -- it's,
 25 you know, on any issue before this board or the

1 HOA, there are always bookends of opinions on
 2 things. Right?
 3 MS. CONNOLLY: Sure.
 4 CHAIRMAN MILLS: And it's our job to do
 5 what's best for the community. The struggle is
 6 when there are individual requests or concerns,
 7 we have to tread lightly with that because
 8 otherwise, next month, somebody will be in that
 9 is a palm tree hugger --
 10 MS. CONNOLLY: Oh, I know.
 11 CHAIRMAN MILLS: -- you know, and thinks
 12 that the oaks are the worst thing in the world.
 13 MS. CONNOLLY: It's just like most
 14 neighborhoods are getting replaced with
 15 similar, you know --
 16 MR. CHESNEY: Yeah, and it really does go
 17 by neighborhood. Like on my particular street,
 18 we all put up with the oaks. I mean, we've had
 19 at least a half dozen driveways replaced in the
 20 last year and lots of plumbing issues, but no
 21 one ever complains. The one complaint we got
 22 on our street was someone put up a palm tree.
 23 CHAIRMAN MILLS: Yep.
 24 MR. CHESNEY: So --
 25 CHAIRMAN MILLS: Mr. Barrett?

<p style="text-align: right;">Page 25</p> <p>1 MR. BARRETT: Just an unrelated question, 2 Chris Barrett from the WOW, this is from when 3 Linda posted online and someone asked a 4 follow-up question and I told them I would ask, 5 so this is on behalf of a resident's name I 6 cannot recall, but in terms -- I think I got 7 the impression that she lives in Kingsford, and 8 her question was whether the -- what's the plan 9 to deal with -- since the tree plan is now -- 10 at least the tree plan that was approved, 11 basically it says like oaks or -- I forget 12 whatever it is for their -- like what are they 13 going to do with the palm trees there, and I 14 couldn't remember what, if anything, you 15 decided, if you were going to leave the ones 16 that are -- the palms that are there or are you 17 going to slowly transition -- like I don't know 18 what you guys planned to do on that. 19 MR. CHESNEY: Well, there was no decision 20 to make any changes to the existing trees so 21 it's on an ongoing basis. 22 MR. BARRETT: So just leave it for now 23 and then -- 24 CHAIRMAN MILLS: Mm-hmm, yes. 25 MR. BARRETT: Okay.</p>	<p style="text-align: right;">Page 27</p> <p>1 MR. BAUMHOVER: So even -- even though 2 we, as the CDD, you know, put a tree in that 3 does not correspond with our tree plan, that's 4 -- 5 MR. CHESNEY: I agree that's what we had 6 kind of talked about, but I mean, like I 7 wouldn't mind getting rid of the palm tree on 8 my street. 9 MS. CONNOLLY: Ha, see, I wouldn't 10 either. I'm so glad that we both agree on 11 that. 12 MR. BAUMHOVER: And I think within -- 13 MR. CHESNEY: But I mean, you know -- 14 CHAIRMAN MILLS: One at a time, please, 15 for the reporter. 16 MR. CHESNEY: Sorry. 17 MR. BAUMHOVER: I think within the past 18 six months, it might be worth taking a look at 19 trees that we've replaced to see, well, is this 20 what we want? I mean, do we want to, you know, 21 tell residents that we, you know, got our arms 22 around an issue, kind of put together some, you 23 know, interim solution; the final result with 24 our, you know, analysis and professional 25 opinion did not necessarily correspond to the</p>
<p style="text-align: right;">Page 26</p> <p>1 CHAIRMAN MILLS: And as an example, if 2 some of the palms she's referencing have been 3 there 15 or 18 years, put in by the resident -- 4 right? 5 MR. BAUMHOVER: I'll weigh in on this, 6 and I think the trees Mr. Barrett's 7 specifically referring to are trees in 8 Kingsford that have been replaced since we 9 started getting our arms around this whole 10 thing. 11 CHAIRMAN MILLS: Okay. 12 MR. BAUMHOVER: So trees -- you know, so 13 the rightful question is, hey, we identified 14 trees that needed to be removed, and before we 15 added the adopted street tree plan, we 16 replaced this with a palm at CDD expense. Now, 17 that may not be consistent with what is 18 approved in the street tree plan for Kingsford. 19 You know, do we go back and replace the tree 20 that we planted that's not in accordance with 21 our own street tree plan? I think that's a 22 worthy question to -- 23 CHAIRMAN MILLS: Well, I think the motion 24 was -- of the tree plan was to move forward and 25 leave existing where it was.</p>	<p style="text-align: right;">Page 28</p> <p>1 interim solutions that we put in place in 2 certain situations, but since the trees are 3 already there, we're going to go ahead and 4 leave that? 5 I mean, that's a fair question to at 6 least deliberate -- 7 CHAIRMAN MILLS: Mm--hmm. 8 MR. BAUMHOVER: -- and say, you know, we 9 are making a conscious decision to leave those 10 trees or -- I don't know. 11 CHAIRMAN MILLS: So I'll point to Doug 12 about this: How difficult of a task would it 13 be to identify how many trees we have replaced 14 in neighborhoods with a type of tree that is 15 not on the adopted street tree plan? 16 MR. MAYES: It wouldn't be that hard to 17 identify -- 18 CHAIRMAN MILLS: It can't be a whole lot. 19 Right? 20 MR. BAUMHOVER: It's not a lot because we 21 did put a moratorium there. 22 CHAIRMAN MILLS: Right, so that doesn't 23 solve the 15-year ago, the resident did it at 24 his own expense, that's an issue -- 25 MS. CONNOLLY: No, I know, but there have</p>

1 been at least eight or so put in just recently
 2 in Bennington.
 3 CHAIRMAN MILLS: So if we could identify
 4 those, then that would give us something to
 5 look at and evaluate.
 6 MR. BAUMHOVER: That way we're having a
 7 clear talking point when --
 8 CHAIRMAN MILLS: Yeah.
 9 MR. BAUMHOVER: -- the residents bring
 10 this up in the future.
 11 MR. MAYS: We had a -- one of the
 12 gentlemen in -- that lives in your neighborhood
 13 -- stopped by the office the other day about --
 14 I don't know if you've noticed it, but he's got
 15 a palm tree in his front yard, too, it's a
 16 queen palm, and it was here way back when.
 17 It's huge.
 18 MR. CHESNEY: On the street side?
 19 MR. MAYS: On the same side as you,
 20 around the corner.
 21 MR. CHESNEY: I know, I mean as a street
 22 tree or --
 23 MR. MAYS: On the street side, yeah.
 24 MR. CHESNEY: -- on the house -- so that,
 25 so when the guy came through, I actually --

1 they allowed us to -- we could plant a palm
 2 tree, we noticed a lot of people had palm trees
 3 in their yard.
 4 MR. MAYS: Correct.
 5 MR. CHESNEY: Well, when the guy came
 6 around, it was the same guy that did -- the
 7 developer who did the CDD, I -- I can see that
 8 might have happened just because the homeowner
 9 was proactive in getting that done.
 10 MR. MAYS: And that's the one reason I
 11 adopted another palm tree in that neighborhood
 12 because there was already one there. No one's
 13 ever --
 14 MS. CONNOLLY: And see, now we have them
 15 one after the other.
 16 MR. CHESNEY: Yeah, but I guess my
 17 feelings on --
 18 MR. MAYS: Well, there was no policy.
 19 CHAIRMAN MILLS: Right.
 20 MR. MAYS: I mean, I was doing what I
 21 thought was right for the community.
 22 CHAIRMAN MILLS: Right, right.
 23 MR. MAYS: If you've seen the damage that
 24 these oak trees do -- you know how much damage
 25 they can do in the long run.

1 CHAIRMAN MILLS: Right. All right.
 2 MR. CHESNEY: My only thing is are we
 3 going to give Doug any discretion on what --
 4 what to put back? I mean, like how big of a
 5 tree to put back?
 6 MR. BAUMHOVER: I mean, I think first we
 7 need to figure out like how many trees we're
 8 talking about. I mean, if it's like five or
 9 six, we can probably replace those. If it's
 10 like 30 or 40 --
 11 MR. CHESNEY: Because the thing that
 12 keeps getting --
 13 MS. WHYTE: How far back do you want me
 14 to go?
 15 MR. BAUMHOVER: I would probably think
 16 that we'd just need to decide like when did
 17 this become something that we started tackling?
 18 It wasn't more than --
 19 MS. WHYTE: 15 years ago?
 20 MR. BAUMHOVER: -- nine --
 21 CHAIRMAN MILLS: No.
 22 MR. BAUMHOVER: No, no, like nine or ten
 23 months ago.
 24 CHAIRMAN MILLS: The street tree plan --
 25 MR. MAYS: Eight, nine months.

1 MS. WHYTE: Eight, nine months.
 2 MR. BAUMHOVER: Right. So I mean, if we
 3 say, hey, let's go back a year -- I mean, this
 4 is about when we really started getting into
 5 that business as the CDD. We should probably
 6 be able to say, hey -- not to make the problem
 7 like right now, but we -- we need to figure out
 8 like, "All right. How much is that going to
 9 cost, do we decide that this is something we're
 10 going to do?"
 11 MR. CHESNEY: Yeah.
 12 MR. BAUMHOVER: I mean, you know, it's
 13 worth talking about.
 14 MR. CHESNEY: Yeah, and to be clear on --
 15 on my street, what I'm saying is there probably
 16 wasn't a street tree plan when -- like the CDD
 17 didn't plant that palm. When the homeowner
 18 comes in, they got two trees and they put --
 19 you got to choose between a palm and an oak and
 20 they put it on the street because maybe the CDD
 21 missed it or whatever or maybe they went in
 22 before the CDD came in and planted the street
 23 trees. So --
 24 CHAIRMAN MILLS: If nothing else, Linda,
 25 hopefully you have a better appreciation for

1 the complications --

2 MS. CONNOLLY: I do.

3 CHAIRMAN MILLS: -- of this topic.
4 Right?

5 MS. CONNOLLY: Yes, I appreciate you
6 hearing my concerns. Believe me, it's been
7 like years that I've been like --

8 CHAIRMAN MILLS: Well, we appreciate you
9 coming in, and we'll let you off the hook for
10 the next three hours of discussions.

11 MS. CONNOLLY: All right. I also wanted
12 to find out where the cell tower is going
13 because I have an opinion on that, as well.

14 CHAIRMAN MILLS: Okay. Well --

15 MR. ROSS: Well, you're welcome to stay.

16 MS. CONNOLLY: I'll stay for a couple of
17 minutes and make sure it's not going in on
18 Bennington.

19 MR. ROSS: Oh, a resident in the meeting,
20 yeah.

21 MR. MAYS: While you're on the trees
22 though --

23 CHAIRMAN MILLS: Yes.

24 MR. MAYS: -- we were, as you know,
25 invited to the HOA's meeting two weeks ago, I

1 have some sense of, "Yeah, that tree has been
2 here for a very long time, but" -- you know, if
3 this is a new thing that they're taking on, it
4 might be good if they have list of like, "Hey,
5 we believe these trees were grandfathered
6 before we put this street tree plan in place,"
7 and then they're only going after new, you
8 know, new offenders or whatever.

9 CHAIRMAN MILLS: All right. Erin.

10 MS. McCORMICK: Just to kind of circle
11 back regarding the WCA and the master street
12 plan permit that we talked about with the
13 county, I've kind of put that on hold because I
14 had a conversation with the attorney for the
15 WCA and they were going to get back with me and
16 I haven't heard more feedback, but it sounds
17 like there have been discussions that --

18 MR. CHESNEY: Yeah, they went to a --
19 they can go ahead with the permit now, they
20 went to the WCA meeting.

21 MS. McCORMICK: So we want the CDD to be
22 the one that's proceeding with the permit?

23 MR. CHESNEY: Yeah.

24 MS. McCORMICK: Okay.

25 MR. MAYS: And of course -- go ahead.

1 think it was --

2 MS. WHYTE: Mm-hmm.

3 MR. MAYS: -- and they were bringing up
4 the discussion that the board has been bringing
5 up about the street trees, they didn't really
6 have an opinion on this type of stuff, but they
7 did say that they do want to co-work with the
8 CDD on that policy and --

9 MS. WHYTE: With the landscape committee.

10 MR. MAYS: Yeah, with the -- they have a
11 landscape committee, I'm supposed to meet with
12 him and he's supposed to contact me and that
13 way we can get a plan where they're keeping an
14 eye for street trees because you do --
15 occasionally I'll get a call from Debbie
16 saying, "Somebody's taken their tree down on
17 their own." So that does happen occasionally,
18 not very often, but it does happen, so this way
19 they can possibly have a finding system even
20 for a street tree. So the HOA does --

21 MR. BAUMHOVER: I would say if that's the
22 case, it might be worth, as we go along with
23 the HOA, making sure that we identify
24 grandfathered trees like the 15-year-old palms
25 so that -- because they might -- they probably

1 MR. ROSS: I was just going to say I'd
2 like to better understand that issue before we
3 just say we're going to do it. I feel like
4 there is some potential action that we could
5 take that we could take that would be -- have
6 adverse consequences.

7 So for example, had homeowners had
8 permits issued to plant certain trees in their
9 yard, we might conclude that it was contrary to
10 the now street plan, but if they went through a
11 process earlier and they paid for a permit and
12 they put in the tree, they could have a legal
13 argument of detrimental reliance. And I don't
14 want to over-think it or anything, but I just
15 think we need to slow down a little bit and
16 start saying, "We're going to do this or do
17 that or do that," because I -- as I'm just
18 sitting here processing it, I'm having a little
19 bit of difficulty reconciling how that should
20 play out. I don't know off the top of my head.

21 Similarly, when I'm hearing the WCA wants
22 us to work with them, I've shared with you that
23 just from my review of the documents, it seems
24 like to me the WCA has not been acting in
25 accordance with its documents. Mr. Sells came

Page 37

1 in and essentially confirmed that, as I heard
 2 his explanation, so I don't want to put us in a
 3 position that we're somehow -- our actions are
 4 being misconstrued that we're sanctioning some
 5 behavior by the WCA. I think it's a good idea
 6 to work hand in hand and cooperate, but they
 7 need to do them and we need to do us.

