

The Board of County Commissioners (Board) of Citrus County, Florida, met in a special joint workshop with the Citrus County School Board (CCSB) on the above date in the Lecanto Government Building, 3600 West Sovereign Path, Room 166, Lecanto, for a presentation by the Mike Hampton Foundation (Foundation).

Commissioner Wooten called the meeting to order, Commissioner Fowler gave the invocation, and Commissioner Batchelor led in the Pledge of Allegiance to the U.S. Flag. The Board and CCSB then proceeded with its business.

| BOARD OF COUNTY COMMISSIONERS | CITRUS COUNTY SCHOOL BOARD |
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| <p>COMMISSIONERS: Josh Wooten, Chairman; Vicki Phillips, First Vice Chairman; Roger Batchelor, Second Vice Chairman; Gary Bartell, and Jim Fowler</p> <p>ADMINISTRATOR: Richard Wm. Wesch COUNTY ATTORNEY: Robert Battista DEPUTY CLERK: Theresa Steelfox</p> | <p>SCHOOL BOARD MEMBERS: Virginia Bryant, Chairman; Patience Nave, Vice Chairman; Patricia Deutschman, Sandra Himmel, and Louis Miele</p> <p>SCHOOL BOARD SUPERINTENDENTS: David Hickey and Linda Kelley, Assistant</p> <p>SCHOOL BOARD ATTORNEY: Richard Fitzpatrick</p> <p>CLERKS: Phyllis Geddes and Linda Verderame</p> |

Brent Hall, representing the Foundation, thanked everyone for coming to the workshop, the Board staff for their help, and the CCSB members and the Commissioners that had previously met with him.

He made brief comments regarding the growth in the County and the need for a conceptual idea to meet the growth needs. He stated that the concept started out as a sports complex and had changed completely due to meetings with many citizens.

He then proceeded with the PowerPoint presentation (filed with the Clerk's agenda), which included the following:



Development Plan for the Mike Hampton Community & Family Complex (Complex)



Programs: summer camps, swim programs, year round day care, cheerleading training, gymnastics training, athletic training, sports, practice and game fields, tournament fields, adult and church athletic programs, Safety Town, Enterprise Village, and an evacuation shelter



Facilities: athletic training facility, athletic fields, passive park area with restrooms, playground, picnic shelters, passive recreational trails with fitness stations, cheerleading

and gymnastics indoor training center, tennis center, observation tower, aquatic center, and gymnasium



Community Issues: overuse of the current sports fields, scheduling challenges, competing for space needs, aquatic center



Community Benefits: the Complex would attract thousands of new visitors to the County each year by providing family oriented recreation and entertainment businesses in a central location, by increasing the property tax and impact fee revenues from new businesses, and by increasing tourism revenue from area hotels and restaurants

Mr. Hall spoke to the CCSB regarding the aquatic center by stating that Mr. Hampton would donate the land to the CCSB for the aquatic center to be used by all citizens. He added that the Foundation would help develop the programs needed for the youth.

He stated that the Complex was a tremendous opportunity for the Board and CCSB to be involved in with the Foundation. He added that funding decisions needed to be made now, and decisions by the CCSB and the Board were needed for their part of the Complex, etc.

Paul Gibbs' presentation included the following slides:



Primary Site Criteria: 100 acres minimum, central location, central water/sewer availability, and direct frontage on major roadway



Maps and aerials of the preferred site



Properties that were considered: CR-490, Betz Farm, and State Road 44/County Road 491 (preferred site)



Photos of the preferred site



The preliminary development plan showing the Complex layout on the property

Brent Hall again thanked everyone for being there for the presentation. He said that he was happy to be associated with a person like Mike Hampton, that Mr. Hampton

had come back to the County to build a house and to be a part of the community. He added that Mr. Hampton saw a need for the future and was going to do something about it, and that he wanted the leaders of the County to be a part of the solution.

The Chairman recessed the meeting and reconvened at 9:42 A.M.

