

**MINUTES OF MEETING
SPRING LAKE IMPROVEMENT DISTRICT**

A public workshop on the proposed Eco-Park was held Wednesday, February 1, 2017 at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Bill Lawens	Chairman
Gary Behrendt	Vice Chairman
Tim McKenna	Secretary
Brian Acker	Asst. Secretary
Leon Van	Asst. Secretary

Also present were:

William Nielander	District Attorney
Joe DeCerbo	District Manager
Clay Shrum	Asst. District Manager
Gene Schriener	District Engineer

Residents & Guests	"See Sign in Sheet"
--------------------	---------------------

FIRST ORDER OF BUSINESS

Roll Call and Pledge

Chairman Lawens called the meeting to order and led the Pledge.

This meeting is to discuss the Eco-Park and to make sure the public is informed about what is going on. Chairman Lawens asked the public to raise their hand to speak.

Resident Larry Miesner of 624 Holly Drive commended the Board and Staff on proposing the Eco-Park and he hopes that today's workshop will focus on progress. We need to put an end to this discussion and focus on results.

Resident Brian Jordan of 86 Clubhouse Lane asked what the process was after today's workshop, will it go to a vote. Chairman Lawens said that we can't vote on anything at a workshop. The process calls for the Eco-Park to be on the agenda at the February 15th Board meeting.

SECOND ORDER OF BUSINESS

Public Workshop

A. Proposed Facilities

Brian Acker said there was no mention of any electric at the facilities, how would you be able to see? Joe DeCerbo said there is no need for electric as the parks are only open from dawn to dusk. You can have skylights to provide enough light.

B. Site Plan

Brian Acker said the STA was constructed as an environmentally sensitive area and asked if the setbacks for the proposed facility and parking are sufficient. Gene Schriner responded yes. Brian asked if any other areas were looked at. Joe DeCerbo responded no and there were no environmental issues; the wetlands are located way on the other side. Brian Acker said he views the entire STA area as environmentally sensitive. Bill Nielander asked Gene Schriner from his prospective were there any environmental issues regarding the proposed site. Gene said no, but he would double check. Joe DeCerbo said that if the Board decides to move forward with this project we would work with Gene and the County to make sure there are no problems with this area.

C. Operation

Brian Acker asked what type of activities were being considered. We have talked about walking, biking, and fishing. Beau Gentry of 725 Woodmont Street asked if there was going to be any on-going costs to maintain the park. Joe DeCerbo said no, we are going to have to maintain the area whether it becomes a park or not. The only additional maintenance would be checking the restrooms and picking up the trash. It is within the scope of our existing job functions and budget. Brian Acker said since 2012 the Parks budget has increased 51% and his concern is that parks is a discretionary service and the essential services of the District may suffer. Leon Van asked what essential services. Brian said we have local drainage issues that we have to meet. Leon asked if the increase in the Parks budget was because of the job functions showing where the work was actually being done instead of charging to drainage. Joe DeCerbo responded yes. Bill Lawens said we would have to take a look at this during the next budget cycle. Bill Lawens told the public that they are welcome at all meetings and the Board would appreciate their input. Arlene Klingbiel of 1117 Dogwood Terrace said that people will like to walk their pets and asked if a bag station could be installed.

D. Security and Safety

Brian Acker said he was concerned with the distance between the proposed pavilion and the parking area and this may become a safety issue. Gary Behrendt said that this was a preliminary plan just to get to the funding stage and is not ready to be voted on. Leslie Gowdie of 6225 Edgewater Terrace said no under age children without supervision should be walking around that area. Ed Robson of 425 Holly Drive asked the board if they would be doing something about the dirt bikes in the area. Bill Lawens said that this will be addressed in the policy and we have been kicking them out already.

E. Cost

No further questions or comments were made on cost.

F. Project Funding

No further questions or comments were made on project funding.

G. Maintenance Requirements

Bill Lawens said that the costs should be minimal and are in the current budget. Brian Acker said his concern is with the cost allocation. There is a segment of this community that does not pay drainage assessments and the allocation should be made so that they are actually paying for parks and recreation expenses instead of drainage. Bill Lawens informed the audience that they may not be aware that Village I is not a part of the Spring Lake Improvement District and all they pay is the parks and recreation portion of General Fund expenses.

H. Maintenance Costs

Brian Acker asked if we had an early estimate on what the maintenance costs will be. Joe DeCerbo said no, we will just keep it in our regular budget. I did some job functions and it came in under \$4,000 but this is already in the current budget. Leon Van asked the audience how many were in favor of the Eco-Park and the majority raised their hands. Leon then asked if it cost a few extra dollars a year to have the Eco-Park in the assessment would they still be in favor of the park and the majority raised their hands. Bill Lawens said that it would be on the agenda for a vote at the February 15, 2017 Board meeting and you're all welcome to attend. Brian Acker said Mr. DeCerbo has stated that there was no intention to avoid transparency in this project unfortunately the perception was likely the reality. We as a Board are required to conduct ourselves in a transparent manner and the process we follow must meet legal policy so process is important. I wish to thank the Board for holding this workshop and meeting those ends. Karen Palimo of 300 Glen Mar Circle asked if there was a threat of a lawsuit or if there was a lawsuit pending. Bill Nielander said the purpose of this workshop was to head off a lengthy litigation battle. Gary Behrendt said what he has heard from Brian's comment was that what we have done today has accomplished that and he has cut us loose. Brian said that is why he made that statement.

THIRD ORDER OF BUSINESS

STA Change Orders

A. Change Order 003

Brian Acker said his only comment was that there was nothing to keep this change order from being presented to the Board at the June 15th meeting.

B. Change Order 004

Brian Acker asked Gene questions about probable costs. Brian said this change order was issued in early June of 2016 and the engineering plans completed by July 12th. Board meetings were held June 15th, July 13th, and August 3rd so there was nothing to preclude this change order becoming before the Board.

C. Change Order 005

Brian Acker said if this change order was not anticipated prior to the August 3rd Board meeting it could have been brought to the Board for approval at the September 14th meeting.

D. Change Order 006

Gene said this change order is for a final quantity of adjustment for this project. Brian Acker said the adjustment was up \$184,317. Gene reviewed the adjustment and said all these came about because Mr. Davis was unable to take any more of our material.

FOURTH ORDER OF BUSINESS

Adjournment

Resolutions ratifying the Change orders will be presented at the February 15, 2017 Board meeting

ON MOTION by Brian Acker, seconded by Leon Van
with all in favor the workshop adjourned.