8 MS. McCORMICK: Yeah, no, I mean, really
 9 my -- my focus is on getting a master street
 10 tree permit from Hillsborough County that would
 11 only address prospectively what's going to
 12 happen in this community with street trees
 13 because then what would happen is when a
 14 resident goes to the county to apply for a
 15 permit to remove a tree in the future, the
 16 county would review that and if they approve
 17 the tree removal, then at the same time, they
 18 would identify what tree had to -- what tree
 19 could replace it and they would be consistent
 20 with the permit that we had gotten approval
 21 for.

22 MR. CHESNEY: And it would lower the
 23 cost. Right?

24 MR. ROSS: And I know we've talked about
 25 this, it's just as I'm listening to all the

Page 38

1 discussion and -- and at least from one
 2 resident's viewpoint, we have conflicting
 3 actions and theories or approaches and I'm just
 4 stepping back and saying maybe the -- the
 5 conflict is greater than we appreciated. But
 6 that's just me, I just was saying that I think
 7 we ought to make sure we're thinking these
 8 issues through. If you're fully confident
 9 we've thought it all through and we're not
 10 going to have a conflict with a homeowner where
 11 we're saying we have the right for a master
 12 tree permit and we go in and take some action
 13 and they're going to say, "Two, three years
 14 ago, we went and paid for the permit, we did it
 15 because Mr. Mays told us we had to go get it,
 16 and now you're doing something contrary." If
 17 you've thought it through, great, and if --

18 MS. McCORMICK: I think if they're going
 19 to make that argument, they would make it
 20 regardless of what we do in the future.

21 MR. BAUMHOVER: Can I ask a question? If
 22 we had a record of trees that were kind of like
 23 grandfathered, so to speak, you know, you kind
 24 of knew which residents had those trees in
 25 place, would that answer the concerns that you

Page 39

1 have about that?

2 MR. ROSS: Possibly, and I don't want you
 3 to misunderstand my remarks. I'm not saying --
 4 I tend to think things through, and some would
 5 say over-think them, and so if in this instance
 6 I'm over-thinking it, I'll accept that
 7 conclusion; I just am hearing in this limited
 8 conversation lots of moving pieces --

9 CHAIRMAN MILLS: Right.

10 MR. ROSS: -- lots of different
 11 conflicting objectives or approaches, and I
 12 just don't want us to move too swiftly. So --

13 MR. BAUMHOVER: I imagine that Mr. Mays
 14 probably has virtually every non-compliant tree
 15 or grandfathered tree, like the -- the
 16 information or the story or the background from
 17 that resident, in his head. He probably
 18 already had 90 percent of the stories by
 19 neighborhood, and all we need to do is just
 20 make sure that we kind of have that record, not
 21 just in his head, but as institutional
 22 knowledge so that we, you know, have at least
 23 that one very narrow issue about whether a
 24 resident, you know -- you know, is or is not
 25 compliant because they're doing something new.

Page 40

1 We at least know or could know that that
 2 resident did something before we started doing
 3 all of this.

4 MR. ROSS: My only quarrel would be
 5 probably it's 95 percent.

6 MR. BAUMHOVER: Yeah.

7 CHAIRMAN MILLS: If I could just clarify
 8 what you just said for my own purposes, a
 9 resident at some point in the past got a permit
 10 under the old process, they or we replaced the
 11 tree, that tree is now there. Under this new
 12 community-wide permit that Erin is referring
 13 to, I don't see a scenario where we would go to
 14 actively replace that tree unless the resident
 15 was the one requesting it for whatever reason.

16 MR. ROSS: That's why I'm suggesting it
 17 needs to be thought through, and it sounds like
 18 you've thought it through further than I have.

19 CHAIRMAN MILLS: Right, does it make
 20 sense?

21 MR. ROSS: It does make sense.

22 CHAIRMAN MILLS: We're not going to go
 23 out and arbitrarily start replacing trees
 24 necessarily that others have properly permitted
 25 in the past to replace.

Page 41

1 MR. ROSS: I think the way it would come
2 about is we have a bad storm, resident paid to
3 have a tree in there a few years ago or paid to
4 have the permit --
5 CHAIRMAN MILLS: Mm-hmm.
6 MR. ROSS: -- the tree is now down,
7 pursuant to the new plan, we come in and say,
8 "Okay. A different kind of tree needs to go in
9 there," resident says, "That's not what we
10 wanted, we did this kind of tree, we put a
11 little landscaping to match it," and blah,
12 blah, blah, blah, blah, blah. And I think
13 somebody made the comment earlier that, well,
14 that problem comes up regardless of who paid
15 for the permit or anything like that, that
16 problem is created when we passed the plan,
17 which I think is meritorious.
18 So either way, I think you're probably
19 right that -- that if there's a conflict, it's
20 not going to be so much because we have a
21 master tree permit, it's going to be because
22 they don't like the plan, that that's what it's
23 going to be, they don't like the plan.
24 CHAIRMAN MILLS: Right, but it's a
25 go-forward plan -- right -- not a go-backwards

Page 42

1 plan. Right?
2 MR. ROSS: Yeah, no, I agree with that.
3 CHAIRMAN MILLS: Okay. I think we've
4 covered this one enough. Appreciate you coming
5 in. Stay tuned, you're more than welcome to
6 stay or go.
7 And next is the engineer report, but
8 seeing as the engineer is not here --
9 MR. MAYES: She didn't have anything to
10 the report.
11 CHAIRMAN MILLS: She doesn't have
12 anything so we'll go directly to the attorney's
13 report, discussion of the cell tower.
14 MS. McCORMICK: Okay. Does anybody need
15 a copy of the most recent redlined version of
16 the RFP, everybody's got it?
17 Okay. So really, the only thing that is
18 redlined here is -- well -- and to answer your
19 question from earlier -- this RFP deals with
20 two different potential locations for a cell
21 tower: One would be in Glenclyff Park, and the
22 other one would be the property that is north
23 of here where the TECO substation is, and then
24 there's -- it's just natural area and it's --
25 it's to the east of the library site.

Page 43

1 What you see here is redlined and as
2 comments are the most recent comments that I've
3 worked through and gotten from our consultants
4 still, in the air from Ken Schmidt, and this
5 was based on the kind of prioritization, the
6 factors that the CDD needed when -- that the
7 board members did when they ranked what factors
8 they thought should be primary with respect to
9 the RFP.
10 So you can see like on the first page
11 that he has identified, for the benefit of the
12 bidders, what the priorities are of the
13 district, and then the other thing that is
14 significant in here, if you go to the back of
15 this -- well, before I get to that, on page
16 eight, we had talked about having the applicant
17 pay the district a nonrefundable deposit of
18 \$3,000 at the time that they are given a notice
19 of award, and then we also have in here a
20 provision for the successful proposer to -- at
21 the time that they start construction, pay a
22 seventy-five-hundred-dollar fee to the district
23 to offset the costs that you all have -- that
24 the district has incurred from the legal side,
25 the consultant's side, engineering fees.

Page 44

1 So if -- if we end up going forward with
2 two different cell tower sites, then that could
3 potentially be \$15,000, and what the consultant
4 was recommending is that that nonrefundable
5 deposit that the proposers pay of \$3,000 would
6 be applied towards that \$7,500 payment. And
7 then you can see that he's added in here some
8 additional requirements for information to be
9 provided by the bidders. You may see here that
10 it references HOAs or COAs, and I already
11 changed that to CDD on the amended copy.
12 And then of particular importance is the
13 evaluation criteria that is going to be used
14 by the district to evaluate these proposals.
15 So these recommendations were made based on the
16 prioritization that the board members gave. So
17 under his recommendations, there would be --
18 15 percent of the evaluation would be allocated
19 to the financial remuneration that the proposer
20 is proposing to pay to the district. Then ten
21 percent would be the professional quality of
22 the respondent based on them identifying
23 similar projects within the Florida market that
24 they've undertaken.
25 The largest percentage of the evaluation

<p style="text-align: right;">Page 45</p> <p>1 would go toward the demonstrated capability of 2 recruiting and operating a multi-tenant 3 wireless support structure with public entities 4 and then that's broken down. So that 5 20 percent of that 50 percent would be based on 6 their demonstrative leasing of existing 7 projects that they've undertaken in the state. 8 20 percent of it would be based upon their 9 response to our requirement that they provide a 10 plan for having encouraged publication on the 11 site, and then ten percent would be based on 12 their local expertise in Central Florida. 13 The fourth factor here in this bid, 14 demonstrated capability of developing and 15 operating aesthetically attractive wireless 16 support structures. So you'll see that that's 17 given a somewhat lesser weighting of ten 18 percent of the evaluation and then -- let's see 19 -- 15 percent of the evaluation is the specific 20 plan for this location. 21 So that -- that was his recommendation 22 based on how we prioritized those factors. 23 CHAIRMAN MILLS: And those factors does 24 add up to a hundred percent? 25 MS. McCORMICK: It does add up to a</p>	<p style="text-align: right;">Page 47</p> <p>1 same page, that we understand there is going to 2 be a cost, because this is drafted to the 3 district to maintain the area around there, and 4 to the extent there's area inside and the -- an 5 example would be they have workers there who 6 leave trash behind there. If -- if we don't 7 have easy access, we're going to get in a fight 8 with them and they have no refundable deposit 9 at risk, and so they'll have no meaningful 10 motivation to go in there and take care of any 11 maintenance within fencing. 12 And so if we wanted them to have some 13 skin in the game, we would have them post an 14 additional refundable deposit because whoever 15 we're dealing with now will be gone in eight 16 years and the new person in eight years who 17 inherits this lease as it's drafted, they don't 18 have any skin in the game, they have no 19 financial reason if we called them and 20 complained and said, "Hey, you left a bunch of 21 trash there at the base of your unit, come out 22 and pick it up," and they'll say, "No, we're 23 not going to, we'll get to it eventually," 24 because, you know, "What are you going to do, 25 take my deposit? Oops, there isn't one."</p>
<p style="text-align: right;">Page 46</p> <p>1 hundred percent. 2 CHAIRMAN MILLS: Yeah, any issues or 3 comments? 4 Mr. Ross. 5 MR. ROSS: On the issue of maintenance, I 6 originally advocated that the successful bidder 7 would have to install appropriate landscaping 8 around the base of their unit, the fencing, et 9 cetera, consistent with whatever our 10 appropriate standards, and I see you've got 11 that in here, that we -- 12 MS. McCORMICK: Mm-hmm. 13 MR. ROSS: -- have to approve whatever 14 they install; as I thought it through, there 15 then becomes the thereafter maintenance 16 obligation -- 17 MS. McCORMICK: Right. 18 MR. ROSS: -- and I didn't see a clear 19 articulation of the maintenance obligation, and 20 as I thought about it further, I thought maybe 21 we don't want them to have it, maybe we want to 22 control that to make sure if -- if it's a 23 proper level, et cetera, et cetera, which is 24 where I ended up. And so I just throw that 25 issue out just to make sure we're all on the</p>	<p style="text-align: right;">Page 48</p> <p>1 MS. McCORMICK: Mm-hmm. Yeah, because we 2 do have a requirement in here that at the end 3 of the lease, the site has to be restored to 4 its original condition, minor wear and tear 5 accepted, and I did make a revision to this 6 previously that the CDD would be maintaining 7 the landscaping that's around the fenced-in 8 facility. I think that the way that this will 9 work, they will want to maintain a secure 10 access to their equipment that's on the inside 11 of that fencing for the cell facility, but I 12 think that's going to be screened by the 13 landscaping. So it's not a situation where 14 there would be debris in there that would be 15 visible externally from the site is my -- 16 MR. ROSS: That's a fair point. 17 MS. McCORMICK: -- anticipation. 18 MR. ROSS: Okay. 19 MS. McCORMICK: If we wanted to, though, 20 require some sort of additional deposit, that's 21 -- that's not contemplated in here, so that 22 would be something that we would need to add in 23 and I would need to talk to the consultant 24 about that. 25 MR. ROSS: I think the only reason we</p>

<p style="text-align: right;">Page 49</p> <p>1 would want an additional deposit, emphasizing</p> <p>2 that it is refundable --</p> <p>3 MS. McCORMICK: Right.</p> <p>4 MR. ROSS: -- is so that as future people</p> <p>5 for the cell tower company have this account,</p> <p>6 they understand that they make a bad decision,</p> <p>7 there's a financial cost to their employer;</p> <p>8 that is, they're going to lose the deposit, but</p> <p>9 you just made the point -- and I think it was a</p> <p>10 good one -- what are the things that they would</p> <p>11 need to do in which they have a deposit at</p> <p>12 risk? I mean, there is not really that many</p> <p>13 go-forward obligations from a maintenance, if</p> <p>14 you will.</p> <p>15 I guess in theory if -- I don't know how</p> <p>16 towers work, but I guess if something broke off</p> <p>17 and it was hanging there and it appeared to be</p> <p>18 dangerous, that -- I don't know if that happens</p> <p>19 much with cell towers, but I can't think of</p> <p>20 much in which we would be asking them to come</p> <p>21 out.</p> <p>22 I know for the most part, they build</p> <p>23 these in empty areas and they don't go by and</p> <p>24 inspect them and maintain them, they just leave</p> <p>25 them there and maybe do an annual or semiannual</p>	<p style="text-align: right;">Page 51</p> <p>1 an appropriate way and if they don't, they're</p> <p>2 going to lose their deposit.</p> <p>3 MS. McCORMICK: Okay. I will talk to</p> <p>4 them about that.</p> <p>5 CHAIRMAN MILLS: All right. I agree with</p> <p>6 that. Perhaps the \$3,000 nonrefundable apply</p> <p>7 to the commencement of construction, just</p> <p>8 reword it as a refundable deposit for ongoing</p> <p>9 proper maintenance inside the perimeter of the</p> <p>10 fence.</p> <p>11 MR. ROSS: I'd say 3,000 is probably a</p> <p>12 little light.</p> <p>13 CHAIRMAN MILLS: Well, I'm just going by</p> <p>14 the numbers that are in front of me, but I</p> <p>15 mean, we can pick any number.</p> <p>16 MR. ROSS: Right.</p> <p>17 MS. McCORMICK: So are you comfortable</p> <p>18 with me talking to the consultant about that</p> <p>19 concern --</p> <p>20 MR. ROSS: Certainly, I mean --</p> <p>21 MS. McCORMICK: -- and seeing what his</p> <p>22 recommendation would be and using that --</p> <p>23 MR. ROSS: Yes.</p> <p>24 MS. McCORMICK: Okay.</p> <p>25 MR. BAUMHOVER: I'll make an observation,</p>
<p style="text-align: right;">Page 50</p> <p>1 inspection and that's it. They don't want to</p> <p>2 put more costs on a go-forward basis.</p> <p>3 So if you're confident there would be no</p> <p>4 reason why they would need to come out and do</p> <p>5 work on the tower that would affect the</p> <p>6 aesthetics to our community, the issue of a --</p> <p>7 excuse me -- of a refundable deposit isn't</p> <p>8 important.</p> <p>9 MS. McCORMICK: Yeah, I mean, my -- I</p> <p>10 think I recall some discussions that I had with</p> <p>11 the consultant where they actually do come out</p> <p>12 to the site on a pretty regular basis and they</p> <p>13 have things that -- adjustments that they need</p> <p>14 to do or access issues that they have, like if</p> <p>15 they're putting additional equipment on the</p> <p>16 tower, so it's likely that we are going to be</p> <p>17 having quite a bit of ongoing contact with them</p> <p>18 because they are going to be making visits to</p> <p>19 the site fairly frequently. I mean, that's my</p> <p>20 understanding.</p> <p>21 MR. ROSS: If that's the case, then we</p> <p>22 may want a refundable deposit for the reasons I</p> <p>23 said --</p> <p>24 MS. McCORMICK: Yeah.</p> <p>25 MR. ROSS: -- to make sure they do it in</p>	<p style="text-align: right;">Page 52</p> <p>1 when we look at the orders of priority for the</p> <p>2 district goals versus the weeding of evaluation</p> <p>3 of --</p> <p>4 MS. McCORMICK: Mm-hmm.</p> <p>5 MR. BAUMHOVER: -- financial criteria, I</p> <p>6 don't think it's properly aligned. So goals</p> <p>7 three and four basically have to do with kind</p> <p>8 of reducing visibility, and I think we can all</p> <p>9 agree that the financial incentives were ranked</p> <p>10 near the bottom, but when I look at this and I</p> <p>11 see that demonstrated capability of developing</p> <p>12 an aesthetically attractive wireless support</p> <p>13 structure, which is probably most aligned to</p> <p>14 three and four, is weighed less than the</p> <p>15 financial criteria -- so it's 15 percent for</p> <p>16 the financial criteria, which is ranked at the</p> <p>17 bottom, and then four is ranked ten percent.</p> <p>18 So I think -- I think you can probably just</p> <p>19 swap the percentages and get to a closer</p> <p>20 alignment, but I would want to make sure the</p> <p>21 evaluation criteria is aligned to the</p> <p>22 prioritized goals.</p> <p>23 MS. McCORMICK: Well, I think that</p> <p>24 probably the reason that he ranked this this</p> <p>25 way is because of the discussion we've been</p>

