

**BOARD OF COUNTY COMMISSIONERS**

**SEPTEMBER 20, 2016**

A Board Workshop was held at the Murdock Administration Complex in Room B-106, Port Charlotte, Florida.

The following Members were present: Chair Truex, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Duffy. Also in attendance were: County Administrator Sandrock, Deputy County Administrator Shoemaker, County Attorney Knowlton, Minutes Clerk Cash, and various County staff members. The following Members were absent: None

**The Meeting was called to order at 9:00 am**, followed by the Pledge of Allegiance.

County Administrator Sandrock gave a brief overview of the Agenda.

**1. Babcock Ranch Update**

**Commissioner Duffy** welcomed and introduced Sydney Kitson, Chairman and CEO, Kitson & Partners and Rick Severance, Babcock Ranch President.

Mr. Kitson and Mr. Severance showed a video and gave a brief overview of Babcock Location Map, Babcock Strategic Initiatives – Day One Economic Drivers, Babcock Ranch Master Plan, Babcock – Phase 1A Residential & Core Amenity Center, Babcock First Phase Neighborhood Center, Your New Home Town, Sunset Park / Trail Head Update, Founder’s Square on Lake Babcock, Babcock Health & Wellness Campus – Founder’s Square, Babcock Ranch – Main Street Retail – Market and Café and Co-Working/Encore Career Center – Concept Vision Images, Babcock Ranch – Founder’s Square District – Retail Campus Conceptual Site Plan and Building Program, Discovery Center Outfitters K&P Offices, Market/Café The Hatchery, Babcock Ranch – Waterfront District – Health and Wellness Campus Conceptual Site Plan and Building Program, Education Building, Wellness Center, Perfect Game Opportunity, Perfect Game – Preliminary Draft Concept Plan and responded to Board inquiries.

**Chair Truex** commented on the progress at Babcock Ranch. **Commissioner Constance** spoke to Staff’s cooperation for this project, automated online permitting process, integrated solar buildings, ability to walk to work, Western Michigan University (WMU) ideas and driverless vehicles. **Commissioner Doherty** mentioned looking forward to seeing project progression. **Commissioner Duffy** inquired about the driverless vehicles.

**2. Economic Development Director Comments**

Lucienne Pears, Economic Development Director gave a brief update on the Business Brand Project.

**Taken out of Order**

**4. Utilities MSBUs**

Travis Mortimer, Capital Project Manager gave a brief overview of the Utilities Expansion: Methods and Practices for Establishing MSBU, Topic Overview, Assessment Methodology, Subsidy, Offset Programs,

Grant Opportunities, Current Design Efforts, Alternatives, Summary, responded to Board inquiries, and introduced Thomas Friedrich, Jones Edmunds and Associates, Inc.

Mr. Friedrich introduced the Jones Edmunds Sewer Master Plan Team. Jonathan Cole commented on financing sewers and different system types.

County Administrator Sandrock discussed sewer financial costs, meetings with other agencies, subsidies, and cost cap.

Emily Lewis, Legislative Manager commented on potential State funding and Legislature contingencies.

Gary Hubbard, Utilities Director spoke to offset programs, sewer system types, and Master Planning process.

**Chair Truex** discussed finding alternative methods to Multiple Service Benefit Units (MSBU), overall utility costs, agency communication coordination, community awareness, cost cap, methodology, and cost options. **Commissioner Constance** commented on community awareness. **Commissioner Deutsch** spoke about alternatives to MSBU system, Governor addressing sewer needs, and offset programs. **Commissioner Doherty** discussed assessment methodology model, alternatives to MSBU, assessment total costs, affordable equitable options, different methodology for different projects, defining actual costs, other community's models, new residential sewer construction fees, technology reconsideration, different system types, cost cap, and offset programs. **Commissioner Duffy** commented on cost cap, other community's models, different system types, septic programs, and agency communication coordination.

**RECESS: 10:56 am - 11:07am**

**Taken out of Order**

## **6. Review of Utility Fees for New Construction**

Mr. Hubbard referenced the progression of utility fees for new construction, spoke to hand-over systems, developer fees, consolidating costs, simplifying process, service line cost, and introduced Henry Thomas, Public Resources Management Group.