Bill Lawens, Chairman



Tim McKenna, Secretary



**Board of Supervisors
Public Workshop
Proposed ECO-Park
February 1, 2017
10:00 a.m. District Office**

1. Call to order Bill Lawens

2. Public Workshop Bill Lawens
 - A. Proposed Facilities
 - B. Site Plan
 - C. Operation
 - D. Security & Safety
 - E. Cost
 - F. Project Funding
 - G. Maintenance Requirements
 - H. Maintenance Costs

3. STA Change Orders Gene Schriener
 - A. 003
 - B. 004
 - C. 005
 - D. 006

4. Adjournment Bill Lawens

Spring Lake to move forward on EcoPark

By PHIL ATTINGER
STAFF WRITER

SEBRING — Spring Lake residents, weary of questions over a proposed EcoPark, may not have to wait any more.

Wednesday's workshop seems to have answered all questions posed about the EcoPark, clearing the way to put facilities on the site. Spring Lake Improvement District Supervisor Brian Acker said he was satisfied with the results and assured the rest of the board he no longer had need for a lawsuit that, until now, loomed over the project.

At the heart of the matter was Acker's assertion that decisions on the park, including whether or not to have one at the district's stormwater treatment area, should have been discussed in a public forum. At the last three monthly meetings, Acker accused District Manager Joe DeCerro and other supervisors of breaking Florida's Government-in-the-Sunshine Law by how DeCerro arranged an interlocal agreement with Highlands County and the Central Florida Regional Planning Council for the park.

As a result, the board pulled the agreement resolution both in November and December, and moved next month's meeting to Feb. 15, to accommodate a workshop on Feb. 1.



Bill Lawens, chair of the Spring Lake Board of Supervisors, puts up his hands when asked whether a proposed EcoPark in the district would be open to all people. It would be built with state and federal money, he said. However, he said he suspected young people from the county use the district's basketball courts, which he preferred to them getting into trouble elsewhere.

A majority of residents who filled the boardroom said they didn't understand the delay.

"If it was up to me, it would have been done two months ago," Board Chair Bill Lawens said.

Bill Nielander, board attorney, said the board set the workshop to head off a costly lawsuit.

"I think that's worth some time," he said.

Acker asked DeCerro why plans have no electricity at the proposed restrooms. DeCerro said lighting could come from transom-style skylights, possibly frosted glass. With the park only open from dawn until dusk, facilities wouldn't need lights, he said.

Acker also asked about whether or not a park

with a pavilion and restroom should be near wetlands. DeCerro said the wetlands would be on the opposite end of the stormwater area from the park. Gene Schriener, the district's contracted engineer, said he didn't see any environmental threats to it, but both he and DeCerro said they and county officials would tweak setbacks.

Supervisor Gary Behrendt asked if plans submitted to the county's Recreation and Parks Advisory Committee were just drafts. DeCerro said yes.

"We're not locked into anything," DeCerro said.

Acker asked about park maintenance cost, but DeCerro estimated it would fit into existing



PHIL ATTINGER/HIGHLANDS NEWS-SUN

Spring Lake Improvement District board members (from left) Brian Acker and Gary Behrendt discuss the proposed EcoPark at a district workshop on Wednesday. The park will be at the district's stormwater treatment area, but Acker had concerns about whether it was properly discussed before it was approved.

budgets, even garbage pickup.

Lawens said there is a litter issue. On Duane Palmer Boulevard, near the park, he recently collected more than 100 cans and bottles. He and the board also discussed having only pedestrians, bicycles and golf carts on park paths.

Resident Arlene Klingbiel suggested they require dog owners to pick up after their pets, and provide plastic bag stations.

Leslie Gowdie, resident, suggested the board rule no underage children should be at the park without an adult.

"If they get in the water, you could have a lawsuit," he said.



Joe DeCerro, district manager for the Spring Lake Improvement District, turns to answer a resident's question at Wednesday's workshop on the proposed EcoPark. Behind him, from left, the board attorney Bill Nielander and board member Brian Acker listen. Acker had threatened to hold up the project with a lawsuit, claiming it hadn't been properly discussed in public.

Acker also expressed concerns about how recreation assessments are divvied up. He said

a future agenda item would have the board discuss how to improve assessments.

BOARD WORKSHOP
WEDNESDAY
February 1, 2017

PLEASE SIGN IN

NAME	ADDRESS
Gail Van	801 Holly Dr.
Bar Palmo	300 Glen Mac Circle
Karen Palmo	300 Glen Mac Circle
BRIAN JORDAN	86 CLUBHOUSE LANE
HENRY FEDOROWICZ	86 CLUBHOUSE LANE
John DELANEY	6425 CONCORD ST
THOMAS WALKER	916 VILLAWAY
Larry Miesner	624 Holly Dr
Eldy & Manty GALL	1724 Granada Rd
Kathy Tindall	IVY DR.
Arlene Klingbeil	Dogwood
SAM HEEDLE	840 Andes Ct.
RICH WROSLUNSKI	708 WOODMONT ST
Suzanne L. Wilson	7079 Gay Club dr.
Pat David	6309 Concord St.
Mary Wessel	7025 Rolling Hills Rd
Ed Thorsen	6633 Coral Ridge Rd.
THOMAS GENTILE	

BOARD WORKSHOP
WEDNESDAY
February 1, 2017

PLEASE SIGN IN

NAME	ADDRESS
Ed Robson	425 HOLLY DR.
Lou - Riccio	1000 - Greenway
Juan Coghlan	201 OXFORD Rd
LESLIE GOWDIE	6225 EDGEWATER TRAIL

**ECO PARK
PUBLIC WORKSHOP**

**FEBRUARY 1, 2017
10:00 A.M.**

DISTRICT OFFICE

THE FOLLOWING QUESTIONS WERE SUBMITTED BY THE BOARD

The August 3rd letter to RPAC refers to the ECO Park as a 75 acre project. What does the 75 acres comprise?

Phases 1 thru 3; from Davis ranch south

Will the Arbuckle Creek levee and/or levee adjacent to the ranch be a part of the ECO Park?

No.

If the levees are not a part of the ECO Park, how is the public access to these areas restricted?

Only by signage; same situation exists at Arbuckle, Pine Breeze, and the other parks

How is access to the area of the pump station to be restricted?

As part of the pump station appropriation a new fence has been planned

Is the entire service road a part of the ECO Park?

Yes

How is the service road to be utilized by the public (activities)?

Most likely walking, bicycle, golf carts

What recreational activities are being considered for the ECO Park?

Walking, biking, fishing

How are activities that are prohibited enforced?

Current protocols call for intervention when a problem exists and/or calling the Sheriff

What are the hours of operation for the ECO Park?

Staff recommendation would be similar to all the others; dawn to dusk

How are park facilities to be secured after hours?

Same as others

Is additional equipment needed to maintain the ECO Park?

No

If the ECO Park is open to all residents of Highlands County and visitors, are our other SLID parks also open?

No

What steps will be taken to prevent vandalism, dumping and other illegal activities at the ECO Park?

Current protocols call for intervention when a problem exists and/or calling the Sheriff

What will ECO Park maintenance consist of?

General clean up and mowing similar to the other parks. Restroom protocols will be developed

What will STA maintenance consist of?