Page 53

1 having about the fact that the more, you know,
 2 complex camouflaged wireless structures affect
 3 the functionality of the amount of coverage and
 4 capacity that they can provide. So if you
 5 require a tree to -- you know, a camouflage
 6 tree or even a flagpole --
 7 MR. BAUMHOVER: Right.
 8 MS. McCORMICK: -- that that's going to
 9 impact the --
 10 MR. BAUMHOVER: Well, I just meant the
 11 weighting of the financial criteria, like that
 12 should not be -- for our evaluation, we
 13 shouldn't be pegged to -- I mean, or the bidder
 14 should not think that the financial criteria
 15 outweighs our emphasis on getting, you know,
 16 the structure, you know -- like the weighting
 17 of the financial criteria, if a bidder saw
 18 like, hey, the financial criteria matters more
 19 to the CDD as it -- as they're evaluating your
 20 bids, you know --
 21 MS. McCORMICK: Okay. Well, I will say
 22 in the e-mail that the consultant sent back to
 23 me regarding this criteria -- and I'm just
 24 throwing this out there, but you can definitely
 25 tweak these however you want to. The one

Page 54

1 comment that he had is based upon the low
 2 weight of the financial criteria under this
 3 RFP, he thought that this was going to probably
 4 cause the proposers to, you know, make an offer
 5 at the minimum amount.
 6 CHAIRMAN MILLS: Lowball us.
 7 MS. McCORMICK: Yeah, that they would
 8 understand this to mean that the finances were
 9 a very low priority for the district.
 10 MR. BAUMHOVER: Okay. So if we raised
 11 the financial criteria, then they're going to
 12 come in with something that they think is
 13 attractive to us based on the financial
 14 criteria, but they're going to skimp on what we
 15 really think is important.
 16 MS. McCORMICK: Well, and I think that's
 17 why he -- you know, that's why he weighted it
 18 the way that he's proposing to weigh it.
 19 MR. BAUMHOVER: Right, I would just say
 20 that our weighting of the evaluation criteria
 21 should reflect our stated priorities in the
 22 RFP.
 23 CHAIRMAN MILLS: So ask him to look at
 24 that and see if there's any -- I mean,
 25 misalignment, that's really what you're

Page 55

1 saying -- right -- that there is --
 2 MR. BAUMHOVER: Yeah, it is misaligned, I
 3 mean, as it's currently stated.
 4 CHAIRMAN MILLS: Well, potentially, yes,
 5 potentially no -- right -- because all of
 6 these are important because they're priorities,
 7 but then how do you evaluate an RFP, you know,
 8 taking a slightly different turn based on the
 9 nuts and bolts of the RFP. Right?
 10 MR. BAUMHOVER: Right, I mean, to the
 11 extent that we say to the general antenna
 12 building community that there are factors that
 13 are more important than the financials to us,
 14 then that should send a signal that we really
 15 want well-designed antennas with this criteria
 16 in mind, and if the qualified applicant comes
 17 in with what we think is a well-designed, you
 18 know, antenna, then they probably should feel
 19 like they can, you know, make it monetarily
 20 worth their while.
 21 CHAIRMAN MILLS: Mm-hmm.
 22 MR. BAUMHOVER: We're saying that in our
 23 priorities. I mean, we're saying, "Hey, this
 24 stuff is more important than this," but we're
 25 still waiting -- hopefully against multiple

Page 56

1 bidders so --
 2 CHAIRMAN MILLS: Right.
 3 MR. BAUMHOVER: -- we would pick the
 4 winning bidder based on whether or not we think
 5 they're building the best antenna for our
 6 community.
 7 CHAIRMAN MILLS: Well, that's one -- as
 8 one factor.
 9 MR. BAUMHOVER: As one factor, but really
 10 as -- you know, as really drawn out by
 11 capacity, coverage, visibility. I mean, like
 12 those are the top criteria.
 13 CHAIRMAN MILLS: Right.
 14 MS. McCORMICK: Yeah, I mean, I'm not
 15 sure that --
 16 MR. BAUMHOVER: To a lower extent --
 17 MS. McCORMICK: I'm not sure I understand
 18 because if we have just a monopoly, there's not
 19 going to be a lot of differences in one
 20 monopoly design to another monopoly design, so
 21 really the choices are, you know, do you have a
 22 monopoly or do you have a flagpole or do you
 23 have a tree or some other type of camouflaged
 24 structure, but I don't think two companies that
 25 are proposing a monopoly are going to --

Page 57

1 they're not going to differ significantly in
 2 that one will be more aesthetically designed
 3 than another one. I mean, that's my
 4 impression.
 5 MR. BAUMHOVER: But we're leaving it to
 6 their opinion as to whether they submit a
 7 monopole design or a palm tree design or
 8 whatever --
 9 MS. McCORMICK: Right, right.
 10 MR. BAUMHOVER: -- because we've stated
 11 that our first and foremost, you know, goal is
 12 to increase the wireless coverage and capacity.
 13 MS. McCORMICK: Right.
 14 MR. BAUMHOVER: They might say, "Hey, you
 15 know what, I'm going to put the strongest
 16 antenna up there with the most" -- and we may
 17 say, "That is or is not what we want."
 18 MS. McCORMICK: Right.
 19 MR. BAUMHOVER: I just don't want to send
 20 the message that's inconsistent with our stated
 21 order of priorities.
 22 MS. McCORMICK: So your thought is to
 23 maybe flip the percentages in number four and
 24 number one, is that --
 25 MR. BAUMHOVER: I mean, basically, that's

Page 58

1 really all I'm saying, is --
 2 CHAIRMAN MILLS: Okay.
 3 MR. BAUMHOVER: -- is -- we want to make
 4 sure that we're not giving overdue weight to
 5 the financial criteria when we stated that
 6 that's our lowest priority.
 7 CHAIRMAN MILLS: So make that ten and
 8 four 15?
 9 MR. BAUMHOVER: Yes.
 10 CHAIRMAN MILLS: Okay.
 11 MS. McCORMICK: And then the other
 12 suggestion that the consultant had was to add
 13 some language in here so that the proposers
 14 understand that, you know, historically, the
 15 district has been -- like maybe over the last
 16 ten or 20 years, we've had a number of
 17 companies that -- whether they were wireless
 18 service providers or cell tower construction
 19 companies, that have approached the district
 20 about locating facilities within the community
 21 and, you know, at those prior times, the board
 22 had decided not to proceed with that, so this
 23 is really opening up an opportunity for the
 24 companies that hasn't been there that's
 25 supported by the district.

Page 59

1 So I was going to incorporate some of
 2 that in here, too, because I thought that would
 3 be -- that would be something that would be --
 4 get the attention of the --
 5 MR. BAUMHOVER: Maximize the competition.
 6 MS. McCORMICK: -- companies that are
 7 going to be looking at this, and he also had
 8 suggested that we'll publish this RFP, but he
 9 also has companies that he can make sure gets
 10 copies of this, too, so he'll use his network
 11 for that purpose.
 12 CHAIRMAN MILLS: Okay.
 13 Matt, anything to add?
 14 MR. LEWIS: No. At first I -- I was
 15 having trouble following some of the comments,
 16 but I -- you said it again, I think I heard
 17 what Erin and yourself said so, you know, I can
 18 go support that, I think I see your point. I
 19 don't have any other comments on what the
 20 consultant provided in terms of this redline; I
 21 support this, as well. I guess my question
 22 would be do we need to make a motion to -- to
 23 accept these changes and to accept the RFP for
 24 publication or --
 25 MS. McCORMICK: I mean, yeah, at this

Page 60

1 point, I would say that the board could just do
 2 a motion to move forward with the RFP and --
 3 and depending on timing-wise, I'm not sure that
 4 this would come back to the board in August,
 5 but if not in August, then certainly in
 6 September so that he would receive the
 7 proposals and be in a position to rank them.
 8 CHAIRMAN MILLS: And you're comfortable
 9 with where you are with the consultant to
 10 button this up and get ready --
 11 MS. McCORMICK: Yes.
 12 CHAIRMAN MILLS: -- for production?
 13 Okay.
 14 MS. McCORMICK: Yes, I am.
 15 CHAIRMAN MILLS: Okay. Is there a
 16 motion?
 17 MR. ROSS: I'll make that motion. And as
 18 a comment, I just want to affirm, consistent
 19 with what you're saying, whatever you and the
 20 consultant work out with regard to the issue I
 21 raised about the deposit, whatever you all work
 22 out, I'm fine with that.
 23 So I'll make the motion that we move
 24 forward, subject to counsel and the consultant
 25 resolving whatever outstanding few issues there

Page 61

1 are.

2 MR. BAUMHOVER: I'll second.

3 MR. LEWIS: I'll second that.

4 CHAIRMAN MILLS: We'll let him second it.

5 Okay. All right.

6 Open for discussion.

7 MR. BARRETT: Just a quick question, I

8 missed a CDD and workshop, did you guys --

9 CHAIRMAN MILLS: Shame on you.

10 MR. BARRETT: Yes, did you guys come down

11 on aesthetic preference for the pole, like did

12 you -- from after hearing from the consultant

13 regarding effectiveness, did you guys make your

14 decision, like, "Oh, yeah, we're going to

15 entertain all of them," or are you just leaning

16 towards the one?

17 CHAIRMAN MILLS: No, we're open to

18 professional suggestions under the RFP.

19 Correct?

20 MS. McCORMICK: Yes. Yeah, I mean, and

21 that's really -- you know, based on the RFP

22 criteria, I think that's going to probably lead

23 to some decisions by the proposers, but we

24 didn't specify any type of facility.

25 CHAIRMAN MILLS: No, we want to see what

Page 62

1 they say.

2 MR. BARRETT: All right. Thank you.

3 MR. CHESNEY: But we did conduct a survey

4 and the results were fairly uniform on what we

5 deemed was important and that was released at

6 the workshop, like amongst the board members.

7 CHAIRMAN MILLS: That'll teach ya to go

8 on vacation.

9 MR. BAUMHOVER: The orders of priority on

10 the first page of the RFP?

11 MR. CHESNEY: Yeah, on -- based on our

12 input.

13 MR. BAUMHOVER: One through seven, that's

14 based on our ranking, so the -- the rank on the

15 first pages goes --

16 CHAIRMAN MILLS: First page -- bottom of

17 the first page.

18 MR. BARRETT: Oh, okay, I'll look at it

19 later.

20 CHAIRMAN MILLS: Yeah.

21 MR. BAUMHOVER: So that's based on our

22 almost unanimous decision.

23 CHAIRMAN MILLS: Yep. Mr. Ross?

24 MR. ROSS: I agree with you all's

25 summary, I walked away also with the conclusion

Page 63

1 that if we go with any sort of pole in which

2 the antenna are encased, that will be a less

3 effective antenna than one in which the antenna

4 is on the exterior of the pole. Is that a fair

5 conclusion that I've reached?

6 CHAIRMAN MILLS: That's my understanding,

7 but subject to what they tell us their

8 technology is capable of.

9 MR. ROSS: Okay.

10 CHAIRMAN MILLS: All right. So we have a

11 motion on the floor to move forward with the

12 cell tower RFP. Seconded. All in favor?

13 (All board members signify in the

14 affirmative.)

15 CHAIRMAN MILLS: Passes five to zero.

16 (Motion passes.)

17 CHAIRMAN MILLS: Okay. All right. Next

18 up is the review and consideration of proposals

19 for engineering services, so how would we like

20 to begin that discussion?

21 MR. CHESNEY: Well, can I summarize what

22 I thought happened?

23 CHAIRMAN MILLS: Sure.

24 MR. CHESNEY: I mean, I thought there was

25 -- well, I shouldn't do that because that

Page 64

1 clouds the -- I can express what I would like

2 to -- I don't know. No, I don't know, I'm

3 going to let someone else go.