Mr. Thomas gave a brief overview of the Review of Utility Fees for New Construction, Water and Sewer Connection Fees, Water Distribution and Sewer Collection Line Fees, Water and sewer Service Line Fees, Water Meter Fee, LPS Tank Fee, New Residential Construction Water Fees and Charges, New Residential Construction Sewer Fees, Basis for Proposed Water Distribution and Sewer Collection Fees, Water Distribution Line and Sewer Collection Fee Rate Calculation, Summary, and responded to Board inquiries.

Mr. Mortimer discussed water and sewer total costs, utility fees, and subsidizing. Marilyn Miller, Assistant County Attorney spoke to the Uniform Extension Policy.

County Administrator Sandrock commented on capping costs and on-site connection fees.

**Chair Truex** spoke to Resolution 2007-022, Resolution 2012-019, 2014 Rate Resolution, Resolution 2016-017, connection fee definition, distribution fee, January 26, 2016 presentation, Accrued Guarantee Revenue Fee (AGRF), hand-over systems, developer fees, collection fee, cost cap, East-West Spring Lake, finding acceptable millage, indexing, cost break down, and service line costs. **Commissioner Constance** discussed indexing true costs, East-West Spring Lake, blending subsidies, municipality comparisons, and cost break down. **Commissioner Deutsch** inquired about water and sewer total costs and municipality comparisons. **Commissioner Doherty** spoke to wastewater line extension, uniform connection fee, capping costs, East-West Spring Lake, utility fees, municipality comparisons, revolving fund concept, and service line costs. **Commissioner Duffy** commented on developer total costs, and cost cap.

### **3. LED Lighting**

**(Board Consensus: To postpone the LED Lighting item to September 27, 2016 Regular and Land Use Meeting)**

**Taken out of order**

### **5. Rotonda Long Meadow**

Dan Quick, Public Works Director introduced John Elias, Public Works Maintenance and Operations Manager and Joanne Vernon, County Engineer and discussed assuming maintenance, drainage maintenance easements, maintaining conveyances, General Development Corporation (GDC) easement model, golf course drainage facilities and private property easements. Mr. Elias gave a brief overview of Rotonda Drainage, Stormwater MSBU Boundaries and Rates, Stormwater MSBU Control Structure/Primary Ditch Map, West-Charlotte Control Structure/Primary Ditch Map, Mid-Charlotte Control Structure/Primary Ditch Map, South County Control Structure/Primary Ditch Map, Drainage Infrastructure on Private Property, Rotonda Greenbelts/Golf Courses, Rotonda West Golf Course Property History, Sample Areas, Long Meadow Known Infrastructure, Long Meadow Road Drainage Where does it go, Long Meadow Drainage Study Results, Estimated Long Meadow Maintenance Costs, Oakland Hills Known Infrastructure, Oakland Hills Road Drainage Where does it go, Oakland Hills, Estimated Oakland Hills Maintenance Costs, Countywide Ramifications and responded to Board inquiries. Mrs. Vernon commented on the different funding methods. Tara Musselman, Municipal Service District Representative spoke to funding sources.

**Chair Truex** discussed drainage around golf courses, pipe maintenance, funding methods, private property easements, Property Owners' Association (POA) assessments, and funding sources. **Commissioner Constance** questioned the drainage study. **Commissioner Doherty** spoke to GDC easement model, primary drainage systems, roadside drainage units, golf course drainage facilities, funding sources and protecting roadways. **Commissioner Duffy** inquired about Menzie clearing and swales clearing.

### **Commissioner Comments:**

**Chair Truex** discussed nonprofit organizations and churches. **Commissioner Constance** noted his absence at the upcoming Murdock Village Community Redevelopment Agency (CRA) Meeting and commented on the citizens' concern for churches. **Commissioner Doherty** mentioned his attendance at

the Water Forum and spoke to Capital MSBU, Municipal Service Taxing Units (MSTU) and Ad Valorem Tax. **Commissioner Duffy** noted citizens' concern for churches.

ADJOURNED: 12:47 pm

  
William G. Truex, Chair  
DATE ADOPTED: 11 October 2016

ATTEST:

BARBARA T. SCOTT, CLERK  
OF THE CIRCUIT COURT AND  
EX-OFFICIO TO THE BOARD  
OF COUNTY COMMISSIONERS

By: Michelle DiBernardino  
Deputy Clerk