Mowing and aquatic spraying

Will additional park staff be required within the next five years?

Not if things remain the same as they are. A new community center would change that

Will there be an increase in contractual cost for maintenance of the ECO Park?

No

If circumstances warrant, can SLID temporarily or permanently close the ECO Park?
Temporarily, most likely yes; can't think of a permanent reason at this time

The August 3rd letter to RPAC states in part: "In December of 2015 the District began to think about using the STA as a future park". Who was a part of the discussion(s)? When did the discussion(s) take place? Where did the discussion(s) take place? What was the nature of the discussion(s)? Were these discussion(s) public?

Joe DeCerbo, Tim McKenna, and approximately a dozen people from the County, City, Airport, CFRPC, HCSWCD, FWS, and SFWMD attended. Conversation centered around all the possibilities of the STA becoming a viable recreational area. Meeting was held on Monday, January 4th, 10:30-noon, in the SLID Board Room. CFRPC made a power point presentation that had been previously made to Spring Lake residents at a public meeting and later to the SLID Board. No members of the public were present

The August 3rd letter to RPAC states in part: "several public meetings held to discuss both the ECO Park and other Vision projects in the Spring Lake/Sebring Airport corridor." Who participated in these discussions? When did these discussions take place? What was discussed? Were these discussions noticed to the public? Please provide copies of the public notices.

These meetings were coordinated and conducted by the Central Florida Regional Planning Council and the Highlands County Planning Department. Meetings were held on April 23, 2015, January 4, 2016; April 28, 2016. Public Notices were handled by CFRPC and Highlands County as well as sign in sheets and notes.

The August 3rd letter to RPAC states: "The District authorized a change order for the 1.3 mile maintenance road that surrounds the STA to be paved and designed for a multi-use recreational path." When was this change order initiated with SRF? Who initiated the change order with SRF? Who was involved in the process for this change order. What was their function in this process? What is the additional cost of this change order? When did the District authorize this change order?

Change order was initiated in early June, 2016 after discussions of the roadway at several project meetings conducted by CAS. Joe, Gene, Orlando, and Edens were involved in the process. The issue was maintenance of a 25' wide road as opposed to a 12' wide asphalt road, and future options available with an asphalt road instead of shell rock. The net increase was \$67,289.70; an amount that did not exceed budget. The change order was signed on August 3, 2016, and gave Edens much more needed room for fill, which was a cost savings that exceeds the asphalt costs.

CAS prepared a parking plan, an entrance & parking markings & signage plan. Who requested these plans? When were these plans requested? When were these plans completed? What is the cost of these plans?

The Manager requested the plans in early July and they were completed by July 12th. Gene informed the Manager and Chairman there was no charge

If the 1.3 mile maintenance road is paved for a multi-use recreational path, does the debt service on the SRF loan become a recreational expense?

The Board has the option of making the whole area a recreational expense based on job function costs and other expenditures

The August 3rd letter to RPAC refers to expanding park facilities on an adjacent 60 acres to the STA. Is this the same area under consideration for phase IV of the STA?

Yes

ECO Park Chronology 11-03-2016

SUBMITTED
By Brian Acker
(written comments added by Joe DeCerbo)

October 13, 2015 e-mail from Scott Wade (Earth Balance) – sent to Joe DeCerbo. Presentation attached. Excited to help share in your vision for the STA and SLID.

October 14, 2015 e-mail from Joe DeCerbo – sent to 8 individuals. "I Have begun to meet with Earth Balance to develop what I am calling an Eco Park." - *Name originated with Scott Wade from Earth Balance*

November 11, 2015 SLID Board Meeting minutes– ECO Park not on agenda nor mentioned. - *Meeting minutes reflect ECo Park (9th order of business)*

November 13, 2015 e-mail from Joe DeCerbo to five others subj. Spring Lake Eco Park – People contacted on CFRPC and HC Planning. Thanks for conference call. Suggests January meeting w/ preliminary list of people to invite.

November 23, 2015 e-mail from JoeDeCerbo to Vicki Pontius subj. RPAC - "Given the ECO PARK project that I described to you, should Spring Lake be involved in RPAC again?"

November 23, 2015 e-mail from Vicki Pontius to Joe DeCerbo – Openings coming up in January. Two vacant positions. See about getting a representative from Spring Lake on RPAC.

November 24, 2015 e-mail from Joe DeCerbo to Jennifer Codo-Salisbury (CFRPC) - "Have you given this any thought? I need to do some prep work on my end." (refers to January Eco Park meeting)

November 30, 2015 e-mail from Isis Brown (HC Planning) to Joe DeCerbo & 4 others – Conference call subj. ECO Park at SLID December 1, 2015. To discuss Eco Park at SLID and County's and CFRPC role.

December 9, 2015 SLID Board Meeting minutes - ECO Park not on agenda nor mentioned.

December 14, 2015 e-mail from Susan BuChans (HC Planning) to Joe DeCerbo & many others – Meeting scheduled for January 4, 2016 at SLID office to discuss development of ECO Park.

December 18, 2015 e-mail from Susan BuChans (HC Planning) to Joe DeCerbo & many others – Reminder of meeting schedule for January 4, 2016.

December 31, 2015 email from Jennifer Codo-Salisbury (CFRPC) to Joe DeCerbo and many others – Reminder of meeting scheduled for January 4, 2016.

January 4, 2015 agenda ECO Park SLID – copy of meeting agenda

January 13, 2016 SLID Board Meeting minutes – ECO Park not on agenda nor mentioned.

February 10, 2016 SLID Board Meeting minutes – mention of ECO Park during presentation by Central Florida Regional Planning Council and Highlands County Planning Dept. as part of Visioning Project.

SLID Manager's Update February, 2016 –Vision Group has had several meetings to discuss possible ECO Park.

February 2016 Breeze (District newsletter) – Vision process continues. Residents requested to complete surveys and results will be shared in future editions. No mention of possible ECO Park.

February 23, 2016 e-mail from Jennifer Codo-Salisbury (CFRPC) to Joe DeCerbo – information for posting community (Vision) survey on SLID website.

March 2016 SLID Board Meeting minutes (Supervisor requests) – Acker requested cost estimates for the maintenance of an ECO Park.

April 13, 2016 SLID Board Meeting minutes (ECO Park Maintenance Cost) – Staff reported that once the area and scope of the ECO Park was determined, maintenance cost projections could be determined.

Acker reported that as of this meeting the District had \$8.6 million in infrastructure projects underway or under consideration. That the ECO Park may be a nice idea but didn't think the District could afford it. *"unless it is 100% financed by the County."*

April 23, 2016 e-mail from Isis Brown (HC Planning) to Joe DeCerbo & others – attached are compilations of renderings for the "Spring Lake Reservoir Recreation Area". Planning staff will have rendering printed for the Spring Lake Neighborhood workshop.

