

HOMOSASSA SPECIAL WATER DISTRICT

REGULAR MEETING

NOVEMBER 17, 2014

A regular meeting of the Board of Commissioners of Homosassa Special Water District was held on Monday November 17, 2014, at the Water District office located at 7922 W. Grover Cleveland Blvd. Homosassa FL.

Present were:

Commissioner Seibert	Commissioner MacRae
Commissioner Sipos	Commissioner Bitter
Commissioner Jeeves	Dave Purnell (Superintendent)
Teresa Olds (HSWD Staff)	Tami Jo Watson (HSWD Staff)
Catlin Wilcox (Guest)	John Wilcox (Guest)
Winston Perry (Guest)	Deardra Wilcox (Guest)
Marion MacRae (Guest)	

Commissioner Seibert called the meeting to order at 3:00PM.

1) Additions, Corrections, Deletions to Regular Meeting Minutes October 20, 2014.

2) Public Input

A) Margaret Hunt (Request of Adjustment due to leak)

Commissioner Jeeves made a motion to approve the (1) month adjustment as it meets all requirements. Commissioner Bitter seconded the motion. Vote yes. Motion carried.

B) Janet King (Request of Adjustment due to leak)

Commissioner Seibert made a motion to approve the (2) month adjustment as it meets all requirements. Commissioner Jeeves seconded the motion. Vote yes. Motion carried.

C) Rita Barton (Request of Adjustment due to leak)

Commissioner Jeeves made a motion to approve the (1) month adjustment as it meets all requirements. Commissioner Sipos seconded the motion. Vote yes. Motion carried.

3) Homosassa Historical Heritage Council

Marion MacRae: Good afternoon, Thank you for seeing us this afternoon. Dee Dee has some information.

Dee Dee Wilcox: On behalf of the Old Homosassa Historical Society.

Marion MacRae: Heritage Council

Dee Dee Wilcox: We are pleased to announce that the Homosassa Water Tower has been declared a Historical Structure. By the State of Florida, Division of Historical Resources, on the Florida Master Site File # CI01460.

Dennis Seibert: OK, what does that mean to us?

Marion MacRae: That you are the proud owners of a Historical Structure & Registered by the State of Florida.

Lora Sipos: What does that mean?

Dee Dee Wilcox: The same. That is the only thing as a body could do without owning or leasing this property. It was the only avenue available to us.

Lora Sipos: What does that mean?

Dennis Seibert: I would like to ask our attorney?

Denise Lyn: I have no idea.

Dennis Seibert: Ok

Denise Lyn: You just own a Historic Structure; there is no Historical Preservation Ordinance that would come into place like what would happen in the City of Inverness. There are none in the non- incorporate area of Homosassa. So I don't know that it is of any.

Lora Sipos: So we can still go ahead and sell or tear it down?

Denise Lyn: Yes, I mean as far as it says in there that we can't sell it?

Dee Dee Wilcox: It is going to make it a lot more difficult.

Denise Lyn: How so?

Lora Sipos: How?

Dee Dee Wilcox: Because you will see in your plans with getting permits that there is a different route that has to be applied for now than originally.

Denise Lyn: What is the route?

Dee Dee Wilcox: You will have to figure that out, because our goal was to save the water tower. That is why we are doing everything that we can to save it. So with us having it declared a Historical Structure. It just has been a highlight of what we have been able to accomplish right now.

Dennis Seibert: How can that get done without us being involved as owners?

Dee Dee Wilcox: That is the only thing that we can do without owning the property. Now you owning the property there is a lot of things that benefit you. Now with you having this there are a lot of grants available. Actually there are half dozen grants available if you keep the water tower on line. If the tower is not on line then only two.

Lora Sipos: What kind of Grants?

Rodney MacRae: Certainly not one to tear it down.

Dee Dee Wilcox: No, there is a grant that has an application period of September thru October. There is also one from the Florida Historical Commission that has a grant period of July. That is the one we originally looked into when we started this task. But we did not have enough time to apply for these grants. There is up to \$350,000.00 in grants available.