4 CHAIRMAN MILLS: I thought that we had

5 agreed that we would identify our first,

6 second, and third choices in the roundtable and

7 maybe, Andy, you could capture that?

8 MR. MENDENHALL: Absolutely, and I'm

9 happy to offer any input with my experience

10 with any of the firms if that helps with any of

11 the discussion.

12 CHAIRMAN MILLS: Okay. Mr. Ross?

13 MR. ROSS: I put some thought into the

14 issue of we had agreed that we would narrow it

15 down to the top three. My own reaction based

16 on what happened at the workshop was to narrow

17 it to three isn't a meaningful movement, and so

18 I'd like the board to think about narrowing it

19 down to the top two. I'm going to assume that

20 most of us would not support the engineer who

21 did not even show up, so that means we only

22 really have four viable candidates, and then to

23 cut it from four to three, I'm not sure what

24 we've achieved.

25 CHAIRMAN MILLS: Okay.

1 MR. CHESNEY: You have to rank the top
2 three.
3 MR. BAUMHOVER: We have to rank
4 the top three.
5 MR. ROSS: Oh, we have to by law?
6 MR. McCORMICK: Yeah.
7 MR. BAUMHOVER: Yeah.
8 MR. ROSS: Okay. Well, that's why we
9 have a lawyer.
10 MR. CHESNEY: So what we've done in the
11 past -- maybe I can help. What we've done in
12 the past is for the first round a lot of times,
13 we literally each write down our one through
14 four and that -- then we kind of agree on if
15 that's our top three and then we make a motion
16 for who we think should go. So why don't we
17 just do that if that's all right with you?
18 MR. ROSS: Okay. Yeah, I feel like it's
19 passing notes and like being so --
20 (Cross talk)
21 CHAIRMAN MILLS: One at a time for the,
22 please, for the scribe.
23 MS. WHYTE: Who needs paper? I can cut
24 it in half. You have to write it down and then
25 hand it to him.

1 MR. CHESNEY: Yeah, that's how we've done
2 it in the past.
3 MR. LEWIS: How do you guys want me to
4 vote on my --
5 MS. WHYTE: Matt can text it to me. If
6 you want, he can just text it to me.
7 MR. CHESNEY: So what we've done -- we've
8 -- we've done it a million different ways, so
9 I'm not going to say that this is the only way
10 we've ever done it, but one way we did it is to
11 get the first round down is we write down our
12 each person -- each supervisor writes down
13 their one to four in order and then we come up
14 with the group ranking and then we kind of know
15 what each other was thinking.
16 CHAIRMAN MILLS: Okay.
17 MR. CHESNEY: That's all.
18 MR. MENDENHALL: Yep, so basically I will
19 take the most votes for the number one, number
20 two, and the number three.
21 MR. CHESNEY: Yeah, so why don't you tell
22 us what one, two, three, and four is, who they
23 are.
24 MR. BAUMHOVER: Well, maybe you should
25 wait until Andy has gotten all of our votes.

1 MS. McCORMICK: Oh, wait, who the four
2 companies are?
3 CHAIRMAN MILLS: Yeah.
4 MR. BAUMHOVER: Yes.
5 MS. McCORMICK: We have JMT --
6 CHAIRMAN MILLS: Well, let's do it
7 alphabetically.
8 MS. McCORMICK: Yeah, so that's --
9 CHAIRMAN MILLS: Absolute was one, JMT
10 was two, Johnson Engineering, three,
11 Lighthouse, four, Stantec, five.
12 MR. CHESNEY: Okay.
13 MS. WHYTE: What about Matt?
14 CHAIRMAN MILLS: You said he was going to
15 text it to you.
16 MS. WHYTE: Well, we didn't actually --
17 CHAIRMAN MILLS: Matt, can you do that?
18 MS. WHYTE: Is that okay if he texts it
19 to me?
20 MR. MENDENHALL: Yeah, that's fine, if he
21 can text it.
22 MS. WHYTE: Just ask him.
23 MR. MENDENHALL: Matt --
24 MR. LEWIS: Yes, my top three. Right?
25 MS. WHYTE: Top four, I think.

1 CHAIRMAN MILLS: Yeah, top four.
2 MR. MENDENHALL: Top four to Sonny, if
3 you could.
4 MR. ROSS: Do we put our name on our
5 ranking? Is it --
6 MR. CHESNEY: You don't have to.
7 CHAIRMAN MILLS: No.
8 MR. ROSS: Well, why are we not saying it
9 out loud, is there some anonymity that --
10 MR. CHESNEY: No, I mean -- yeah, in the
11 past, there had to be --
12 MR. BAUMHOVER: He just doesn't want it
13 to get to the third person and they're like,
14 "UH" --
15 MR. CHESNEY: Well, I mean, that way
16 there is some anonymity, yeah.
17 MR. LEWIS: Okay. Sonny, I sent it.
18 MS. WHYTE: Got it.
19 MR. CHESNEY: This way, if somebody ever
20 asks, we have an actual ranking that goes all
21 the way down.
22 MS. WHYTE: Thanks, Matt, got it in.
23 MS. McCORMICK: Technically, we probably
24 need it print it out and put it in the district
25 files.

1 MR. MENDENHALL: Oh, that's right, yeah.
 2 MS. WHYTE: Do you want me to send you
 3 Matt's?
 4 MR. MENDENHALL: Yeah, can you forward it
 5 to my e-mail?
 6 MS. WHYTE: I can do that.
 7 MR. MENDENHALL: And then I'll have it
 8 there.
 9 MR. CHESNEY: I mean, this isn't binding.
 10 MS. McCORMICK: No, it's not, it's not,
 11 but it is considered as public record.
 12 Okay. So lowest score would be the
 13 highest rank or the number one rank?
 14 MR. MENDENHALL: Yes, that's right.
 15 CHAIRMAN MILLS: Say that again?
 16 MS. McCORMICK: The one with the lowest
 17 number of points would be the number one rank.
 18 MR. CHESNEY: Yeah, just to make sure we
 19 did it all right, you wrote one, two, three,
 20 four, and five.
 21 MR. MENDENHALL: Yeah, everybody did it
 22 the --
 23 MR. ROSS: One was my first choice?
 24 MR. CHESNEY: Yes.
 25 MS. McCORMICK: Right.

1 CHAIRMAN MILLS: First choice.
 2 MR. ROSS: Okay. Yes.
 3 MR. CHESNEY: You never know, I just
 4 wanted to be sure.
 5 MR. MENDENHALL: So it looks like the
 6 lowest score is Lighthouse; they were a nine
 7 and then and JMT was a ten and then Stantec was
 8 14 and Johnson Engineering was 17 and then
 9 there were two votes for the -- was it Absolute
 10 -- for fifth place, but only two votes for them
 11 in fifth place. So technically, they don't
 12 have but four scores --
 13 CHAIRMAN MILLS: So the lowest score
 14 being the most common --
 15 MR. MENDENHALL: Correct.
 16 CHAIRMAN MILLS: -- highest ranked.
 17 Right?
 18 MR. MENDENHALL: Right.
 19 MR. CHESNEY: So the top two are JMT and
 20 Lighthouse?
 21 MR. MENDENHALL: Correct, you had -- both
 22 of them had two number one votes, two number
 23 two votes, and Lighthouse had an additional
 24 number three vote and JMT had the additional
 25 number four vote. So that was the ever so

1 slight difference.
 2 CHAIRMAN MILLS: And who was third?
 3 MR. MENDENHALL: Third was Stantec, and
 4 they had a number one vote, a number two vote,
 5 a number three vote, and two number four votes.
 6 CHAIRMAN MILLS: Okay.
 7 MR. CHESNEY: Okay. So now we can have
 8 discussion, I guess?
 9 CHAIRMAN MILLS: Mm-hmm.
 10 MR. LEWIS: Hang on, I'm sorry, so who
 11 was the two top ranked again, Andy?
 12 MR. MENDENHALL: The three top ranked was
 13 Lighthouse Engineering and then JMT and then
 14 Stantec.
 15 MR. LEWIS: Okay. Thank you.
 16 MR. CHESNEY: So I'll go first unless,
 17 Matt, do you want to go first?
 18 MR. LEWIS: Sure, I -- what are we just
 19 kind of talking about, what our --
 20 MR. CHESNEY: Yeah, our impressions of
 21 them.
 22 MR. LEWIS: I'm sorry?
 23 MR. CHESNEY: Yeah, our impressions.
 24 MR. LEWIS: Yeah, I mean, you know, for
 25 me, first of all, I thought all of them were

1 very qualified, capable of doing the job. I --
 2 my actual first impressions of Lighthouse I
 3 thought was a little bit flippant, but the more
 4 I thought about it over the last week or two,
 5 you know, I personally didn't rank them number
 6 one, but I actually liked his approach. You
 7 know, I think the approach of, "Look, if we
 8 have a problem, call me," I mean, that's
 9 really the end game.
 10 I -- for me, you know, I think looking at
 11 -- you know, JMT and Stantec, they do have a
 12 lot of resources there. The other thing with
 13 Stantec, I was surprised the company, CDD, that
 14 Tonja is involved in. I -- I -- you know, for
 15 me, being on the board for almost two and a
 16 half years now, I did not know that, but, you
 17 know, that wasn't something that really swayed
 18 my vote or my thoughts.
 19 And I guess, really, JMT would be a good
 20 choice, as well. I guess in my opinion, you
 21 know, Lighthouse is number one based on the
 22 ranking there, I think that would be a good
 23 choice. There is some institutional knowledge,
 24 and I know we've kind of talked about it with
 25 our staff, and I think there's a lot that goes

<p style="text-align: right;">Page 73</p> <p>1 into that, with Stantec, but if -- if</p> <p>2 Lighthouse is the -- the ranking there, then I</p> <p>3 would support that, but I think there is a lot</p> <p>4 of institutional knowledge to come from having</p> <p>5 Stantec as the engineer, personally.</p> <p>6 CHAIRMAN MILLS: Okay. Mr. Ross?</p> <p>7 MR. ROSS: I ranked Lighthouse number</p> <p>8 one. I found the hourly rate to be very</p> <p>9 attractive, essentially half of what we're</p> <p>10 presently being charged. I agree with Matt, I</p> <p>11 felt all of the candidates were qualified, I</p> <p>12 didn't find anything that any of them said to</p> <p>13 be alarming or anything like that; and</p> <p>14 reflecting on it, the only criticism I could</p> <p>15 think of Lighthouse was that some may feel that</p> <p>16 they don't have enough firepower, that they're</p> <p>17 essentially a mom-and-pop-shop -- and I don't</p> <p>18 mean that in a denigrative way, but just in</p> <p>19 terms of number of people -- and my conclusion</p> <p>20 on that was that's essentially no different</p> <p>21 than what we have now. That while Tonja has</p> <p>22 all the resources of Stantec, we deal with her.</p> <p>23 She's the person that handles all of our</p> <p>24 issues, takes all of our phone calls, handles</p> <p>25 whatever crises there are, and it will be the</p>	<p style="text-align: right;">Page 75</p> <p>1 like, you know, we'd be the -- you know, the</p> <p>2 big client, you know, of his firm, which you</p> <p>3 know, for some people is attractive, but I'd</p> <p>4 rather be a medium to bigger client and not</p> <p>5 necessarily the big whale of any one firm</p> <p>6 because, you know, what happens if he goes</p> <p>7 down; you know, whereas with JMT, I kind of</p> <p>8 felt like we had backup if something were to</p> <p>9 happen.</p> <p>10 CHAIRMAN MILLS: Mr. Chesney?</p> <p>11 MR. CHESNEY: So I, too, thought -- I</p> <p>12 really came out of that presentation thinking</p> <p>13 JMT and Lighthouse were both very strong. I</p> <p>14 have -- and the more I have reflected upon it,</p> <p>15 I actually have more of a preference for JMT</p> <p>16 and -- for a couple of reasons, they are</p> <p>17 similar to the firm we have so they have a</p> <p>18 depth of resources. I also played up on that,</p> <p>19 you know, the owner was still -- the former</p> <p>20 owner was still involved. I liked the idea of</p> <p>21 potentially having the -- the younger associate</p> <p>22 may be our point person and -- but I thought</p> <p>23 that the level of resources they have were</p> <p>24 great. I also thought that their relationship</p> <p>25 with Swiftmud was very important because</p>
<p style="text-align: right;">Page 74</p> <p>1 same with them.</p> <p>2 So I ended up concluding that that was</p> <p>3 not a significant factor for me, and I</p> <p>4 analogized it somewhat to our own legal</p> <p>5 counsel, that she's a sole practitioner, she</p> <p>6 used to be with a large group, she does a great</p> <p>7 job, why not value or evaluate Lighthouse under</p> <p>8 the same umbrella? So it was pretty</p> <p>9 straightforward for me. I did put JMT two.</p> <p>10 CHAIRMAN MILLS: Forrest?</p> <p>11 MR. BAUMHOVER: So I switched it, I had</p> <p>12 had JMT one and Lighthouse two, and for me, it</p> <p>13 really went -- there's a couple of things:</p> <p>14 One, I mean, both I thought were qualified,</p> <p>15 very well qualified. I like the fact that they</p> <p>16 both had a lead PE, but JMT had the reach back.</p> <p>17 Right? So, you know, here is the guy that</p> <p>18 built this firm and, you know, sold it but is</p> <p>19 still running it, and I like the fact that he's</p> <p>20 a lead, he was the person that gave the</p> <p>21 presentation.</p> <p>22 I like the fact that Lighthouse had --</p> <p>23 you know, had the firm owner doing the same</p> <p>24 thing, but I kind of went with the nod of -- I</p> <p>25 mean, he's got one other CDD and I kind of felt</p>	<p style="text-align: right;">Page 76</p> <p>1 that's the largest part of a lot of our --</p> <p>2 that's a lot of our engineering work, and since</p> <p>3 they are the ones that -- I mean, they have a</p> <p>4 lot of depth in their relationships with them,</p> <p>5 whereas Lighthouse had -- you know, he was more</p> <p>6 of a road guy previously.</p> <p>7 I think that Lighthouse brings some</p> <p>8 positives in the sense that I think that he is</p> <p>9 the kind of guy -- you're right -- you can call</p> <p>10 up and say, "Hey, man, I want you to, on your</p> <p>11 way home, look at this area," you know,</p> <p>12 "We're thinking about building a boardwalk,"</p> <p>13 you know, "What do you think?" And I think we</p> <p>14 would get very straightforward, practical, you</p> <p>15 know, guidance from him, but I think that we're</p> <p>16 used to the level of resources that someone</p> <p>17 like JMT would have, including the mapping.</p> <p>18 And also, I did have -- I was going to</p> <p>19 call him and ask him about it, but I also had</p> <p>20 kind of a problem with some of his numbers when</p> <p>21 it came to the billing. So the billing, he did</p> <p>22 have a very low number, but if he asked like</p> <p>23 what his -- he only has four employees, he had</p> <p>24 a fairly low number, and he -- and maybe I was</p> <p>25 incorrect in my recollection, but I seem to</p>

1 think that, you know, he gave a revenue number
 2 of like 750,000 and he thought we'd be 10 to
 3 15 percent of it. Like his numbers didn't
 4 really match up to the number of billable
 5 hours, which gave me some concern.
 6 Like I like to look at a bill and say,
 7 "Okay. I understood how they got there." So
 8 that was another concern on my -- on my behalf.
 9 So I mean, I -- I would support JMT as -- for
 10 our ongoing engineer needs.
 11 CHAIRMAN MILLS: Okay.
 12 MR. LEWIS: Are you guys still there?
 13 CHAIRMAN MILLS: Yeah, we're still here.
 14 Are you there?
 15 MR. LEWIS: Hello?
 16 CHAIRMAN MILLS: Are you there?
 17 MR. LEWIS: Okay. There you are.
 18 CHAIRMAN MILLS: All right. We didn't go
 19 anywhere.
 20 MS. McCORMICK: Did you just hear what
 21 Greg was saying?
 22 MR. LEWIS: The last part I heard was,
 23 you know, he just wants to know what he sees
 24 when he gets billed, he wants to know where
 25 it's coming from.