Notice of Spring Lake Community Visioning Workshop – Public notice for meeting at Spring Lake Community Center April 28, 2016 to provide for public input on future development concepts.

April 28, 2016 Spring Lake Community Vision Sign in sheet – 22 people from Spring Lake signed in.

May 1, 2016 e-mail from Joe DeCerbo to Jennifer Codo-Salisbury (CFRPC) subj. Vision Meeting – "Stopped by my office to catch up on a few things and I did not see any materials from your meeting. Did you give my packet of information to anyone? Please send me a quick update in case I am asked any questions."

May 2, 2016 e-mail from Jennifer Codo-Salisbury to Joe DeCerbo & others – "The attached agenda and development concepts handout were provided at the workshop on Thursday evening. Also attached is the PowerPoint that was presented."

May 11, 2016 SLID Board Meeting minutes (Supervisor requests) – Acker informed the Board of his opinion that with all the projects underway or under consideration, that the Community Center and ECO Park should be a low priority.

SLID District Manager memo 5/11/16 – Capital projects and other areas of the budget will be discussed at the June meeting. Operating costs are still being determined in many areas including parks.

June 15, 2016 SLID Board Meeting minutes – First draft of FY17 budget. ECO Park not on agenda nor is it discussed.

SLID Manager's Update June, 2016 – No mention of ECO Park

June 2016 Breeze (District newsletter) - No mention of ECO Park *

** This was the annual drinking water quality report. No other articles except water.*

Early July, 2016 – Staff requested CAS to prepare parking plan, an entrance & parking markings & signage plan.

July 12, 2016 Parking Lot Plan – Plan prepared & approved by CAS. Submitted with RPAC application

July 13, 2016 SLID Board Meeting minutes – First draft of FY17 budget presented. ECO Park not on agenda nor is it discussed.

August 1, 2016 District Engineer Annual Report – STA construction bid \$2,777,737.98. Contract amount \$2,906,487.95 to date (\$128,749.97 in excess of original bid)(final payment has not been made). ECO Park is not discussed in report.

August 3, 2016 SLID Board Meeting & Public Hearing on Budget minutes – ECO Park not agenda item nor was it discussed. August 17, 2016 RPAC meeting not listed in upcoming meetings on agenda.

August 3, 2016 STA Project Change Order 004 issued - \$167,877 for asphaltting maintenance road & proposed parking area with signage and striping (spec. 1 inch asphalt). Work not to commence until SLID issues authorization to proceed.

August 3, 2016 letter to RPAC re ECO Park – District authorized change order to pave 1.3 mile maintenance road at STA. (Nothing in prior minutes reflects a Board authorization.) Letter is signed by Board Chairman and District Manager. (No prior authorization by Board)

August 8, 2016 Hines Ag Services Inc. Bid Proposal – Spring Lake 15 X 25 pavilion with concrete \$12,000.

August 17, 2016 Highlands county RPAC meeting – Item 4 on agenda Spring Lake ECO Park Funding request – Highlands County Planning Dept. Presentation made requesting funding for ECO Park construction. RPAC recommended funding \$75,950. (No prior authorization by SLID Board)

September 14, 2016 SLID Board Meeting & Public Hearing re SRF funding wastewater plant minutes – Budgets for FY 2017 adopted. No money appropriated in parks capital budget for ECO Park. Engineer presented annual report. Acker inquired about change orders for STA project and security for STA. Informed a report would be provided at a later date. Eco Park not on agenda nor discussed.

October 4, 2016 HCBOCC meeting (Spring Lake ECO Park agenda item) – RPAC application, power point presentation re ECO Park and Parking Site Plan prepared by SLID Engineer in HCBOCC agenda. HCBOCC approved request for \$75,950.

October 12, 2016 SLID Board Meeting minutes (Administrative Update RPAC Grant) – Staff reports that HCBOCC approved funding for ECO Park. Acker inquired about STA change orders. DeCerbo not at meeting.

October 12, 2016 e-mail from Acker to Joe DeCerbo subj. RPAC Grant – Requested all documents submitted to RPAC and HCBOCC. Asked why it did not come before Board prior to submission.

October 13, 2016 e-mail from Acker to Gene Shriner (CAS) subj. STA – Questions regarding paving the STA service road.

October 13, 2016 e-mail response from Gene Shriner – Answers to the questions not available at this time. Will prepare summary.

October 17, 2016 e-mail from Joe DeCerbo to Acker – Attached is RPAC Spring Lake Park agenda packet. States he was wrong not to present RPAC application at the September meeting. States no intent to avoid transparency.

Attachment includes map showing location of Eco Park as well as a welcome center on Spring Lake Blvd. Attachment includes August 8, 2016 bid proposal from Hines Ag Services Inc.

October 18, 2016 e-mail response to Gene Shriner – Additional questions regarding setbacks for facilities and parking in environmentally sensitive areas.

October 18, 2016 e-mail from Acker to Joe DeCerbo subj. Eco Park questions – 39 questions submitted regarding the ECO Park.

October 20, 2016 – Acker goes to SLID office & requests to review STA change orders. Staff states unsure where they are filed. Informed staff that I would return on October 31st to review them.

October 31, 2016 morning – Acker goes to SLID office and obtains copies of STA change orders from mailbox. Speaks to Joe DeCerbo & receives packet from him including STA change orders and Vision Project info as well as copies of e-mails. No mention of paving at STA.

October 31, 2016 afternoon – Acker contacted by resident and informed that paving was to start on November 1, 2016.

Contacted DeCerbo via cell phone and he confirmed that equipment for paving was to be staged the afternoon of November 1, 2016. Acker voiced an objection.

November 2, 2016 e-mail from Diane Angell to SLID Board & others – Board packet including responses to questions submitted October 18, 2016. "RPAC" listed as Board agenda item.

RE: ECO PARK PUBLIC WORKSHOP

From: Jim Foote

Sent: Thu, Jan 26, 2017 at 4:32 pm

To: Spring Lake Improvement District

I am completely in favor of the ECO Park.

With all of the millions of dollars that are being used to satisfy the mandate from South Florida Water Management regarding water cleansing and storage, it will be to our great advantage to spend a few bucks to make this drainage system look prettier and to have a park where we can go to exercise, picnic, and otherwise have fun....