Lora Sipos: So if we don't apply for the grants what happens?

Dee Dee Wilcox: Then you don't get the money.

Dennis Seibert: What if we don't maintain the tank?

Dee Dee Wilcox: Ultimately over a period of time it would come down. As of right now with it being structurally sound, you can make the choice of it being on line or off line. That will make the decision of how many grants are available. The Historical Society can't apply for these grants since we are not the owner or leaser of this property. That is up to you.

Dennis Seibert: You say structurally sound?

Dee Dee Wilcox: Structurally sound:

Dennis Seibert: Dave, what does our report say?

Dave Purnell: I am not a Structural Engineer.

Dennis Seibert: What does our report say?

Dave Purnell: It will take a lot of money to make it structurally sound.

Dee Dee Wilcox: According to what we heard from the February audio. If you listen to it, that is where he said it was structurally sound. He even stated what category hurricane it would withstand.

Dave Purnell: Who is he?

Rodney MacRae: Your engineer who stood right here and gave the report.

Dave Purnell: The report is written.

Dee Dee Wilcox: No, this is the audio version from February.

Teresa Olds: Tim McDaniel.

Dave Purnell: Tim said it was.

Dee Dee Wilcox: Structurally sound.

Dave Purnell: No, he said that it is possible if a storm came through that it would go down is what he said. He said he would take the chance to give you all time to do what you needed to do.

Rodney MacRae: I am not sure what he said. You might want to read the minutes or his report if you are concerned about it. You should read his report.

Catlin Wilcox: The first ten minutes of the February 2009 minutes is where he starts talking about the water tower. Rather than us debating what we remember or not remember. It might behoove you all to play that audio and hear him state how structurally sound the water tower is.

Jim Bitter: What are you asking of us?

Dee Dee Wilcox: Absolutely nothing. You had asked us to give you a report and keep you up to date on what we are doing. As of right now this is what we have done. You had given us to December to come in and discuss it further. But our agreement was to keep you up to date. And that is what we are doing. That is what we have done.

Tami Jo Watson: Are there any documents of any kind that I need to make copies of for us to have?

Dee Dee Wilcox: No.

Teresa Olds: What web site can we go to look this up?

Dee Dee Wilcox: Florida Master Site File.

Jim Bitter: Project this for me then, where we go?

Rodney: Well if I may, I think #1 that we ought to table taking this out to bid for the sale and demo. Then sit down with this society as a Board and discuss how we can work with them to preserve this tank and not cost the district any money. That is something that this Board has failed to do through out this last 9 or 10 months. Is sit down and talk with them.

Dennis: Rodney, let's not get started again.

Rodney: Dennis, you asked me and I told you. I am being honest with you.

Dennis: We have given them time; there are other people interested in buying this tank. So if we can still sell it, maybe you could buy or lease the tank from them.

Rodney: This Board has shown very little positive co-operation to this society. The first meeting that they ask for assistants you gave them till December to come up with a plan. The next meeting you did not show much ability or willingness to work with them by making two motions. First-put the property up for sale. Second-demolish the water tower. What kind of message does that come across to this society that hey, we as a Board are working with you guys. Didn't instill much confidence in them to do all of this leg work to have it all swept out from underneath them. So they have been very reluctant. They have done miles of stuff to get it registered as a Historical Site is kind of interesting in itself. But they have done many things the one question what have they done? They've done nothing that is what one of the Commissioners said. Well they have done plenty, they done a lot.

Lora Sipos: Then they should buy the site.

Rodney: One of the first meetings that we had with the Historic Society the President stated that they do not want to own property. They even brought up the idea of volunteer's. Like the Homosassa Spring State Park, It is one of the largest in the State of Florida with Friends of the Parks. They have raised more money than any other State Park to help maintain it. That's an option.

Dennis: Supposedly it is not going to cost us money.

Rodney: I told you that before.