1 MR. CHESNEY: Yeah.
 2 MS. McCORMICK: Right, right, okay.
 3 MR. CHESNEY: But also, I finished with I
 4 would support JMT to be our engineer because of
 5 some of the other reasons that we had talked
 6 about.
 7 CHAIRMAN MILLS: Okay. So my impression
 8 -- having us not gone through an engineering
 9 RFP before -- was, I think as Matt stated, at
 10 the outset. All five were impressive
 11 presentations, even for the one that didn't
 12 show up. Although that one looked to be more
 13 tilted towards project management and
 14 construction and the early phases of this
 15 community. I ranked Lighthouse number one for
 16 a couple of reasons: One, I kind of saw -- and
 17 maybe Andy can help me with this --
 18 MR. MENDENHALL: Sure.
 19 CHAIRMAN MILLS: -- Meadow Point as a
 20 mirror of our community?
 21 MR. MENDENHALL: It is similar, a little
 22 bit smaller, but as far as scope of services
 23 that an engineer would provide, very similar.
 24 CHAIRMAN MILLS: Okay. And so that,
 25 coupled with the experience with Inframark and

1 with Andy, were both pluses for me. The hourly
 2 rate was attractive, but not -- you know, kind
 3 of like the cell tower RFP -- right -- it
 4 wasn't overwhelming, but certainly it was -- it
 5 was a step away from all the others that were
 6 fairly tightly bunched together.
 7 Actually, I had Johnson Engineering
 8 second and nobody mentioned them, although --
 9 I'm sorry, I had Stantec second, I had changed
 10 this around late. I had Johnson Engineering
 11 originally second, and then when I thought more
 12 about their -- what I perceive as weakness with
 13 bank erosion, that dropped them for me from two
 14 to three.
 15 So I had Stantec second for existing
 16 knowledge with the community, extensive water
 17 experience, but the question mark there, as
 18 Matt had also indicated, was I did not know
 19 either that she manages 70 CDDs. Right? And
 20 so some of the issues that maybe we've had are
 21 specific without them being acknowledged to us
 22 that she's covering 70 CDDs -- right -- whereas
 23 the gentleman from Lighthouse, if he's only got
 24 a few accounts -- even if we are his biggest
 25 account -- we're certainly going to get and I

1 would expect a level of attention that we may
 2 get from JMT. I ruled them out because they
 3 were too big for me, you know, and if we were
 4 going to go big, then we might as well stick
 5 with Stantec because we've already got the
 6 experience and the institutional knowledge.
 7 Right? So I kind of saw them in the same
 8 bucket.
 9 So I -- I went with Lighthouse for the
 10 local representation and the lack of 70 CDDs
 11 that he's covering and then when you add to
 12 that the Meadow Point experience, it's not like
 13 he's not familiar with a property somewhat
 14 similar to ours and already has experience with
 15 our district manager and his company. Those
 16 were some pretty big pluses, so that's what I
 17 shook out.
 18 MR. CHESNEY: Do you have any comments
 19 between -- I mean, have you worked with JMT?
 20 Obviously you worked with some --
 21 MR. MENDENHALL: So -- yeah, the only one
 22 that I haven't worked with is Johnson
 23 Engineering, which, I mean, there are a bunch
 24 of CDDs, I just have not come across them. I
 25 obviously work with Tonja in a lot of districts

Page 81

1 with Stantec, have for years. In fact, the CDD
 2 that I sit on, she's the engineer there.
 3 JMT, I work with -- I have worked with in
 4 two districts only. Currently, I'm working
 5 with one district and them, but in my office,
 6 they are working on -- I think it's four or
 7 five different districts. So I see the
 8 interactions with other districts and other
 9 folks that work in my office and I understand
 10 the projects they are working on.
 11 With Lighthouse, I do have the past
 12 experience. I managed Meadow Point, too, for
 13 about ten years. So I worked with them in that
 14 district. In fact, I worked with Lighthouse
 15 through the transition in that district from
 16 their previous district -- district engineer,
 17 which was quite some time ago, and I worked
 18 with them on some pretty large-scale projects
 19 there.
 20 So, you know, opinion-wise, I think that,
 21 you know, if it comes down to -- if your two
 22 are Lighthouse and JMT, they are both good for
 23 the qualities that were mentioned. If it were
 24 my decision, if I were making the decision, I
 25 would probably give the slight edge to JMT, and

Page 82

1 the reason why is just because -- merely
 2 because I've worked in more district on more
 3 projects with them. It's not a knock against
 4 Lighthouse Engineering, it's just that my scope
 5 with them is slightly more limited to
 6 one district, you know, and a few projects,
 7 whereas JMT, I've kind of just worked
 8 hand-in-hand with them for longer, you know, in
 9 a couple of districts. And I also see a
 10 diversity of projects that they are working on
 11 among other districts in my office.
 12 So whereas with Lighthouse, the projects
 13 that I did work on, it was basically --
 14 primarily roads, roads and a little bit of
 15 water infrastructure type stuff, but JMT, I've
 16 worked on -- in the current district, I work
 17 with them on -- it's mostly waterways, water
 18 infrastructure, bank erosion, that sort of
 19 stuff, but I've seen large-scale projects that
 20 they've done in other districts which involve,
 21 you know, specifically building. I've also
 22 seen a sports court and stuff like that, as
 23 well as small-scale projects that they've been
 24 on.
 25 So you know, again, it's not a knock

Page 83

1 against Lighthouse, it's just that I've seen
 2 more that JMT has done. So that's kind of my
 3 perspective on that.
 4 As far as Stantec, I think Tonja is a
 5 great engineer. I echoed the same concerns
 6 about that many districts because, once again,
 7 she's the engineer in the district that I sit
 8 on the board for, so I completely get that, and
 9 I know she has a number of folks that work with
 10 her on these projects, but you know, it's tough
 11 to do that many districts.
 12 I mean, I manage a number of districts.
 13 There is no way on earth that I could handle
 14 that many districts, so I can get where that
 15 would be a concern. So it really kind of comes
 16 down to if it's -- to me, if you -- for the
 17 localized presence and a smaller firm, which
 18 will probably give you more attention, that's
 19 certainly Lighthouse. For we'll say less of a
 20 risk and more similar experience, but different
 21 firm, probably JMT.
 22 MR. CHESNEY: How many number one votes
 23 did JMT and Lighthouse each get?
 24 MR. MENDENHALL: They both had two. They
 25 both had two number ones, they both had two

Page 84

1 number twos, and JMT had one fourth place and
 2 Lighthouse had one third place.
 3 MR. BAUMHOVER: My overarching concern
 4 about moving forward with Lighthouse is what
 5 happens if -- if he gets hit by the proverbial
 6 beer truck and we're --
 7 MR. LEWIS: What was that last part?
 8 MR. BAUMHOVER: What happens if the
 9 gentleman from Lighthouse gets hit by a truck
 10 and is out of commission? At least with Tonja,
 11 you know, like Stantec is there to back her up.
 12 Yeah, there will be some sort of learning curve
 13 with whatever engineer they assign, but they
 14 have an engineer to assign to her various
 15 accounts and same with JMT, but I'm not -- in
 16 my line of work, I always look at like the
 17 continuity plan; what is his continuity plan if
 18 something were to happen? I'm not sure --
 19 that's my confidence factor, is what happens.
 20 So --
 21 CHAIRMAN MILLS: I guess you would --
 22 MR. LEWIS: That's a good point. One
 23 thing I'll say real quick -- I've got a comment
 24 about Swiftmud, I think Greg made the comment,
 25 but, you know, I don't know if you guys did

1 this, but I -- in my nature, I kind of used
 2 Erin's grading and I -- I really wanted to give
 3 points to all the three that I picked, which I
 4 think was very tight, but going back to the
 5 Swiftmud comment, you know, that is a little
 6 bit of a turn because in my experience, I don't
 7 -- I don't do a lot with Swiftmud, but I know
 8 other engineers who deal with them, and a
 9 relationship with those people is very
 10 important because they are finicky and they are
 11 -- I'm not going to say that they change the
 12 rules a lot, but knowing who the reviewer of a
 13 permit is has been -- and having a relationship
 14 with that person has made a difference on how
 15 fast it gets done or if it gets approved in my
 16 experience that I've had over my career. So
 17 I'll just kind of say that for the board just
 18 to kind of ponder.

19 MR. CHESNEY: Well, you had ranked
 20 Lighthouse number one -- right -- I think you
 21 said?

22 MS. McCORMICK: No.

23 MR. CHESNEY: No?

24 MR. LEWIS: I did not, no.

25 CHAIRMAN MILLS: No, Brian and I.

1 company behind you -- right -- but to your
 2 point, you know, God forbid something happens
 3 to Erin, we'd have to find another attorney.
 4 Right? And so that's a situation we're already
 5 in, so I don't know that that, by itself,
 6 should be the limiter.

7 I would come around on -- like I said, I
 8 didn't rank JMT very high, but that's because
 9 we separated them from Stantec, but I did like
 10 the Swiftmud connections, they did have GIS
 11 support, albeit out of state. The other
 12 gentleman's rate was the second lowest at 130
 13 versus the 91 for Lighthouse; the others were
 14 all clustered very high. So --

15 MR. CHESNEY: Well, I agree with you,
 16 though the rate is the least important thing.
 17 My only concern on the rate was Lighthouse, he
 18 tried to use it as a selling point, and I'm
 19 sitting there, you know, doing some math and
 20 going, "Hmm." It would have been better had he
 21 not talked about the rate.

22 MR. BAUMHOVER: It also matters like how
 23 many hours he's going to charge us for the same
 24 tasks that --

25 CHAIRMAN MILLS: Right.

1 MR. CHESNEY: Oh, gotcha.

2 MR. LEWIS: I think he could get it --
 3 I'm not saying he can't get it done, I mean,
 4 it's not it's impossible if you don't have a
 5 relationship with that agency, but --

6 MR. CHESNEY: Yeah.

7 MR. BAUMHOVER: Wait, how many --

8 MR. LEWIS: -- for me, it does help.

9 MR. CHESNEY: Two ones -- so he must've
 10 ranked --

11 CHAIRMAN MILLS: Two ones and --

12 MR. CHESNEY: Did Stantec get a one?

13 MR. MENDENHALL: Stantec got a one.

14 MR. CHESNEY: That's where, okay.

15 CHAIRMAN MILLS: I want to respond to
 16 your question about the getting hit by a truck.
 17 I mean, worst-case scenario is either the firm
 18 has the capability to continue or we secure
 19 another engineering firm. Right? I mean the
 20 same unfortunately is true here -- right -- to
 21 Brian's point: If something happens to Erin,
 22 we have to find another counsel.

23 MR. MENDENHALL: I'm the only one nothing
 24 is happening to.

25 CHAIRMAN MILLS: Well, you've got your

1 MR. BAUMHOVER: I mean, he can have a \$90
 2 hourly rate if he charges ten hours for every
 3 project that we ask him to do and someone else
 4 would've charged us five hours to --

5 MR. CHESNEY: Yeah.

6 CHAIRMAN MILLS: Well, interestingly
 7 enough, though, he did pay 35,000 as about what
 8 he estimated the services to be, and that's
 9 exactly what our budget line item is. So there
 10 wasn't an out of step there. Right?

11 MS. McCORMICK: I think our budget is --

12 MS. WHYTE: That's about right.

13 MS. McCORMICK: Is it?

14 MS. WHYTE: Yes.

15 MS. McCORMICK: Oh.

16 CHAIRMAN MILLS: Yeah, I looked at it
 17 earlier today.

18 MR. CHESNEY: Anyways, so I mean we kind
 19 of all have it out on the table. I mean, I
 20 don't know how you guys want to --

21 CHAIRMAN MILLS: It's a two-horse race
 22 basically. Right?

23 MR. CHESNEY: Yes. So Matt, would you --
 24 I mean, if JMT did it, do you think there would
 25 be any reason why you wouldn't have the

1 point person being the younger guy? And I hate
2 to use the term younger guy, just --

3 MR. LEWIS: No, I like them there, in
4 fact, I kind of got the --

5 MR. MENDENHALL: It's Steven.

6 MR. CHESNEY: Well, they kept talking
7 about backup, but they kept the -- I hate to
8 use the term older guy, younger guy, but the
9 older guy would come to more of the meetings
10 and I just thought that was kind of a waste,
11 like that would be like a source of billable
12 hours that was unnecessary.

13 MR. LEWIS: Well, yeah, I kind of thought
14 the same thing, you know, maybe like pass some
15 of that back down, you know, to the younger guy
16 to handle.