James L. Foote
417 Duane Palmer

Sent from [Mail](#) for Windows 10

Re: ECO PARK PUBLIC WORKSHOP

From: ben Markham

Sent: Fri, Jan 27, 2017 at 7:22 am

To: dangell@springlakefl.com

Images not displayed: [Show images](#) or [Always show images from this sender](#)

I have no problem with the park, but I feel it should be the counties responsibly to cover ALL expenses in maintaining the upkeep of the park. Ben Markham

Sent from my iPad
Ben Markham

From: Grace Hitt <grace1943@outlook.com>
Sent: Friday, January 27, 2017 11:23 AM
To: dangell@springlakefl.com
Subject: Re: ECO PARK PUBLIC WORKSHOP

We biked the road around the new lake. It is very serene, peaceful and like it just as it is. We thank you for allowing our input.
Grace & Dave Hitt

Re: ECO PARK PUBLIC WORKSHOP

From: JSink1955@aol.com

Sent: Tue, Jan 24, 2017 at 7:39 pm

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

I think the park is a great idea

Re: ECO PARK PUBLIC WORKSHOP

From: Fred Bauer

Sent: Tue, Jan 24, 2017 at 6:31 pm

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

We are opposed. We feel we already have plenty of places to walk and ride bicycles. It would just be another place for vandalism and other problems. We also feel it would be an added expense to the taxpayers for maintenance and policing. Fred & Alice Bauer

Re: ECO PARK PUBLIC WORKSHOP

Page 1 of 1

Re: ECO PARK PUBLIC WORKSHOP

From: Fran Herder

Sent: Tue, Jan 24, 2017 at 6:37 pm

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

We own 308 Villaway drive north and are in full favour of the Eco Park. It will be a great addition to our community
Fran Herder

Re: ECO PARK PUBLIC WORKSHOP

From: donald bartholomy

Sent: Tue, Jan 24, 2017 at 7:40 pm

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

Dear SLID MGR.

My wife and I will not be attending the work shop as we don't feel it is necessary or required. We very much support the ECO Park and have responded that way in the past to all of the area surveys. It is not right that one Individual of your Board can create such an apparent waste of time just to hear him self speak. I feel the SLID Board is promoting progress in the best interest of the community and hope the park will be available soon.

Donald & Karen Bartholomy--28 Club House Lane.

Re: ECO PARK PUBLIC WORKSHOP

From: Victor Martinez

Sent: Wed, Jan 25, 2017 at 12:07 pm

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

Great.

Would this project cost any additional fees or moneys to the home owners?

Thank you

Sent from Yahoo Mail for iPhone

On Tuesday, January 24, 2017, 5:32 PM, Spring Lake Improvement District <dangell@springlakefl.com> wrote:

Re: ECO PARK PUBLIC WORKSHOP

Page 1 of 1

Re: ECO PARK PUBLIC WORKSHOP

From: Larry Murray

Sent: Wed, Jan 25, 2017 at 11:05 am

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

I think the ECO park is a great idea and would be used . I give a big yes to this project, keep it moving.Thanks, Larry Murray.

On Tue, Jan 24, 2017 at 5:32 PM, Spring Lake Improvement District <dangell@springlakefl.com> wrote:

SLID Header

From: jbwolf1969 <jbwolf1969@gmail.com>
Sent: Wednesday, January 25, 2017 9:27 PM
To: Cindy Bacon
Subject: RE: FW: ECO PARK PUBLIC WORKSHOP

My wife and I would like to voice our approval of the Eco Park.
It will certainly be used by a lot of people and make it safer to walk and bike.
Thanks for completing this park for the residences.

Re: ECO PARK PUBLIC WORKSHOP

From: Melony Culpepper

Sent: Tue, Jan 24, 2017 at 8:15 pm

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

Thank you for your email reminder. I will be unable to attend the meeting. However, my husband and I would like to let you know that we are in favor of the ECO park.

Sincerely,
Melony Culpepper

Re: ECO PARK PUBLIC WORKSHOP

Re: ECO PARK PUBLIC WORKSHOP

From: Lynn Yahoo

Sent: Tue, Jan 24, 2017 at 7:50 pm

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

Thank you. I will not be able to attend. I just want to comment that I feel that the park will be a wonderful addition to the community. I thank the staff for their hard work and fortitude in obtaining grants to make this happen.

Sent from my iPhone
Lynn Schroeder
Director of HR
SASED

Re: ECO PARK PUBLIC WORKSHOP

From: Mary

Sent: Tue, Jan 24, 2017 at 8:31 pm

To: dangell@springlakefl.com

Images not displayed: Show images or Always show images from this sender

Hello,

A bigger concern rather than a park is the lack of high speed internet in the community. I for one have to rent office space instead of being able to work from home. I have not been able to come back home from our summer home since I need to have more than the 4 mbs service that is available in our area, and office space is too expensive. I do know this is a concern for many in our area.

Thank you,

Mary Stanley

ECO Park comment

From: Debbie Delaney

Sent: Tue, Jan 24, 2017 at 9:40 pm

To: info@springlakefl.com

I tried to reply to the SLID email request to comment about the ECO Park. The email was undeliverable. You may want to tell residents to email to Info@springlakefl.com.

I support the proposed ECO Park. Besides managing excess water, the park will provide a recreation area for residents and add to our property values. Thank you for providing the means to complete and manage this ECO Park.

Debbie Delaney

Debbie Delaney
6425 Concord Street
Sebring, FL 33876

From: Lawrence Perl

Sent: Mon, Nov 7, 2016 at 2:17 pm

To: Joe DeCerbo

Joe,

Yosi and I are not able to attend the meeting on Wednesday but want you to know that we are fully behind the proposed new park and encourage the Board to sign the inter local agreement with the County. It is a great idea that will assist us in the sale of our upcoming units and make Spring Lake more desirable.

Sincerely,

Larry Perl and Yosi Gil

RE: ECO PARK PUBLIC WORKSHOP

Page 1 of 1

RE: ECO PARK PUBLIC WORKSHOP

From: Roy Sagar

Sent: Tue, Jan 24, 2017 at 8:44 pm

To: Water sebring. 00234

Images not displayed: Show images or Always show images from this sender

Sorry I can't be there for this meeting. Could I have some more information about this park? Or what website could get more info?

Ty



November 8, 2016

To: The Board of Spring Lake Improvement District

Due to the fact that I will be working and unable to attend your meeting, I would like to share some of our homeowner's comments.

Many homeowners are anxiously awaiting the new park and wetlands. They keep asking me when will Duane Palmer Blvd., reopen? They ask if benches and picnic tables could be installed. They ask if maybe a restroom will be available. Many, many questions are being asked of us. I have told them to attend your November 9th meeting. I really believe the Spring Lake residents would be pleased and proud to have this park to enjoy the wildlife and nature.

Thanks for listening and anxious to hear the outcome.

Respectfully,

A handwritten signature in cursive script that reads "Sharon Johnson".

Sharon Johnson

Office Manager

Spring Lake Property Association

We at the Spring Lake Golf Resort would like to show our support of the District projects which we feel enhance the community of Spring Lake. Improved retention and storage capacities may help to keep our property from requiring flood insurance.

In addition, further enhancement of the Storm Water Treatment area to include public facilities for recreation and further enjoyment of this natural area is expected to draw future residents which should have a positive effect on our business.

Since acquiring the resort, we have put great effort and monies toward improving our products and gladly partner with the district in seeing this community grow.

A handwritten signature in black ink, appearing to read "Edd and Rita Vowels", written in a cursive style.