Sheriff Jeff Dawsy presented a PowerPoint presentation (filed with the Clerk's agenda) regarding a conceptual idea (Citrus County Safety Town) that he had presented previously to several members of the Board and the CCSB, the County Administrator, and Superintendent of Schools. He showed slides of a Safety Town that was located in Pasco County, which had been in place since 1992, and was run by the Pasco County Sheriff's Office.

The slides included:



A Small Town Designed on a Child's Scale: kid sized buildings, streets, sidewalks, traffic lights, and vehicles



Developed to Teach Safety to Young Children: life saving facts, traffic rules, and bus, car, bicycle, boat, water, fire and electrical safety, with a target audience of kindergarten to 3rd grade



Built by Donations, Sponsorships, and Community Support: community organizations, civic groups, local businesses, corporate sponsors, concerned individuals, possible grants, minimal tax dollars, land provided by the Foundation and located in the Complex



Staffed by Volunteers: operated by the Sheriff's Office, staffed by Sheriff's Office volunteers, assisted by school personnel and parents, and volunteers trained in the safety curriculum



Objectives: valuable safety education, community support and involvement, partnership with schools and parents, with costs to the taxpayers - low, benefit to the children - high

Sheriff Dawsy stated that his office would develop a facility that would be a small town designed from a child's standpoint to address safety concerns; for example, bus safety, vehicle safety. He added that the facility would be open to all children, public and private schools, and day care centers. He commented that the County had the means to do this project, that the Foundation would donate the land for the project, that grant money might be available, that community support was necessary, that a Sheriff's Office presence

would be at the Complex, that Enterprise Village (a mock business through the school system) could be incorporated into Safety Town, etc.

The Chairman turned the meeting over to the CCSB for their questions and comments.

The CCSB members asked questions about the land for the aquatic center, the CCSB and Board responsibilities, funding, budgetary issues, etc.

Mr. Hall replied to the questions by stating that the land would be donated to the CCSB for the aquatic center, that the pool would be made available to all children, that all programs for the pool would be approved by the CCSB, and that the Foundation could help facilitate the programs. He advised that the Foundation had done an assessment of the County's needs for the future, that the Foundation would provide the land for a centralized Complex for all children, and that the school facilities currently being used by other sports organizations would be opened up for the high school sports, etc. He added that the aquatic center would be owned and maintained by the CCSB, and the fields and other facilities built by the County would be owned and maintained by the County. He spoke about the gymnasium and training centers being built by the County and the Foundation, with the Foundation having ownership of that building and property. He mentioned that the Foundation was seeking grant money for the infrastructure of the facility, and that the budgetary needs for the CCSB and Board needed to be discussed. He explained that this was an opportunity for the CCSB to build a centrally located aquatic center for their students, and that the CCSB should decide if there was a need. He remarked that the community had stated that there was a need for an aquatic center, that the property would be donated to the CCSB with a timeframe set by the CCSB, and that there was plenty of land available for the aquatic center. He advised that there would never be a fee charged for existing programs (soccer, football, baseball); however, a fee would be charged for new programs created (training facility, sports camps).

Mr. Fitzpatrick spoke of the different types of funding for CCSB projects and if the CCSB would want to own or lease the aquatic center. He stated that there was a lot of liability in owning an aquatic center, and that the project was not in the CCSB's long-range plan. He added that the CCSB had specific statutory provisions to follow, and that the primary purpose for the project must be educational, and the secondary purpose could be recreational. He advised that there were ways to accomplish this project if the CCSB found that an aquatic center was needed.

School Board Member Nave asked Mr. Hall about the proper supervision at the aquatic center. He replied by stating that if the CCSB owned or leased the facility, it would not be an open facility, that the CCSB would approve the organizations that could use the facility, and that the CCSB would adopt the policy and rules. He added that the CCSB would provide the insurance for the facility, with the users of the facility providing the proper liability insurance.

Mr. Fitzpatrick stated that a third option would be that the CCSB would contribute money to the aquatic center, then the CCSB would receive a user agreement that allowed use of the facility at certain times exclusively.