17 MR. CHESNEY: Yeah, so why didn't he just
18 show up? I mean, he didn't seem --

19 MR. LEWIS: Yeah, and that's something
20 that we could -- you know, we could maybe talk
21 to him about that. You know, one other
22 comment, I think his name is Robert Morat, he
23 mentioned he had owned Bayside Engineering and
24 JMT did buy them several years ago and Bayside
25 was a pretty small firm. So you know, they do

1 MR. ROSS: That would be my ranking in my
2 motion.

3 MS. McCORMICK: And you still need a
4 number three --

5 MR. ROSS: And number three --

6 MS. McCORMICK: -- which would be
7 Stantec, I think.

8 MR. ROSS: No, my number three was
9 Johnson.

10 MS. McCORMICK: Well, I'm just going
11 based on the points.

12 MR. ROSS: Oh, okay.

13 MS. McCORMICK: Yeah, so Stantec would --

14 MR. MENDENHALL: Yeah, it's -- it's
15 Stantec.

16 MR. ROSS: Okay. Yeah, I'll do that,
17 I'll make that motion that we establish the
18 ranking as just stated.

19 CHAIRMAN MILLS: Is there a second?
20 I'll second it.

21 MR. CHESNEY: Okay. So discussion? So I
22 mean --

23 MR. LEWIS: The motion was to accept
24 Lighthouse as number one?

25 CHAIRMAN MILLS: Well, we've ranked --

1 have a lot more resources behind them now with
2 JMT because they're more of a regional -- I
3 think they're based out of Maryland, but, you
4 know, I think they probably still have that
5 local feel with the people that are in that
6 office because I think a lot of the people that
7 ultimately made up the JMT office here were
8 Bayside Engineering rollovers, you know, if
9 that -- if that makes any difference with
10 anybody.

11 MR. CHESNEY: Does anyone feel strongly
12 enough to make a motion to approve the
13 engineer?

14 MR. ROSS: I mean, I can make a motion.

15 MR. LEWIS: It was very tight for me.
16 Like I said, when I just ranked them, this firm
17 fell within five points. So --

18 MR. ROSS: If it helps resolve the
19 conversation, I'll move that we accept the
20 proposal of Lighthouse. Is that the right
21 phraseology, accept the proposal?

22 MS. McCORMICK: Well, you would be
23 motioning to rank Lighthouse Engineering number
24 one ranked firm and then I assume JMT number
25 two.

1 the motion was to rank the top three:
2 Lighthouse, JMT, and Stantec.

3 MR. CHESNEY: Okay. So what it would
4 mean is that we would then enter -- attempt to
5 enter into a contract with one, and if not, if
6 that didn't work out for some reason, it would
7 go to --

8 MS. McCORMICK: Then you would go to
9 number two, right.

10 MR. CHESNEY: Okay.

11 CHAIRMAN MILLS: Right.

12 MR. LEWIS: Okay.

13 MR. CHESNEY: So we're in the discussion
14 phase?

15 CHAIRMAN MILLS: Yes.

16 MR. CHESNEY: So I am going to oppose the
17 motion just because I think that JMT is a more
18 appropriate engineer for our district.

19 CHAIRMAN MILLS: Okay.

20 MR. CHESNEY: That's all I need to say.

21 CHAIRMAN MILLS: Any comments, Forrest?

22 MR. BAUMHOVER: No.

23 CHAIRMAN MILLS: No, Matt, any comments
24 before we go to a vote?

25 MR. LEWIS: I'm actually going to say the

Page 93

1 same thing that -- that Greg did, I feel the
2 same way he does.
3 CHAIRMAN MILLS: Okay.
4 MR. BAUMHOVER: In that case, I might as
5 well speak my peace, too.
6 CHAIRMAN MILLS: Might as well. I mean,
7 You're the tiebreaker here, apparently.
8 MR. BAUMHOVER: I mean, it's consistent
9 with what I voted. So I mean -- sorry, my
10 opposition is consistent with what I voted,
11 which was not what was motioned.
12 CHAIRMAN MILLS: Okay. Well, so we'll
13 call for the motion. All in favor?
14 (No response.)
15 CHAIRMAN MILLS: All opposed?
16 (Mr. Chesney raises his hand)
17 MR. LEWIS: I oppose.
18 CHAIRMAN MILLS: Okay. So that motion
19 fails.
20 (Motion fails.)
21 CHAIRMAN MILLS: Do we have a substitute
22 -- so does that mean then that we -- we need a
23 new motion?
24 MR. CHESNEY: Yes.
25 MS. McCORMICK: You can either do another

Page 94

1 like round of --
2 MR. CHESNEY: Yeah.
3 MS. McCORMICK: -- you know, ranking or
4 you can just do another motion and see if it
5 passes. So you can do this however you want
6 to.
7 MR. ROSS: I'll make a motion that we
8 rank it JMT first, Lighthouse second, and
9 Stantec third. Can I do that?
10 MS. McCORMICK: You can do that.
11 MR. ROSS: Oh, and can I add that as part
12 of the motion who I want to be assigned to us
13 from JMT, or is that to be in a separate
14 motion?
15 MS. McCORMICK: No, you could do -- I
16 mean, you could do that and make --
17 MR. ROSS: Okay.
18 MS. McCORMICK: -- that part of the
19 motion, then I would assume that that would be
20 part of the negotiations with JMT.
21 MR. ROSS: Okay.
22 MR. MENDENHALL: And I can let you know
23 that, initially, when everybody was submitting
24 their proposals, JMT asked, you know, would
25 they prefer -- would the board prefer Robert or

Page 95

1 Steven, and I -- I basically said, "I don't
2 know," I said, "Maybe you, Robert, because
3 you're the senior person." Apparently I was
4 wrong, but my point is that I don't think there
5 would be any issue with that.
6 MR. ROSS: My motion, then, I ask that
7 Mr. Brletic be our assigned account manager
8 or --
9 MS. McCORMICK: Like the primary contact
10 for the district.
11 MR. BARRETT: Is that Robert or Steven?
12 MR. MENDENHALL: Steven.
13 MR. ROSS: And an example would be he
14 would be the one who would come to a meeting if
15 we asked the engineer to -- to appear.
16 MS. McCORMICK: Yeah.
17 MR. ROSS: So that's my motion.
18 CHAIRMAN MILLS: Is there a second?
19 MR. BAUMHOVER: I'll second.
20 CHAIRMAN MILLS: Okay. Let's go, folks,
21 we got to keep this moving.
22 All right. Any discussion?
23 (No response.)
24 CHAIRMAN MILLS: All in favor?
25 MR. LEWIS: Aye.

Page 96

1 (All board members signify in the
2 affirmative.)
3 CHAIRMAN MILLS: That passes five to
4 zero.
5 (Motion passes.)
6 CHAIRMAN MILLS: I would assume that
7 would, though, still mean that Robert's
8 connections with Swiftmud would potentially
9 benefit the district. Right?
10 MR. CHESNEY: Yes, I would hope so.
11 CHAIRMAN MILLS: Yeah, okay.
12 MR. CHESNEY: I mean, technically, I
13 would read the motion as --
14 MR. LEWIS: I really don't think that
15 that will be a problem.
16 MR. CHESNEY: Yeah, the way I would read
17 the motion is that if for some reason Robert
18 said, "No, I have to be the point of contact,"
19 that would actually fail and then it would be
20 Lighthouse. That's how I would understand it.
21 MS. McCORMICK: So what I typically do
22 after an RFP like this is I'll send out a
23 notice of ranking to each of the companies that
24 had submitted proposals and it will have some,
25 you know, just boilerplate language in there

Page 97

1 that if they're going to file a -- a protest,
 2 that they have to do it within -- I think it's
 3 like 72 hours and then file a written protest
 4 within a week, but I mean, I would not
 5 anticipate that that's going to be an issue in
 6 this case.
 7 CHAIRMAN MILLS: Okay.
 8 MS. McCORMICK: And then I'll work on the
 9 contract with them, and of course you guys will
 10 see it and provide me with any comments.
 11 CHAIRMAN MILLS: Great. Okay. Good job,
 12 everybody.
 13 Field manager's report.
 14 Matt, do you want to drop off or are you
 15 good?
 16 MR. LEWIS: No, I'm good, I can keep
 17 listening.
 18 CHAIRMAN MILLS: All right. You and I
 19 are both on vacation so we're troupers.
 20 MR. MAYS: Did we do Andy already?
 21 MR. MENDENHALL: No, not yet, but it's
 22 all right.
 23 CHAIRMAN MILLS: I'm sorry, I skipped
 24 right past that.
 25 MR. MENDENHALL: It's okay, not a

Page 98

1 problem. The main item I have is we're at that
 2 interim meeting where our budget, we're going
 3 to look to approve it at that August 6th -- the
 4 next meeting, I think.
 5 CHAIRMAN MILLS: Mm-hmm.
 6 MR. MENDENHALL: So of course, if there
 7 is any questions or comments or changes, I'm
 8 happy to take any input on it now. Obviously
 9 between now and that meeting in August, we'll
 10 have additional actuals, as well as kind of
 11 finalizing anything that we might have
 12 outstanding with staff as far as their needs
 13 with the budget and kind of be ready to present
 14 it and have the public hearing. But once
 15 again, as a place marker, if there's any
 16 questions today or anything that you want to go
 17 over, I'm happy to do that.
 18 CHAIRMAN MILLS: Go ahead.
 19 MR. CHESNEY: I just want to ask, I had
 20 asked for the -- whatever our -- the fund
 21 balance report. Is it in here? I did not
 22 look.
 23 MR. MENDENHALL: It should be, yeah.
 24 MS. WHYTE: I think so.
 25 MR. CHESNEY: It is?

Page 99

1 MS. WHYTE: Yeah.
 2 MR. CHESNEY: Do you know what page,
 3 where it is?
 4 MR. MENDENHALL: Let me look here.
 5 MR. CHESNEY: I just wanted to check it's
 6 there --
 7 MR. MENDENHALL: It's usually right after
 8 the general fund.
 9 MS. WHYTE: I don't know what page it's
 10 on, but I'm pretty sure it's there.
 11 MR. MENDENHALL: So -- so you have --
 12 page four is the general fund, which goes over
 13 your reserves and -- is this what you were
 14 looking for?
 15 MR. CHESNEY: No.
 16 MR. MENDENHALL: No?
 17 MR. CHESNEY: No, I'm talking about that
 18 report that shows the growth of the fund
 19 balance.
 20 MR. MENDENHALL: Oh, the growth of it.
 21 Okay.
 22 MS. WHYTE: I thought I saw something
 23 on --
 24 MS. McCORMICK: Changes in fund balance
 25 on page 11, is that what you're looking at?

Page 100

1 MR. CHESNEY: 11 -- changes in fund
 2 balance -- this doesn't include the -- the
 3 doesn't include the -- no.
 4 MS. McCORMICK: That's not it?
 5 MR. CHESNEY: No, this doesn't include
 6 the --
 7 MR. MENDENHALL: Uninsured asset reserve.
 8 MR. CHESNEY: -- uninsured asset reserve
 9 and some of the other stuff.
 10 MR. MENDENHALL: So let me do this: Let
 11 me check with them. Even if it's not in here,
 12 we can -- if it is in here, we can extract it
 13 out and send it around to the board and --
 14 MR. CHESNEY: Yeah, I don't think it's in
 15 here, but if he could send it out prior to our
 16 meeting, that would be great.
 17 MR. MENDENHALL: Not a problem.
 18 MR. CHESNEY: And I know he's got a lot
 19 more help now --
 20 MR. MENDENHALL: Yes.
 21 MR. CHESNEY: -- and I don't know what
 22 Sonny's version is, but they seem very eager.
 23 MS. WHYTE: Eager in what?
 24 MR. CHESNEY: Well, like -- I don't know,
 25 if I send them something, they -- they're

Page 101

1 proactive.

2 MR. MENDENHALL: Yes.

3 MR. CHESNEY: I mean this as a

4 compliment.

5 MR. MENDENHALL: Yeah, no --

6 MR. CHESNEY: I mean, it's like they're

7 -- if you're like, "Hey, I don't understand

8 this," they are calling me, they're sending me

9 e-mails.

10 MR. MENDENHALL: Well, Mary -- Mary

11 Polanec, who is your current accountant, is,

12 in my opinion, by far the best accountant that

13 we have at our company. So she has been there

14 longer than me -- probably about as long now --

15 and just as -- knows things right off the bat,

16 can figure things out, she's very good.

17 MS. WHYTE: She's like this (snaps

18 fingers).

19 MR. CHESNEY: Yes, always.

20 MS. WHYTE: She gets on them right away.

21 MR. CHESNEY: And I had always just dealt

22 with Allen, and like over the last year, there

23 was two other people, maybe a Lisa -- does that

24 sound right?

25 MR. MENDENHALL: Their -- well, we had

Page 102

1 Sergio for many years and then --

2 MR. CHESNEY: I'm bad with names.

3 MR. MENDENHALL: Well, they had a couple

4 of people that rotated over the past couple of

5 years, but, you know, Mary, being the senior

6 accountant, wants it -- kind of exactly how

7 you're describing -- gives Allen a chance to

8 step back because, you know, she can kind of

9 run with it completely.

10 CHAIRMAN MILLS: Andy, I have a question

11 and maybe, Sonny, you know, on landscape, we

12 were flat against last year, but we added

13 additional costs for Davie for this year.

14 Where is that captured?

15 MS. WHYTE: Well, we added it as of the

16 end of this year, so it won't be on this budget

17 cycle, it will be on the next budget cycle,

18 because it only comes effective as of the new

19 budget.

20 CHAIRMAN MILLS: Well, that's --

21 MS. WHYTE: If you're referring to those

22 four items that we added?

23 CHAIRMAN MILLS: Yeah.

24 MS. WHYTE: You voted on them to be into

25 the new budget cycle, not in the old budget

Page 103

1 cycle. Erin and I have been working on them.

2 I think you have everything we need, the only

3 thing --

4 MS. MCCORMICK: Yeah, I do, and I had the

5 same question, I thought it was going into

6 effect right away and then --

7 MS. WHYTE: No, you clearly said you

8 wanted it in the new budget cycle because we

9 asked that question.

10 CHAIRMAN MILLS: Well, that's my

11 question, though, I don't see it in the budget.

12 MS. WHYTE: Well --

13 MR. MENDENHALL: So I --

14 MS. WHYTE: I'll talk to Allen.

15 CHAIRMAN MILLS: We did Davie additional

16 --

17 MR. MENDENHALL: Yeah.

18 CHAIRMAN MILLS: --to the contract --

19 MR. MENDENHALL: Mm-hmm.

20 CHAIRMAN MILLS: -- but the landscape

21 contract line for 2020 fiscal year reads the

22 same number --

23 MS. WHYTE: As last year's.

24 CHAIRMAN MILLS: -- as last year's --

25 MS. WHYTE: Okay. I'll --

Page 104

1 CHAIRMAN MILLS: -- so where is that

2 additional cost?