Dennis: We have not seen anything on this in writing, supposedly they don't want to own it or lease it, but we don't want to either. I don't want it to cost the district any money. Otherwise, we'd loved to save the tank if it didn't cost the district money.

Rodney: I don't either.

Dennis: Denise have you seen anything on this?

Denise: A grant to preserve a Historical Structure is not a grant to preserve a water tank. Is it? I have not seen it documented. I don't know if the site is Historical or the tower is Historical. You would sell it just like anything else. Who ever bought it would have to know it's listed on this register. As far as the demolition, I am not sure how it would impact it. I have not researched that part. But if you all wanted to go forward with your plans or not you could go forward with your plans subject to this new distinction and what effect it might have. You always do have the right to reject any or all bids. That's part of your bidding process. So if you were to let it out to bid on either of the two options in between now & then. Have me do some research and figure it out and make a decision at your next meeting. I am just saying. Scrap the whole idea now that it is a Historical Structure and go down another avenue. That is a policy decision that you all have to make.

Mr. Jeeves: What's the end goal of the Preservation Society?

Dee Dee: We want to save the water tower we do not want to see it demolished.

Mr. Jeeves: Do you want to acquire ownership?

Dee Dee: No sir that has never been our goal. When we originally approached you. We had come with the idea of leasing it. But you all said at that time that you cannot lease. At that time if the board could have leased it then we could have applied for all these grants. But that's where we could come up with a workshop just to see what we could do. If you all have a representative from your committee that wanted to work with us. Our goal is to save the tower; the public wants to save the tower. When you originally had the meeting we had a petition with over 500 people. The people have spoken; they want to save the tower.

Denise: Save it for what?

Dee Dee: Demolition.

Denise: To save it for what? To save it as an operating water tower tank or save it as a structure sitting there?

Dee Dee: Either one, that's where if we keep it as an operating water tower, we will have more grants that is available. If it is off line there is less money available but still two grants. We just want to preserve it, whether it is on or off line.

Denise: The district does not need it as an operating water tower.

Dave: Even when it's online, it's off line.

Dee Dee: But you all are a Business, wow I can get more money if I go this way, than I go that way. We could lease it from you. That's where through this process we became part of the Citrus County Historical Heritage Counsel. We have a grant rider that's available to us if you lease it to us. The bottom line is we don't want it to be knocked down. So that when we came up with a council with ideals of what we could do to stop this from happening. That's our goal.

Rodney: You know you can always put this up for sale or put it out to bid to have it demolished. But why use that as a threat against these guys that you don't like the idea that you are going to go ahead and take it down. Why don't we sit down with them and talk to them and find out some of the ideas they have that they already disclosed and how we can help them do it. Let's work with them on it at no cost to the district. Let's work with them on it and show them they elected us here. Let's show them we can work with them.

Mr. Jeeves: If they don't own it my question is "then who is obligated to maintain it?"

John Wilcox: The grants will pay to maintain it, it's not like you have to pay. It's no cost to the district it will increase your value asset to the property. It makes up for the 12 year low maintenance or no maintenance. This will let you move forward you have a tank that you don't have to maintain variable pumps. \$64,000.00 I think is what one bid said I don't know. I don't want it to cost the district any money. I am a district member.

Lora: How do we know the grants will cover the cost of maintaining it?

John Wilcox: We set a realistic time line, in a short period we have set up a group of people in the Historical Society, The tank is registered with the State as a Historical Structure, No reason to rush head long in to this. Like Rodney said you can always sell it or tear it down. It is not going to fall down this week, next week, next month, and next year. It is not in that bad of shape. I listen to the audio also and like you I am familiar with stuff. I work with pipe flows as a part of my job.

Dave: But if you go down there you will find bolts lying on the ground. You will find where!!

John Wilcox: You think it is going to fall down?

Dave: No

John Wilcox: Will it fall down next year?

Dave: If we have a storm. yes.

Dave: I have a question, Can we lease it?