Edd and Rita Vowels

RPAC FUNDING APPLICATION

August 3, 2016

Date: _____

(Complete Funding Applications must be submitted to the Parks and Natural Resources Department no less than 2 weeks prior to any RPAC meeting. Any incomplete applications will be returned and will not be placed on the RPAC Agenda until all necessary documentation is submitted.)

Name of Applicant: Spring Lake Improvement District

Name of Project: ECO Park

Location: Spring Lake (Duane Palmer Blvd.); Highlands County

Check one:

- Renovation/Remodeling - Priority 1*
- XX** Development/Expansion of Existing Park - Priority 2
- New Facility - Priority 3
- Land Acquisition - Priority 4

DESCRIBE THE PHYSICAL CHARACTERISTICS OF THE PROJECT.

1. **For All Projects:** Provide a description of the proposed project which includes existing and future uses, existing and proposed physical improvements, and any existing buildings on site. Construction of a 1.3 mile multi use recreational path; restrooms; pavilion; picnic tables; benches; grills; waste receptacles; drinking fountains; and landscaping for the ECO Park.
- _____
- _____

2. **County Funds Requested (RPAC Share)** \$ 75,950

3. **Local Funds Available: (Requester's Contributions)**

- a. Cash: \$ 175,000
- b. In-Kind: (Provide detailed data) \$ 3,020
- c. Other: (other agency funding, donations, etc.) \$ _____

Represents work already completed for the STA

- All local/other funds will be used first. The balances, up to the approval RPAC recommendation, will be reimbursed by the County.

4. **Total Cost of Proposed Project:** \$ 253,970

5. PROJECT COST ESTIMATE:

Development/Remodel/Expansion Projects: Submit a conceptual site plan displaying the areas and facilities to be developed as proposed on this application. The site plan must CLEARLY DELINEATE facilities currently existing, facilities proposed for funding in this application and facilities planned for future development. NOTE: Applicant may be limited to 24 months for project completion from the date of execution of the Interlocal Agreement by the Board of County Commissioners.

Acquisition Projects: If applying for an acquisition project, submit the proposed development for the project. Along with the breakdown of the facilities, submit a construction timeline for the required development of facilities. Also submit conceptual site plan displaying the areas and facilities to be developed as proposed on this application.

6. OPERATION AND MAINTENANCE

Capability to develop, operate and maintain the project site: *(Check ONLY one)*

Provide a brief description of how development, programming and maintenance will be provided.

 XX The applicant has a full-time recreation or park department staffed to provide facility development, programming and maintenance. Priority 1*

 The applicant has demonstrated the existence of a full-time ability to provide facility development, programming and maintenance. Priority 2

 The applicant has other means of providing facility development, programming and maintenance. Priority 3

Explanation of maintenance **District Field staff will perform all mowing activities; Aquatic Staff will have a spraying schedule; and Parks staff will maintain the facilities and other amenities.**

7. If the expansion/remodel/renovation will REDUCE costs of maintenance/operation, please provide a detailed explanation and back-up verification. Priority 1*

*All Priority 1 projects will be given the highest consideration in the competitive process as these projects align with current RPAC philosophy.

All applications will be sent electronically to all RPAC members for review prior to scheduled RPAC meetings. Most projects will be voted for recommendations to the BCC at the first available meeting.

**SPRING LAKE IMPROVEMENT DISTRICT
RPAC FUNDING APPLICATION
IN-KIND DATA**

Over the years the District has been constructing its own picnic tables, benches, and grilles with patterns developed by our staff. These items consist of piping and lumber; welding; construction; painting/coating.

Staff costs:

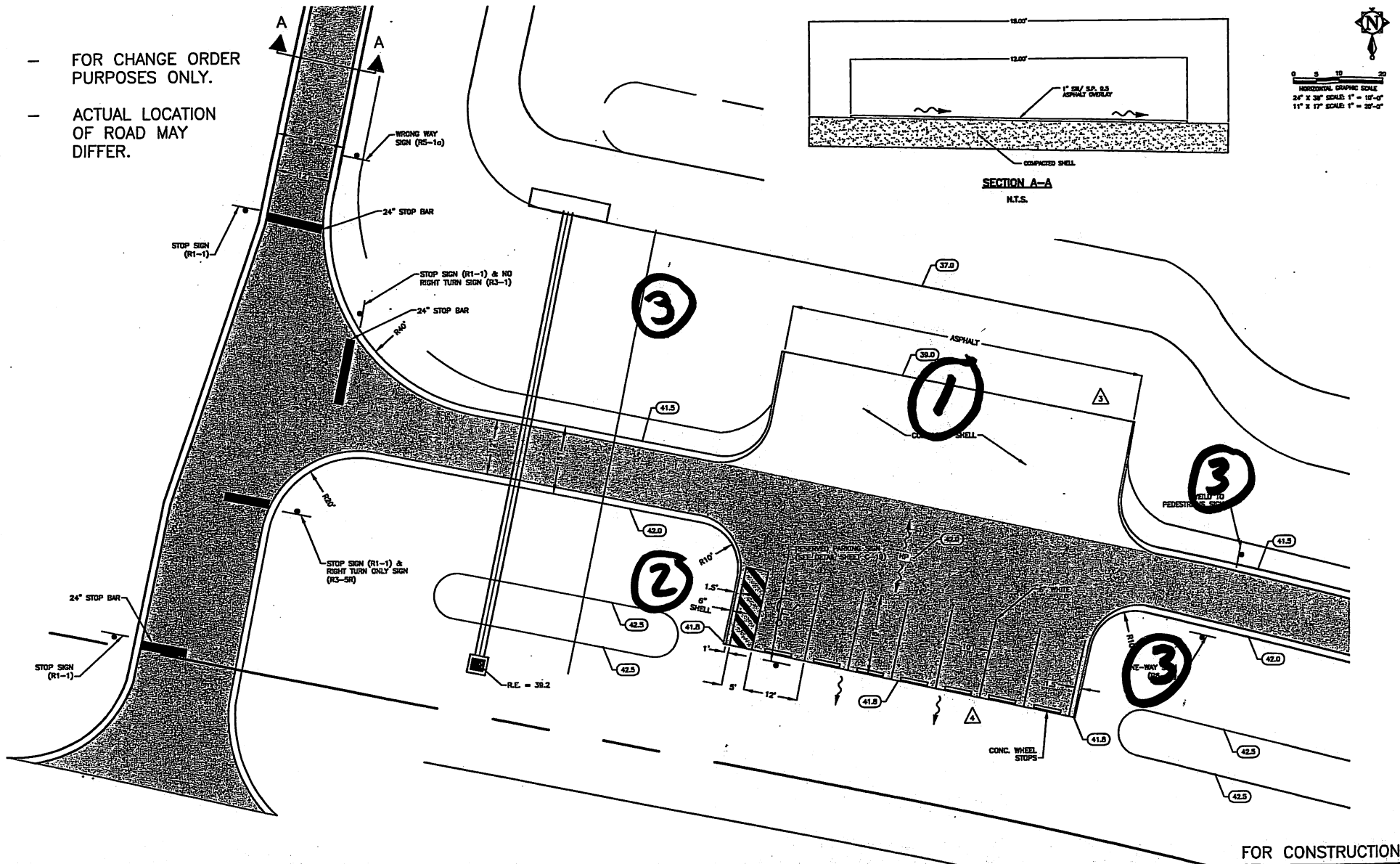
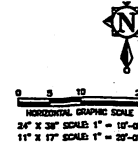
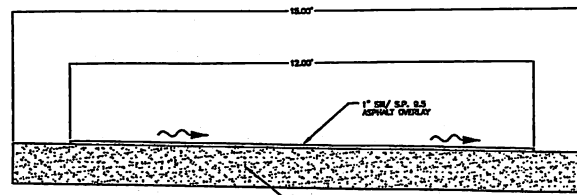
1 Field Superintendent	\$28 per hr.
1 Field Maintenance	16
1 Parks	<u>15</u>
Total	\$59 per hr.