3 MS. WHYTE: I'll send it to Mary because,

4 Erin, we were going to do that. The only other

5 thing that I did want to -- I spoke to Erin,

6 and since we've got public forum on this is we

7 have -- when we added the entranceways of

8 Sheldon and Linebaugh, we had quarterly

9 maintenance on those, and I'd like to add that

10 quarterly maintenance over the 12-month period

11 into the contractual because it is part of the

12 contract, if you guys don't have a problem with

13 it.

14 MR. MENDENHALL: So to that point and to

15 Jim's point, we just need the numbers and --

16 MS. WHYTE: I'll get the numbers for it.

17 MR. MENDENHALL: And for the four

18 additions you just referenced, we'll go ahead

19 and get that number added into it here, as

20 well.

21 MS. WHYTE: I'll send it to Mary.

22 MR. MENDENHALL: There's a couple of

23 variances within your budget that we have some

24 flexibility to --

25 CHAIRMAN MILLS: To tweak it. Right?

Page 105

1 I'm not looking for an increase in the overall
 2 budget, but --
 3 MR. MENDENHALL: No, we'll make sure that
 4 it --
 5 CHAIRMAN MILLS: -- I'm looking for a
 6 correction to a line item.
 7 MR. MENDENHALL: Yes.
 8 CHAIRMAN MILLS: Right?
 9 MR. MENDENHALL: Not a problem.
 10 CHAIRMAN MILLS: Okay.
 11 MR. MENDENHALL: We'll get it in there
 12 and let you know what the amount is.
 13 CHAIRMAN MILLS: Okay.
 14 MR. CHESNEY: Priscilla is still --
 15 MR. MENDENHALL: Yeah, she's still there,
 16 so she is between Allen and Mary.
 17 Also on the budget, is there any other
 18 questions or comments on the budget at this
 19 time?
 20 CHAIRMAN MILLS: Yes, so one other on
 21 repair and maintenance grounds, last year's
 22 budget -- this year's budget was one twenty
 23 eight three, we're projecting two eleven, but
 24 the -- 2020 is dropped to one ten two hundred.
 25 MS. WHYTE: Greg, do you want to

Page 106

1 challenge that one?
 2 MR. CHESNEY: No. So that is one of the
 3 ones that fluctuates based on what's going on.
 4 So actually it was -- for many years, it was
 5 150.
 6 MS. WHYTE: Mm-hmm.
 7 MR. CHESNEY: So I don't know, I just --
 8 Allen and them will have to figure it out.
 9 MR. MENDENHALL: Well, do we have -- is
 10 there a current amount of projects that are
 11 being done this year that aren't expected for
 12 next year in that --
 13 MS. WHYTE: Huh-uh, huh-uh.
 14 MR. MENDENHALL: So it should be
 15 consistent with what --
 16 MS. WHYTE: It should be consistent, but
 17 we were using that last year flattened and to
 18 balance out the budget. So -- but we do have
 19 the --
 20 MR. CHESNEY: There's another one in
 21 there, too, like that.
 22 MS. WHYTE: Yeah, there's a few
 23 variations in that one.
 24 MR. MENDENHALL: Okay. So that's fine,
 25 so we can look at where that's trending, and so

Page 107

1 what we'll do is I'll have -- I'll work with
 2 you on making sure that it's --
 3 MS. WHYTE: Yeah, it won't come to 211, I
 4 promise you, Doug, I already looked at the
 5 budgets.
 6 MR. MENDENHALL: Well, whatever the
 7 expectation is, we need to make sure it's --
 8 MS. WHYTE: Yeah.
 9 CHAIRMAN MILLS: Well, it's already 141
 10 --
 11 MS. WHYTE: Yeah.
 12 CHAIRMAN MILLS: -- with a budget of 128,
 13 and the budget has gone down to 110.
 14 MR. CHESNEY: Yeah, but what I'm saying
 15 is the 128 is not --
 16 CHAIRMAN MILLS: Right.
 17 MR. CHESNEY: Yeah, going down to 110,
 18 that's a different issue. It was 150 and then
 19 we lowered it down to deal with this budget,
 20 the actual budget, for last year.
 21 CHAIRMAN MILLS: Okay. So that's the one
 22 line that we made then. Got it.
 23 MR. CHESNEY: More than one, yeah.
 24 CHAIRMAN MILLS: Okay.
 25 MR. MENDENHALL: There's a couple of

Page 108

1 options. So if we need to get -- we really
 2 should only use one item when we're working
 3 with the overall number and then when something
 4 like this -- like that particular line, R&M
 5 Grounds, really should be something that's --
 6 MS. WHYTE: Consistent.
 7 CHAIRMAN MILLS: I thought it was capital
 8 budget that we were using.
 9 MS. WHYTE: Capital improvement.
 10 CHAIRMAN MILLS: Capital improvement.
 11 MR. CHESNEY: Well, part of that is
 12 because we had some kind of change at the end,
 13 but there's -- there's a name for it, I can
 14 look it up.
 15 MR. MENDENHALL: Isn't it parks?
 16 MS. WHYTE: It's a capital improvement --
 17 it's R&M Parks.
 18 CHAIRMAN MILLS: I thought that was the
 19 number that we used to tweak the budget,
 20 there's park improvements at 319 --
 21 MS. WHYTE: Yep, that's where it is.
 22 CHAIRMAN MILLS: -- but it was originally
 23 400.
 24 MS. WHYTE: Yep.
 25 CHAIRMAN MILLS: Right?

1 MR. MENDENHALL: Right.
 2 CHAIRMAN MILLS: So why is grounds off
 3 the budget as it -- from a budgeting
 4 perspective, I read that line and it makes no
 5 sense to me. We're already over-budgeting
 6 18,000 less for next year.
 7 MR. MENDENHALL: Correct.
 8 CHAIRMAN MILLS: So that's my question.
 9 MR. MENDENHALL: Yeah, I agree with you
 10 completely. So we'll work with Sonny and Doug
 11 and make sure that that number is where the
 12 expectation of the trending is, not the 211,
 13 necessarily, but --
 14 CHAIRMAN MILLS: Yeah, if it should be
 15 150, then let's make it 150 and make an
 16 adjustment elsewhere.
 17 MR. MENDENHALL: Yep.
 18 CHAIRMAN MILLS: Right?
 19 MR. CHESNEY: Yeah, because I'm going to
 20 -- yeah, I don't want to go from memory because
 21 I think there is actually another one.
 22 CHAIRMAN MILLS: Okay.
 23 MR. ROSS: Just so the conversation is
 24 clear, we do have a different project. We've
 25 approved the work over on the Promise Lane

1 property.
 2 MR. MENDENHALL: Mm-hmm.
 3 MR. ROSS: Do you have -- hopefully you
 4 have that evolved into a nursery in a community
 5 garden. I'm not saying that's the same issue
 6 you all are talking about, but I just wanted to
 7 be clear that that is a new or different
 8 project. I think we were going to take that
 9 out of fund balance, but to the extent that's
 10 related, then let's make sure that doesn't get
 11 lost.
 12 MR. MENDENHALL: Ye.
 13 MR. CHESNEY: Which is why that fund
 14 balance report would also be very useful.
 15 MR. MENDENHALL: Absolutely, yeah, good
 16 point. Okay.
 17 CHAIRMAN MILLS: Good. Anything else?
 18 MR. MENDENHALL: The only other item I
 19 had, just by way of update, and I'm just
 20 basically handing it off. So we got the maps,
 21 I sent them around, it correlated with the
 22 bills that we get from TECO, so these are just
 23 the full-size maps. If anybody wants to take a
 24 look at them, lay them out and -- and I'll give
 25 them to Sonny and Doug.

1 MS. WHYTE: Can I just ask one thing
 2 since we're on the budget line item? 401(k)s,
 3 is that going to change anything of what we're
 4 paying now versus what we're going to be paying
 5 for in the future in January, since you guys
 6 fixed that and I wasn't involved in it, but I
 7 just wanted to make sure that that is covered
 8 in this budget.
 9 MR. MENDENHALL: So from a -- you know,
 10 from a dollars perspective, yeah, potentially.
 11 You know, if the board -- because the change is
 12 really to give the board a little bit more
 13 flexibility --
 14 MS. WHYTE: Okay.
 15 MR. MENDENHALL: -- as far as what they
 16 can do for you guys as employees. I think it's
 17 a little bit of an unknown because we haven't
 18 gotten to the point of saying, "Well, what
 19 changes does the board want to make?"
 20 MS. WHYTE: Okay. That's what I wanted
 21 to know.
 22 MR. MENDENHALL: But -- so year one, it's
 23 probably -- I would imagine we'll have to find
 24 it within the -- you know, there's enough area
 25 within this budget to figure it out and we'll

1 know a lot better -- so we're queued up
 2 basically for September to -- September to
 3 start the conversation with the 401(k) --
 4 MS. WHYTE: Oh, okay.
 5 MR. MENDENHALL: -- folks so that it gets
 6 into effect by January.
 7 MS. WHYTE: Can you send me the
 8 information in an e-mail so I can --
 9 MR. MENDENHALL: Yes, no problem.
 10 MS. WHYTE: Thank you.
 11 MR. BAUMHOVER: I would estimate that one
 12 of two things is going to happen, either not
 13 much is going to change --
 14 MS. WHYTE: Well, that's fine, I just --
 15 MR. BAUMHOVER: -- or the change is going
 16 to be small enough to where we -- where we can
 17 find the -- the funding elsewhere.
 18 MR. MENDENHALL: That's all I have.
 19 CHAIRMAN MILLS: Okay. So before we go
 20 to field manager report, we're coming up on the
 21 top of the hour and that's usually when I check
 22 on the reporter. Are you doing okay?
 23 THE REPORTER: Yes, sir, thank you. We
 24 can keep on moving.
 25 CHAIRMAN MILLS: Keep on moving. All

Page 113

1 right. Field manager's report.
 2 MR. MAYS: Just one thing to discuss with
 3 the board about the nano bubbler, the
 4 situation, I had the electrician out a couple
 5 of weeks ago, we reviewed the areas, the only
 6 power that we have -- well, it's not even ours.
 7 I mean, we would have to go through private
 8 property, which is going to be crazy and stupid
 9 to try and do.
 10 So my question really is probably to
 11 Erin, he suggested we come off the Promise
 12 Lane, that lot that we have over there, because
 13 there's a pole right there, that's really the
 14 closest point where we could go ahead and
 15 establish electricity on that piece of
 16 property. As we've talked about through the
 17 years -- as Mr. Ross just said that we're
 18 talking about possibly turning it into some
 19 sort of gardening space over there and
 20 electricity would be needed for a well, other
 21 things, lighting, whatever we may need,
 22 electricity to work the tools, whatever, but he
 23 suggested that we go ahead and possibly start
 24 pursuing TECO to get electric on that lot over
 25 there and then run it from there. My question

Page 114

1 is, does it have to be rezoned or can it be
 2 zoned just by anything to put electric on?
 3 MS. McCORMICK: Yeah, I don't think the
 4 -- the zoning shouldn't have an effect on your
 5 ability to put electric in there.
 6 MR. MAYS: Okay. So then my question
 7 would be does the board want me to pursue --
 8 obviously with TECO -- what we need to do to
 9 get power on that piece of property on Promise
 10 Lane.
 11 CHAIRMAN MILLS: Mr. Ross?
 12 MR. ROSS: Move that we so proceed.
 13 MR. CHESNEY: I would venture to say that
 14 would be covered by the last motion you made
 15 about that property, but sure, second.
 16 CHAIRMAN MILLS: Any discussion?
 17 (No response.)
 18 CHAIRMAN MILLS: Matt, did you hear the
 19 motion?
 20 MR. LEWIS: I actually did not.
 21 CHAIRMAN MILLS: So Doug's request, in
 22 order to run electric to the nano bubbler, we
 23 have to install electric on the Promise Lane
 24 property and run it from there to avoid
 25 crossing private property elsewhere, and that

Page 115

1 motion has been made to allow Doug to proceed
 2 with that and has been seconded. Okay?
 3 MR. LEWIS: Okay.
 4 CHAIRMAN MILLS: All in favor?
 5 (All board members signify in the
 6 affirmative.)
 7 MR. LEWIS: Aye.
 8 CHAIRMAN MILLS: Passes five to zero.
 9 (Motion passes.)
 10 MR. MAYS: And I guess also, what about
 11 the fence that we're -- yesterday, I had to
 12 chase a guy off of this -- off the property on
 13 a dirt bike, so we may want to start
 14 considering --
 15 MS. WHYTE: Securing it.
 16 MR. MAYS: -- getting the fence that's
 17 required, whatever type of --
 18 MS. McCORMICK: Yeah, I'm sorry, I was
 19 supposed to look at the zoning to see whether
 20 the type of fencing is specified in that PD and
 21 I'll do that, I haven't done that yet.
 22 MS. WHYTE: Thank you.
 23 CHAIRMAN MILLS: Mr. Ross?
 24 MR. ROSS: Move that we so proceed
 25 subject to legal review.

Page 116

1 CHAIRMAN MILLS: Second? Seconded by Mr.
 2 Baumhover.
 3 MR. BAUMHOVER: I second.
 4 CHAIRMAN MILLS: Again, I thought that
 5 was in the prior motion.
 6 MR. ROSS: Yeah, just trying to move
 7 things down the --
 8 MR. CHESNEY: I mean, I'd like to see
 9 what kind of fence.
 10 MS. WHYTE: We'll send you an e-mail.
 11 MS. McCORMICK: Well, you're probably
 12 going to get an estimate once you know what --
 13 MS. WHYTE: Once I know what it is, we
 14 have to get the estimate approved, depending if
 15 it's brick, if it's wrought iron -- depending
 16 on what is required. So --
 17 MR. CHESNEY: Cattle.
 18 MS. WHYTE: We'll bring --
 19 CHAIRMAN MILLS: Cattle fence?
 20 MS. WHYTE: No, I don't think so, but
 21 anyway, yes, we'll definitely get you a quote.
 22 CHAIRMAN MILLS: Mr. Ross?
 23 MR. ROSS: If I need to, I'll amend my
 24 motion that they come to the next meeting with
 25 the fence proposal.