Mr. Hall reiterated that the CCSB had been given an opportunity to receive donated land for the aquatic center, and that the CCSB had to decide if there was a need. He hoped that the CCSB could see the necessity of the Complex, which would relieve stress from the CCSB fields and gymnasiums, and would provide more places for the middle schools and high schools to play various sports.

Commissioner Fowler suggested that a group of people come together to determine how the entities could make this project work legally and financially. He suggested that the group include the County Attorney, the CCSB Attorney, grant writers, possibly a County Commissioner, the County Administrator, and the Superintendent of Schools. He explained that the ownership issues needed to be eliminated, and presented the idea of a Sports Authority with representatives from the Foundation, the CCSB, the Board, and the citizens. He added that the Sports Authority could maintain the Complex and if the entities could sort out the financial issues, the project could happen.

Commissioner Phillips stated that she was willing to explore any options that would help to accomplish this project. She expressed concern with funding this project when there were other parks already constructed or that were in phases of construction in the Capital Improvements Plan (CIP). She complimented Mr. Hall on the conceptual plan, which included fitness trails and adult programs that recognized the needs of the older population. She stated that she did not know how the Sports Authority would operate without some sort of taxing authority. She commented that this Complex could never be accomplished by using just General Fund dollars, and suggested the sales tax option as a way to fund the Complex. She thanked Mike Hampton for his generous offer and stated that she would like to see this Complex be completed because she saw the need.

Commissioner Bartell stated that conceptually everyone probably saw the value of this type of Complex. He talked about the creation of a public/private partnership that would look for long range planning. He affirmed that funding was the issue, that the facilities would need to be phased, and that other private partners would be needed. He thought a long-term lease was the ideal situation for both the Board and the CCSB. He suggested that the Board review their CIP for dollars that might be available and could be extracted without closing down other parks. He agreed with the Sports Authority concept and wanted to move to the next step in the planning of the Complex by defining some of the issues.

Mr. Hall replied to Commissioner Bartell's question about estimated cost by stating that it would be difficult to estimate the cost until the available grant money was determined; however, the cost would be in the millions. He added that there were people in the private sector that were excited about this Complex and wanted to be a part of seeing it come to fruition. He hoped that everyone saw this project as a community complex with facilities for families to enjoy, not just a sports complex.

Commissioner Wooten commented that there were no selfish aspects to this Complex. He agreed that an entity, like a Sports Authority, was needed to manage the Complex, rather than having the CCSB or the Board in charge of different facilities. He stated that the needs had been identified, and that this Complex would bring economic development opportunities, employment opportunities, business opportunities, and tourism. He concurred that funding was the issue, that the Economic Development

Council (EDC) could get involved for possible grants for infrastructure, and that private enterprise needed to be involved also. He added that he would like to get a group of people together, such as, someone from Tourism, the EDC, the Foundation, the CCSB, and the Board attorneys to see if this project was feasible.

Discussion continued regarding the need for the Complex, finding a way to make this Complex a reality, getting a group together to work out the details, ownership and funding being the issues, ownership and profit not being a priority, the need for a business plan, etc.

Directive: Form a group consisting of the Board and CCSB's executive and legal officers, representatives of the Foundation, Brett Wattles of the EDC, and the Tourist Development Council Administration, to decide the legal issues, the ownership, the long-range plan, funding, etc. This group would then agenda an item with the Board and the CCSB for discussion and further action.

The Chairman opened the meeting for public comment.

Joyce Valentino, Gus Kraye, Jim McIntosh, and Alice Ashley spoke regarding funding, ownership, grants, support for the Complex, considering other alternatives and issues (e-mail and map from Gus Kraye filed with the Clerk's agenda), three proposed routes of the Suncoast Parkway 2 going through the preferred Complex site, other property being available for this Complex, keeping the public informed, etc.

The Chairman closed the public portion of the workshop.

There being no other business to come before the Board and the CCSB, the Chairman adjourned the meeting. (11:12 A.M.)

ATTEST: _____, Clerk _____, Chairman