10 Picnic tables @2 hours each	\$1,180
20 Benches @1 hour each	1,180
3 Grilles @5 hours each	<u>660</u>
Total	\$3,020

There is no equipment expense for these items to be constructed

The rest rooms and pavilion will be contracted out.

- FOR CHANGE ORDER PURPOSES ONLY.
 - ACTUAL LOCATION OF ROAD MAY DIFFER.



FOR CONSTRUCTION

NO.	DATE	REVISION	BY
4	7/12/15	SUD REQUEST	MDD
3	7/13/15	SUD REQUEST	MDD
2	8/10/15	COUNTY REQUEST	MDD
1	8/10/15	PER ADD. NO. 2	MDD

Date: 08/05/15
 Design: SZ
 Drawn: MM
 Checked: CAR

APPROVED BY: ORLANDO A. RUBIO, P.E.
 DATE: 7/12/15
 FLORIDA PROFESSIONAL ENGINEER NO. 48285

CRAIG A. SMITH & ASSOCIATES
 CONSULTING ENGINEERS-PLANNERS-SURVEYORS
 7777 CLARES ROAD, SUITE 410
 BOCA RATON, FLORIDA 33434
 (561) 314-4443
 CERTIFICATE NO. L00003119

PREPARED FOR:
 SPRING LAKE
 IMPROVEMENT DISTRICT
 HIGHLANDS COUNTY, FLORIDA

PROPOSED
 STORM WATER TREATMENT AREA
 ENTRANCE & PARKING MARKINGS &
 SIGNAGE

FILE NAME: 21-1765-C-17-PMS.dwg
 LAST SAVER: 07/12/16 - 1:09pm
 CAS PROJECT NUMBER
 14-1766

SHEET
 C-17

- 1) 15' x 25' Pavilion; picnic tables; grilles; benches
- 2) Restrooms and drinking fountain
- 3) Covered picnic tables and grilles

SLID STORMWATER TREATMENT AREA

Change Order No. 3 Summary

Change Order No. 3 was a result of an unexpected change/redirection of excess material to be hauled off site. During the course of work the primary planned and bid location for stockpiling excess material was cut-off to the Contractor. Mr. Davis informed the Contractor that he could no longer take the material on his property as initially planned due to wetland concerns. We were then informed by the Contractor that he had only two (2) weeks of storage left on the Davis property including others and had to either redirect the material to be hauled off site or assist in finding a new stockpile site close to the project. The District owned property, at the time, was inundated with standing water and could not be used for stockpiling. We were informed that the District had the following options (1) haul off site at much higher cost (cost of hauling to County landfill was determined to be \$4.27/Ton); (2) find a new site close by the operation; (3) shut down the project until a stockpile site could be identified.

Hauling off site was cost prohibitive i.e. using the County cost for hauling at \$4.27/Ton at 125,000 cubic yards of material to be disposed would be \$677,862.25; not an option. Shutting down the project would entail costs for mobilization and remobilization plus any other charges including time delays; this was not considered an option due to time constraints with the grants and extra nonproductive costs associated with this option.

We were fortunate to have a team of cooperative land owners that assisted the District in taking the excess material. Larry Perl allowed the District to stockpile a portion of the excess fill on his property to allow the District to continue with the project and to further reevaluate the project design to limit excess material offsite. The Contractor agreed to this option at a cost of \$1.03/CY based on the lost production due to haul distance, fuel and addition of a dozer rental and operator at the Perl site to manage the stockpile. Total Change Order cost for redirection, hauling and stockpiling is \$128,750.00 (\$1.03/CY x 125,000 CY).

This Change Order was needed without delay due to the unforeseen or unexpected circumstances. It was acted on by the District without delays to the Contractor. Any delays that would have shut down the operation would have cost additional dollars.

From: Massoudi, Mahnaz <Mahnaz.Massoudi@dep.state.fl.us>
Sent: Tuesday, June 14, 2016 1:41 PM
To: Corbett; Marston, Casey
Cc: Christine Alday; Vel Burris; Joe Decerbo (jdecerbo@springlakefl.com); Angell Diane
Subject: RE: Spring Lake STA CHANGE ORDER 3 Construction Contract

The SLID's change order #3 is approved.

Thanks
Mahnaz

SLID STORMWATER TREATMENT AREA

Change Order No. 4 Summary

This Change Order was initiated based on saving money on the maintenance access road, future savings on maintenance of the access road and most importantly to redirect excess material to stay within the project boundaries and on District property.

After the Davis property was no longer an option for stockpiling and the Perl property was secured, we had sufficient time to reassess the final disposition of excavated materials to keep it onsite or within close proximity to the site to minimize any additional offsite stockpiling of material.

The initial concept was to narrow the access road from 25' to 15' to save on shell rock expense and future maintenance. The savings in shell rock amounted to \$94,587.00 (reflected in Change Order #6 Final Quantity Adjustment). In an effort to maximize the road design, eliminate future maintenance and minimize the potential for bank erosion due to stormwater runoff, it was determined that paving the road would be a more suitable option. The cost for this option is \$167,877.20. However, deducting the savings in shell rock and driveway the actual expenditure for paving was \$67,289.70.

However the biggest savings regarding this Change Order was the redesign of the road to take excess material and keep it onsite. The road was raised 2' and the STA berm was enlarged to utilize the excess material saving a potential \$2,335,830.72 (430,733.61 CY) in hauling offsite fill costs utilizing the County landfill as a stockpile area. The County assisted the District initially but ran out of budget to continue hauling. Therefore if the District was to dispose of the excess material, the District would have had to pay (\$4.27/Ton) the Contractor to haul it off. This does not also take into account the wear and tear of Duane Palmer Boulevard which would have taken place. This savings could have been minimized if a closer stockpile was identified, however the District would still have incurred large expense due to hauling and repair to Duane Palmer Boulevard.