Denise: This property is no different than what you own now. If you have the ability to lease it then you should not own it. Remember you should endeavor to use and trust for the people. If you don't need them, then you need to surplus them and get rid of them. Like we have talked about for years. Like the cell towers on the water tank, Like I told you the attorney general has offered many opinions the fact that if you're not using or not needing you need to surplus it and get rid of it. Sell it or auction it off. So you can't lease it because that would mean that you don't need it. You already have surplus this property.

Rodney: We already have property that we are leasing to Citrus County, The old well site?

Denise: You probably need to get rid of it.

Rodney: It says in our charter that we can buy, sell or lease. We have the ability to do anything along those lines that we want to do, I think?

Dennis: Well we need verification that is between the attorney and you. I guess.

Denise: If you want me to dig out my old memos and things that I have done in the past. I will. I am happy to do so as I sit here, I am telling you that you should not maintain property that you have already surplus. If you surplus it you don't need it.

Dave: Then my second question. If it comes back that we can. Are there any guarantees that we can get grants since we would be responsible? Is there any guarantee that grant money would put that tank back in shape?

Dee Dee: There are no guarantees, but there is the availability and if we don't try, we won't know. Once it is down it is down and we can't back up. As long as you own it or lease it. That is what we are asking. It seems to be a win/win. This body of people in the district that you represent they don't want it demolished.

Lora: No, I don't think that's true. I have talked to many people and they have said if we are not using it lets get rid of it. I think there is a fine line there on who is for it and who's is against it. I cannot say the majority of residence in our district wants to save it.

John Wilcox: Can you say the majority want to tear it down?

Lora: No, I would say the majority of them really don't care.

Rodney: You have certainly seen here a majority that has spoken out on wanting to save this thing and restore it. Why don't you give these guys a chance?

Dennis: Let me ask you something? Let me clarify, I have seen this in the past. How does something get designated as a Historical Site without bringing it up to a certain standard? I saw that happen in the past on a couple of different buildings. They had to be brought up to some standard before they could be declared a Historical Site. That is what I am trying to figure out. How did this all happen without us even knowing about it?

Marion: We made an application.

Dennis: How did you fill out an application on our part that we own for a Historical Site? I am a little confused.

John Wilcox: How would you ever put a Historical significance on a structure that an owner wants to tear down. Unless a group of people ask the state or regulating agency to say please consider this as a Historical Structure. Then they move to do their procedure and do their checkmarks and to do their due diligence. This took three months; it's not like we went last week and said hey you want to make this a Historical Structure. No Problem.

Dee Dee: We did, we met with the secretary, we got photos, maps, documents and public information. That is how it was done.

Dennis: They say there are buildings that people have gone out to have designated but they had to bring them up to a certain code to get them designated. I was just wondering.

Catlin: Were they public or private buildings?

Dennis: Private buildings.

John Wilcox: If the Historical Society can lease it from you, then you could put stipulations on them to have reasonable time frames for getting the grants or retain monies. You can have fund raisers to have a safe working condition. Not working but safe condition. I would love to see it on line. I think it has some value to it. Certainly put variable speed pumps to make up for the surge protection of the lines on other side 19.

Dave: That has nothing to do with it regardless.

Dennis: I have not heard an answer on how it got there. I have not figured that out.

Dee Dee: We put an application in.

Dennis: So anybody can put an application for any piece of property for the Historical Site? I am trying to understand this I am not trying to argue, I am just kind of baffled that we weren't aware of that going on?

John Wilcox: They did their application with the State Agency, they did their checkmarks and their due diligence, then they determined yes it meets the criteria to be a Historical Structure.

Dee Dee: Because we worked with the Citrus County Historical Society and worked diligently with them. They are very familiar with this and we worked with them. There was documentation that they sent in and to receive so there was a lot of questions and all. But that's where my point being is that is the only thing that we could fill out without owning it. So you don't have to be aware of it or have any signatures. So that is how this society could go about this.

Lora: So if someone decided my house was a historical structure they could do that?

Dee Dee: Then they would decide it was or not. But where this has been declared and we are very happy about it.