Page 117

1 MR. BAUMHOVER: I'll second that.
 2 CHAIRMAN MILLS: Okay.
 3 MR. CHESNEY: Sounds great.
 4 CHAIRMAN MILLS: Did you hear that, Matt?
 5 Matt?
 6 MR. LEWIS: I'm here, sorry, I couldn't
 7 get off mute. No, I had a hard time hearing
 8 that one, too, I'm sorry.
 9 CHAIRMAN MILLS: So that one was Doug had
 10 to chase a dirt bike off the Promise Lane
 11 property so he's looking for us to authorize
 12 him to move forward with securing estimates for
 13 a fence that they will bring back to us next
 14 month, and parallel to that, Erin will flush
 15 out the zoning issues for that property,
 16 separate from the motion.
 17 MR. LEWIS: Okay. Thank you.
 18 CHAIRMAN MILLS: Any discussion?
 19 MR. MAYS: It will be hard for me to get
 20 a proposal in one month on the fencing when I
 21 don't know what type of fencing to have.
 22 MS. McCORMICK: I'll let you know --
 23 CHAIRMAN MILLS: All right. Well, work
 24 together and --
 25 MR. CHESNEY: I was going to say the same

Page 118

1 thing, that's really kind of like more on Erin.
 2 CHAIRMAN MILLS: Okay.
 3 MR. CHESNEY: Like she needs to respond
 4 to that like tomorrow.
 5 MS. McCORMICK: Right.
 6 CHAIRMAN MILLS: In whatever timely
 7 fashion is reasonable. Right, Brian?
 8 MR. ROSS: Yes, sir.
 9 CHAIRMAN MILLS: Okay. All in favor?
 10 (All board members signify in the
 11 affirmative.)
 12 MR. LEWIS: Aye.
 13 CHAIRMAN MILLS: That passes five to
 14 zero.
 15 (Motion passes.)
 16 MR. MAYS: That's all I've got. Sonny's
 17 got one thing.
 18 MS. WHYTE: I just wanted to bring it to
 19 the board's attention, I had a resident call me
 20 today and she -- I explained the situation to
 21 her, and she was okay, but I did tell her I
 22 would mention it to you; she would like to see
 23 something of a basketball court somewhere on
 24 this side of the property because it's too far
 25 for the kid to go to Glenduff.

Page 119

1 So I did mention to her that we've looked
 2 at all aspects of lack of land and that was
 3 a part of our issue. I did suggest that she
 4 contact the school district because we do have
 5 Davidsen Elementary School, that is a public
 6 school, that -- is that the --
 7 MR. MAYS: Hillsborough County Park and
 8 Recreation.
 9 MS. WHYTE: The park and recreation, she
 10 was going to go to them, as well, to allow
 11 additional time frames and stuff, but I did --
 12 I did promise her I would mention it to the
 13 board so you can keep it in your thoughts if
 14 you come up with something. She just said
 15 there's really nothing for the kids -- the
 16 older boys to do, and then, you know, she says,
 17 "Well, what about here," and I said, "Well,"
 18 and she said, "What about taking out the grass
 19 at Baybridge Park and putting a basketball
 20 court," and I said, "So those who didn't want
 21 movies in the park are going to hear thunk,
 22 thunk, thunk, thunk, thunk," and she goes,
 23 "Yeah, that's not a good idea." So I said,
 24 "We're really restricted on green space."
 25 CHAIRMAN MILLS: Are the courts at

Page 120

1 Davidsen not --
 2 MS. WHYTE: They're not open.
 3 MR. BAUMHOVER: No, they're not open.
 4 MR. CHESNEY: They used to be a long time
 5 ago.
 6 CHAIRMAN MILLS: It used to be, yeah.
 7 MS. WHYTE: I told her to get in touch
 8 with Susan Edgerley because Susan Edgerley, who
 9 is a previous board member, was very, very --
 10 MR. BARRETT: She moved.
 11 CHAIRMAN MILLS: Yeah, she moved.
 12 MS. WHYTE: Never mind, she moved. So
 13 yeah, she was very involved in that discussion
 14 with the school district.
 15 CHAIRMAN MILLS: Okay.
 16 MR. BAUMHOVER: I would say from personal
 17 experience, that green space that's there,
 18 looks to be apparent at Davidsen, that's a
 19 county wetland easement, and I mean -- because
 20 if the school was going to do anything, they
 21 would probably put additional parking.
 22 MS. WHYTE: Well, they have a basketball
 23 court. They have basketball courts in --
 24 MR. BAUMHOVER: They would have to open
 25 that up --

Page 121

1 MS. WHYTE: Yes, absolutely.
 2 MR. BAUMHOVER: -- but I think that's a
 3 school security issue.
 4 MS. WHYTE: I get it, but --
 5 CHAIRMAN MILLS: Mr. Barrett?
 6 MR. BARRETT: Could the CDD build a
 7 basketball court on the Westchase rec center if
 8 the county funded it, or that would be not
 9 kosher?
 10 MS. McCORMICK: At the Westchase rec
 11 center?
 12 MR. BARRETT: Rec center, there's a big
 13 lot behind. I mean, they have the only land on
 14 this side really that could fit --
 15 MS. WHYTE: Hillsborough County.
 16 MR. CHESNEY: It's the property the CDD
 17 donated to the county to build the rec center.
 18 MS. McCORMICK: Oh, okay.
 19 MR. CHESNEY: It's on Westchase Drive,
 20 next to Westchase Elementary.
 21 MS. McCORMICK: Oh, okay. Okay. So it's
 22 in the district boundaries then?
 23 MR. CHESNEY: Yes.
 24 CHAIRMAN MILLS: Yes.
 25 MR. CHESNEY: We used to own it.

Page 122

1 MS. WHYTE: But it's completely secured,
 2 isn't it?
 3 MR. CHESNEY: Yeah.
 4 MR. BARRETT: No, it's not fenced.
 5 MS. WHYTE: It's not?
 6 MR. CHESNEY: Oh, I thought it was.
 7 MS. WHYTE: From the front, you can't get
 8 into it?
 9 MR. BARRETT: Sure you can.
 10 MS. WHYTE: Oh, they took it down.
 11 MR. BARRETT: We had a problem with
 12 people kind of coming in without paying because
 13 there is no fence.
 14 MS. McCORMICK: Yeah, I mean, I think
 15 that the district could look at helping to fund
 16 something like that. You know, I know in my
 17 experience, just where I am working with the
 18 Hillsborough County School Board is if there's
 19 a group that, you know, can approach the school
 20 district or approach the school about keeping
 21 the basketball courts open, they may be willing
 22 to work with the community. We have a track
 23 near where I live and they've agreed to keep
 24 that open for people to use after hours.
 25 MR. CHESNEY: Well, I'm interested in

Page 123

1 Chris's -- and to answer that, so can we fund a
 2 basketball court at the rec center?
 3 MS. McCORMICK: I mean, it would be on
 4 other public property, so yes, we could do
 5 that.
 6 MR. CHESNEY: Okay. I can think of a lot
 7 of things we could put back there now. How
 8 come you never mentioned that?
 9 CHAIRMAN MILLS: Well, what would be the
 10 next step for that?
 11 MS. McCORMICK: For us to fund some
 12 improvements to that property?
 13 CHAIRMAN MILLS: Yeah.
 14 MS. McCORMICK: I think the first thing
 15 to do would be to meet with -- it's owned by
 16 the school board or is it owned by the county?
 17 MR. CHESNEY: County.
 18 MS. McCORMICK: Yeah, to talk to the
 19 County Parks Department.
 20 MR. CHESNEY: They may not want any of
 21 that.
 22 MR. BARRETT: Well, just from a political
 23 reason, not to ruffle feathers, but talk to the
 24 rec center director to see if they would be
 25 willing to give up a portion of that field

Page 124

1 because they do use the field, I don't know how
 2 much of it.
 3 MS. WHYTE: A lot of it.
 4 MR. BARRETT: Because keep in mind, your
 5 soccer association uses that field.
 6 MS. WHYTE: Mm-hmm. They use it for
 7 soccer, as well.
 8 MR. BAUMHOVER: Plus, you would want to
 9 talk to the rec center on impact of like
 10 traffic and parking.
 11 CHAIRMAN MILLS: Yeah.
 12 MR. BAUMHOVER: That might be an issue.
 13 MR. BARRETT: Although parking overflow
 14 for the rec center is allowed in the front of
 15 the school, that new lot that they put in.
 16 MR. BAUMHOVER: Space permitting.
 17 MR. BARRETT: Yeah.
 18 MS. WHYTE: Thank you, that's all I have.
 19 MR. BAUMHOVER: I don't have to deal with
 20 Westchase Elementary anymore, but yeah, that
 21 was an issue for a while.
 22 CHAIRMAN MILLS: Audience comments.
 23 (No response.)
 24 CHAIRMAN MILLS: Supervisor requests,
 25 Matt?

Page 125

1 MR. LEWIS: Say it again?

2 CHAIRMAN MILLS: Supervisor requests.

3 MR. LEWIS: Oh, I don't have anything,

4 just thank you for you all's patience in me

5 calling in today and there was a lot of good

6 discussion. Thank you for repeating a few

7 things, too, Jim.

8 CHAIRMAN MILLS: Yeah, no problem, enjoy

9 the rest of your vacation.

10 MR. CHESNEY: Thank you for calling in.

11 I mean, we wouldn't have been able to do some

12 business without you.

13 MR. LEWIS: Well, no, I mean, it's

14 important. I didn't really want to miss it in

15 the first place. Luckily, there's lots to do

16 here and I can send them off their own so not a

17 problem.

18 CHAIRMAN MILLS: You're a trouper.

19 Thanks. Mr. Ross?

20 MR. ROSS: Two things. One, Andy, if

21 you'd put on your radar screen, not necessarily

22 short term, but what logistical issues do we

23 need to be contemplating if Stantec does not

24 receive the contract in terms of transferring

25 information, materials, work in progress such

Page 126

1 as the GIS map, you know, just sort of begin to

2 think through whatever logistical issues and

3 other protections the district might need in

4 order to best position us as we go forward.

5 MR. MENDENHALL: Okay. No problem.

6 MR. ROSS: Then again, I'm not saying

7 that's a high priority, but just start thinking

8 about it.

9 MR. MENDENHALL: Not a problem.

10 MR. ROSS: The second thing is I, again,

11 sort of wanted to bring this to your attention,

12 Andy, that you weren't here for the workshop,

13 but I thought it was remarkable that we had

14 competitors come in -- engineer competitors --

15 come in and bid and they had every opportunity,

16 if not motivation, to denigrate our property,

17 to come in and say, "Yeah, I noticed there's a

18 problem here with that pond," or, "I noticed

19 there's a problem here." It was the exact

20 opposite. We heard words like, "The property

21 looks great."

22 "The property is excellent."

23 I mean, that's a great tip of the cap to

24 the field staff, that's a tip of the cap to our

25 third party professionals, whether it's Davie,

Page 127

1 A & B Aquatics or Stantec, but I just think you

2 should hear that and be aware of it, that these

3 professionals came in and they all thought the

4 property looked great. I was thrilled to hear

5 that as their gut reaction. That's it.

6 CHAIRMAN MILLS: Forrest?

7 MR. BAUMHOVER: I would like to echo Mr.

8 Ross's comments. I mean, you know, the fact

9 that we had these firms come in and tell us how

10 much they appreciated -- I think, really, you

11 know, specifically on the engineering side,

12 it's not that there's a -- you know, we would

13 perceive a drop in value of the engineering

14 services, but, you know, the -- the bidders

15 that we talked about were really folks that

16 make observations on how they could help us

17 going forward, and I think that that is a much

18 better conversation to have had when you start

19 with, you know, positive general observations,

20 than, you know, talking criticism. You know,

21 so that's the only thing I had to say.

22 CHAIRMAN MILLS: Mr. Chesney?

23 MR. CHESNEY: I don't have any requests,

24 but I would like to say that this board that we

25 currently have, this mix of board members, is

Page 128

1 awesome. I mean, I think you guys -- Matt --

2 all of you guys do a great job.

3 MR. BAUMHOVER: We love you too, Greg.

4 MR. CHESNEY: No, really, I'm serious. I

5 mean, things that are generally fairly

6 complicated, you get through. I mean -- and

7 move things forward. I think it's awesome.

8 MR. ROSS: Will you accept this rose?

9 MR. CHESNEY: I'm not sure I -- I get

10 that, but yeah, sure.

11 CHAIRMAN MILLS: You're better off not

12 getting it, you're better off not knowing what

13 the reference means.

14 I'll kind of echo what everybody else has

15 said, but I appreciate the business leg and

16 professional approach to both the cell tower

17 RFP and the engineering RFQ. Kind of like the

18 parks project, these are not easy initiatives

19 to undertake with a handful of people and

20 certainly staff and legal and everybody else

21 involved, this has been methodical, this has

22 been professional, and I look for nothing more;

23 anything else that this board likes to tackle

24 in the future.

25 So with that, a motion to adjourn would

1 be appropriate.

2 MR. ROSS: So moved.

3 CHAIRMAN MILLS: Second?

4 MR. CHESNEY: Yeah.

5 CHAIRMAN MILLS: All in favor?

6 (All board members signify in the
7 affirmative.)

8 CHAIRMAN MILLS: Happy 4th of July,
9 everybody. Thanks.

10 (The motion passes and the meeting was
11 adjourned at 6:05 p.m.)
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1 REPORTER'S CERTIFICATE
2

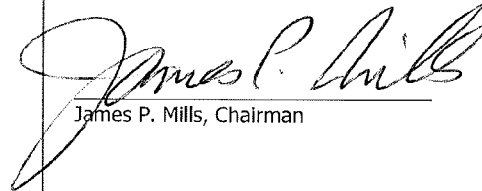
3 STATE OF FLORIDA:

4 COUNTY OF HILLSBOROUGH:
5

6 I, Whitlie Cullipher, certify that I was
7 authorized to and did stenographically report the
8 foregoing proceedings and that the transcript is a
9 true and complete record of my stenographic notes.

10 I further certify that I am not a relative,
11 employee, attorney or counsel of any of the
12 parties, nor am I a relative or employee of any of
13 the parties' attorney or counsel connected with the
14 action, nor am I financially interested in the
15 action.

16 DATED July 26, 2019.
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James P. Mills, Chairman