By limiting the size of the road allowing for redesign and expansion of the exterior berm made it possible to utilize all excess material onsite saving the District many dollars.

From: Corbett [mailto:corbett.alday@guardiancrm.com]

Sent: Tuesday, August 09, 2016 11:08 PM

To: Massoudi, Mahnaz

Cc: Christine Alday; Vel Burris; Joe Decerbo (jdecerbo@springlakefl.com); Diane Angell (dangell@springlakefl.com)

Subject: FW: SLID STA CO#5

Good evening,

Please find attached Change Order 4 and 5 for the SLID STA for your review/comments. These are all minor and due to a change in field conditions. The scope of work is not changing. Change Order 4 is not being charged to FDEP but is shown here for clarity and history to avoid confusion. Change Order 5 is the one we need to charge to SRF if approved. Funds remain in the award to cover it.

SLID STORMWATER TREATMENT AREA

Change Order No. 5 Summary

This Change Order is a result of enlarging the berm abutting the Davis property to the north. This Change Order included an increase in quantities of 49,896 SY at \$0.99/SY. This Change Order was also a part of modifying the berm design to utilize excess materials onsite.

Total cost of Change Order was \$49,397.04. The Change Order was required as soon as possible to germinate cover for erosion protection and prevention.

From: Massoudi, Mahnaz <Mahnaz.Massoudi@dep.state.fl.us>
Sent: Thursday, August 11, 2016 9:59 AM
To: Corbett
Cc: Christine Alday; Vel Burris; Joe Decerbo (jdecerbo@springlakefl.com); Diane Angell (dangell@springlakefl.com)
Subject: RE: SLID STA CO#5

Thanks Corbett. It is Approved.

SECTION 00931

CHANGE ORDER

DATE OF ISSUANCE: - September 28, 2016

No. 006

PROJECT: SLID STORMWATER TREATMENT AREA
CAS PROJECT No. 14-1766

OWNER: Spring Lake Improvement District

CONTRACTOR: Edens Construction Co., Inc.

ENGINEER: Craig A. Smith & Associates

YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGES IN THE CONTRACT DOCUMENTS:

DESCRIPTION: (\$184,317.03) The primary intent of this change order is to allow for quantity adjustments on project bid items that were a direct result of mutually agreed upon field changes to minimize the cost of hauling off excess material which resulted in slope modifications for higher and longer berms, increases in hydroseeding, increases in sod, and decreases in lake and NE marsh excavation and increases in SW marsh excavation. Some of these items have already been invoiced in previous pay applications and this change order is needed to update the total Contract Price to date. The quantity adjustments come to \$173,206.49. The other part of this change order includes a charge of \$2,606.34 for a remobilization fee to delay the removal of the earthen plug at the STA intake point while SLID/CAS evaluated water levels in the area. Lastly, this change order also includes an increase in sod (\$8,504.20) to address the slope erosion on the northern inside bank above the shell road as hydroseeding efforts have not been met with great success. The actual cost for this item is twice that amount and Edens has agreed to a reduction in cost in lieu of continuing to reinstall the hydroseeding. All material washed into the STA by the erosion will be removed by Edens.

From: Massoudi, Mahnaz <Mahnaz.Massoudi@dep.state.fl.us>
Sent: Friday, October 14, 2016 9:39 AM
To: Corbett; Orlando Rubio
Cc: Christine Alday; Vel Burris; Joe Decerbo (jdecerbo@springlakefl.com); Diane Angell; Gene Schriener
Subject: RE: SLID STA Change Order 6 Backup Requested

Corbett,
The Change Order # 6 is approved now.
Thanks
Mahnaz

SLID Stormwater Treatment Area
14-1766 / 2015

00931-1

Change Order No. 006

ECO PARK BRIEFING
PREPARED FOR PUBLIC WORKSHOP
WEDNESDAY, FEBRUARY 1, 2017

Staff began thinking about an ECO Park concept for the completed STA in the Fall of 2015. Earth Balance representative Scott Wade, who was overseeing the STA plantings, actually came up with the name and idea. He shared with staff other cities that combined STA's with some sort of environmental amenity. The attached timeline developed by Supervisor Brian Acker, with written additions made by District Manager Joe DeCerbo, outlines the extensive work that staff did to develop this opportunity. Assistance was provided by the Central Florida Regional Planning Council as well as the Highlands County Planning Department. Organizations such as Audubon, Florida Fish and Wildlife, Friends of Isktopoga, SFWMD, DEP, and a number of local officials and residents toured the STA area throughout its progress and were very positive about doing something that would benefit residents after the STA was completed.

When the Engineer asked to decrease the shell rock maintenance road from 25' to 15' wide, it was suggested by one of his support staff to consider an asphalt road to avoid future repair costs and adding more shell rock. The savings on shell material alone was \$94,587.00. Annual maintenance on the shell would have an estimated cost of about \$15,000/year. This reduction in road width allowed for more excess to be kept on-site. The actual net excess material that would have needed to be hauled off-site was 430,733.61 cubic yards. This equates to 547,032.95 tons, which would have translated to an additional \$2,335,830.72 in hauling costs when using the County's rate (\$4.27/TN) if the road width was not reduced and if adjacent lands were not made available.

When it was brought to the attention of the Manager that no one was submitting a proposal to the County's Recreation and Parks Advisory Committee for their August 2016 meeting an application was quickly put together and submitted for what was being called the ECO Park. The proposal included a rest room facility, pavilion, picnic tables, benches, grilles, and plantings (see attached site plan). We were being given credit for \$175,000 of costs for the construction of the road and we were providing in-kind labor in the amount of \$3,000. The request for \$75,950 was approved by the committee and sent on to the Board of County Commissioners. It was approved by the Board and an Inter-Local Agreement was sent to the District in November, 2016. No action has been taken by the District.

As with our other District Parks, if approved, the ECO Park will be open from dawn to dusk. The Sheriff's Department and Neighborhood Watch are currently used for security throughout our District. The Sheriff's Department has already committed to additional patrols in that area once opened. Our insurance carrier requires no other addendums to our current liability policy; we are covered. Fencing is planned along the levee where the STA outflow pipe is located to prevent walkers from going towards the pump station. Fencing will also be constructed to prevent vehicles from using the asphalt road.

Whether a park is created or not, the District still has to maintain the STA with its lot mowing and aquatic spraying equipment and personnel. The addition of a restroom and trash containers are the only major maintenance items we will need to address; toilet paper, paper towels, trash bags and cleaning supplies. Water and septic costs are minimal, and there is no need for electric.

As with numerous other projects, the ECO Park will be a work in progress for several years.

The attached packet of information includes:

- *RPAC Proposal
- *Site Plan Draft
- *Questions from Board
- *Eco Park timeline as compiled by Brian Acker with additional notes from Joe DeCerbo
- *Resident e-mails and letters regarding Eco Park