Rodney: I am not sure about all the significates about that nor your house being on that list if it makes any difference what so ever. I was as surprised as you are when I heard about it. I am pretty amazed quite frankly all of that being said. It still boils down to the point even if we can't lease it to someone. What is to say we could not keep it and enter into some type of agreement with a preservation society that would want to take this thing on and pay all the bills have it refurbished to keep it up as a community monument?

Lora: What about the liability?

Rodney: We have liability on it now.

Lora: If we sell it we don't have to have liability.

Rodney: How much is the liability? Let them pay for the liability. We keep the insurance, they pay the premium on it. What is the problem it seems to be a win/win. It seems like at least we could sit down and talk with them about it or let them come up with an idea by December? Why we should dangle something over their head that if we don't like your idea it is going out to bid to be demolished or sold. Which I think quite frankly got a little personal all together. But we will drop that for the moment. I think we need to forgo the demo and forgo the sale of the property and listen to these people in December and see what they have to offer.

Dennis: I have a question? There are some individuals interested in purchasing the property and tank and then preserving it themselves. So that is the question, why can't you work with them that way we don't have to own it or lease it?

Mr. Bitter: Could I inquire who that is?

Dennis: They asked me not to mention at this time.

Catlin: Presume presumption, can you do that? Can you have these private meetings with individuals that are asking to buy these properties?

Dennis: They just mentioned it. I can go out and talk to people in public.

Catlin: You can't tell us their name?

Dennis: They ask me not to, so I am going to honor that wish.

Catlin: Is it just one person?

Dennis: We are not going to discuss it.

Mr. Bitter: We are not going to get an answer. I suggest we move on.

Rodney: I ask you to table the whole motion of you putting the property up for sale or out to demo?

Dennis: That is our next thing on the agenda. Well the attorney's report is next. That is #4 on the agenda. We will get to it. I mean #5 discussion on the elevated tank. You can make that motion then.

Rodney: Teresa, are we boring you?

Teresa: No, not at all, I was answering a question from the guys. Sorry.

Dave: If I could interject anything at all. I think it would be best for the district to check into see if we can lease the property and table this motion for this month.

Dennis: We could do that Dave that is what I am saying that is item #5 on the agenda. So when it comes up on the agenda that can be made.

Mr. Jeeves: One other question. We have an obligation to maintain the tank as a safe condition. How much time do we have to leave it stand as it is?

Dennis: Rodney has your answer.

Rodney: When is the last time we painted it Dave?

Dave: It has been about ten years now.

Rodney: So for ten years Mr. Jeeves we have not done anything structural to that tank. So is that called maintaining it?

Dave: No.

Rodney: So we have not done our job for ten years?

Mr. Jeeves: We had a gentleman here that presented a \$250,000.00 contract to bring it up to date.

Rodney: Yes and we turned that down.

Dave: Rodney we have done some structural work to it. We have had the top welded and we had lot of stuff done to it over the last ten years.

Rodney: That was ten years ago.

Dave: No, after it was painted and the paint failed about what 4 years ago we had them go up and re-weld all the seams.

Rodney: So I misspoke, I apparently don't know what I am talking about. So what I would like instead of being surprised in these meetings on what I am saying not being correct I would like staff to put together for the next meeting everything that has been done to that tank in the past ten years. OK that way we will all know. Then I won't be called down for making a statement that was not true. I assumed I thought and I stand corrected. I would like to see that.

Dave: Absolutely, I was not calling you down.

Dennis: Let's skip the attorneys report and go to #5 Elevated tank. This is where we have a copy of the advertisement on the sale of the property or the removal of property. Now we can make some motion.

Rodney: I make a motion to table both those items at least until next board meeting.

Dennis: Do we have a second?

Rodney: Is anybody listening?

Dennis: They are thinking.

Mr. Bitter: I would like to see this thing accomplished. I'll second it.

Dennis: OK, we have a motion and it is seconded. Now David what is your recommendation?

Dave: My recommendation is to table it.

Dennis: OK

Mr. Bitter: Is to what?

Dennis: Table it.

Mr. Jeeves: Is that a motion?

Dennis: Is there any discussion before we take a vote on it?

Mr. Jeeves: What date?

Dennis: Table it to the next meeting.

Mr. Jeeves: Will there be a meeting with the Group Preservation Society?

Mr. Bitter: With expectation of what?

Lora: Yea what date?

Rodney: That they will wow you with their report.

Mr. Bitter: What report?

Rodney: A report of what you asked them to come back in December with an idea of that tank.

Lora: But they already have, they came back with we can go out for these grants. So I mean that's the plan right?

Rodney: No, that's not all of it. I think they might have some more.

Marion: It is not due until December.

Lora: No, the bids are due in December.

Marion: No, our report is due in December

Rodney: Our original meeting was in March or February?

Teresa: No April.

Dave: April 9th my birthday.

Rodney: This board shy (1) member was not present; unanimously said we will give you till December to come up with a plan to save that tank. Then the next month there were 2 motions made and that were carried with one member not here that said we would put it out for bid to Demolish and to sell. The bid would go out in November and be ready in December. One month after you told these people that you would give them the time to come up with a plan which kind of hit them broadsided like what's going on, what happen? So now I am asking to forgo that until they come up with their plan and meet with you in December, like you requested them to.

Mr. Jeeves: One question? What more do you have to research? Do you have a lot to do or are you pretty well to the point if we have the meeting in December you will have all your information?

Dee Dee: Yes Sir, Our agreement was to periodically keep you up to date. That is where we have to come up with different scenarios on where you all are going with this.

Mr. Jeeves: So in December meeting you won't ask for more time because you have to do more of this or that?

John Wilcox: That could be true if you provide us with what questions you may have that we are not aware of. You know what I am saying. We come up with this plan in December and all of a sudden we get asked 5 sets of questions?

Mr. Jeeves: Then we go into January, February, March, April, May.

John Wilcox: I think a workshop is a better avenue to go because we can see your expectations. You can see our expectations and how we can react and satisfy those.

Mr. Jeeves: I would be in favor of them coming in December if they could have their final position to present.

Mr. Bitter: I think originally the time element enter into it so this thing wouldn't go on indefinitely. The board needs to act in the best interest of all of us. That is why that time element entered in. Now if we are going to do something else we should make some sort of definitive time here so we can settle it as a Board and move on. I will vote in favor of tabling but at the next meeting I want to see something more than an idea I want to have something that is firm, positive and can be accomplished. If that can be done then I feel strongly that it should be tabled for a month.

Rodney: Very good.

Lora: Should we go ahead then with the bids?

Rodney: I think that is what the table was or that is what was brought to the table, was to motion and table those two items.

Lora: Oh Ok I am sorry, I misunderstood that. I thought we were just tabling what they were going to do.

Mr. Jeeves: Adding to that though that the Preservation Group presents there final plan to us.

Rodney: In December as they had planned.

Dennis: My impression was to buy it in December and give them time to come up with the money or funding to buy it. That is why the bid was set to open in December to give you the opportunity to purchase it. That was my understanding on why we did that. OK. That is why I thought we did that. So I would like to make it very clear to everybody no matter which way it goes the funds for that tank were set aside to be utilized to pay for one of the new employees that we are hiring so you all have to face next year. If you have to spend money and don't get the grants the water department will have to come up with additional funding to pay for an employee that was one of the things that we set money aside for so we could get two more employees and not have that extra expense next year. I just wanted to make that clear to you all that will come up one way or another being a rate increase again or something to cover that. We got a motion, let's take a vote to delay it, our attorney has something to say.

Denise: Along those lines of your discussion I think if you are going to Table it. I would expect that you would get some legal advice on your options. Whether or not it is appropriate for a Florida Special District to own property to lease for the benefit of the not for profit entity? Because if that is the proposition that is going to be offered to you is for you to own property to lease to them for their benefit, and no benefit to the district. Because remember your charter provides you will provide potable water and the system to disperse that portable water to those within your jurisdiction. Whether or not you can own property that you have declared surplus for the benefit of the not for profit that's the question that I think you need to have answered. Now certainly I can answer that question either on the affirmative or the negative. You all can say thank you Denise for your advice. However we are going to do X and that certainly it is your purgative. I would like to be able to give you my legal opinion as your general council as to whether that is appropriate because it sounds like that maybe what you're offered is that you continue to own it and lease it to them. That sounds like one of the options. I don't know what other options might be available. Certainly you can always sell your property. I don't think we need a legal opinion about. Because you can always sell that. You guys have a serious issue on your hands in terms in fact that you've declared this surplus property. In other words you have already made a legislative decision that this property is no longer needed for the District purposes. That's the finding that you all have that's your legislator decision. So if you are going to do something else with it. You have to get over that finding.

Rodney: When was that made?

Dennis: That was made last month or the prior month.

Teresa: A couple of months ago.

Denise: It was declared surplus.

Mr. Bitter: I would like to add a phrase then to the motion to table the chairman to instruct council to do necessary research.

Denise: Can I ask a question, So I think the issues are with the fact that you have surplus property, I think you're going to be asked perhaps you may be asked to lease that property to a not for profit entity. Then you also need to deal with it being listed on the Historical Register and whether or not that has any impact on your decision. So I would like to at least get information on those issues for you.

Dennis: OK

Mr. Bitter: I would go along with that.

Dennis: Do you all have any issues you need to address?

Dee Dee: Yes that is why we would like to have a workshop. Because of the issues like Denise just brought up. But yet these are the Bridges that we have already crossed in our meetings. We were planning on meeting with you all in December because that was the original date but that's where it would just be nice to have a workshop so in case there is any confusion or questions that we could deal with them.

Dennis: What is everybody's wish?

Rodney: I have got a question; I don't recall the board declaring this surplus property?

Dennis: We did.

Lora: We did.

Rodney: I can't believe I didn't fight that one. I need a copy specifically of that discussion on the property being declared surplus.

Denise: We are still in discussion, because if you all are going to consider a workshop at your next meeting that is December. That is your Christmas Party. So do you all want to have a separate workshop on another day? If you all, ultimately determine, I mean I know this is not

the subject for this motion. So maybe we should talk about that after you dispense with this motion.

Mr. Jeeves: I would suggest a separate motion.

Dennis: Let's vote on the motion? All in favor?

Lora: Can we repeat the motion? Please

Teresa: The motion is to table the two items until the December meeting 5A and 5B and to include and then it was amended to include Denise to provide her legal research.

Rodney: How much will that cost?

Denise: It will be a \$150.00 per hour for research and however long it takes for me to write it.

Rodney: I am not in agreement with that.

Denise: You don't want to pay me?

Rodney: I am not. No nothing personal. It's in the amended motion. I can't vote against my motion. I am not crazy about the amended part of it. But I did vote for the motion.

Dennis: We took a vote; everyone is in favor of it. But let's take a vote. Motion is we are going to delay the advertising of the sale of the property and the tank removal with the stipulation that we have asked Denise to give us legal counsel on the 3 items.

Rodney: Can't we make that a separate motion?

Dennis: No

Lora: But I

Dennis: Lora, what do you want to ask?

Lora: But I want to go ahead and advertise for the sale of the property and tank removal?

Denise: Then just vote no.

Lora: Thank you.

Dennis: I know what you are saying. We could still go ahead and do that without awarding it. But now the motion is to delay this with the request for Denise to do research. OK

So we are taking a vote? Those in favor (4) not in favor (1). So it's to be delayed. Now do we want to have a special workshop?

Rodney: I would like to address what Denise is going to research? What is she going to do for \$150.00 per hour? If you could look at it this way? I can't see the wrong in this but I am not the legal company here, if you have a special District which we have granted. We are not in our charter or don't say it be Historian in our stuff or area. That may be true it might not be the HSWD Business but morally I think we are all obligated to take care of our History. So what is wrong with a group of people let's say the majority of the district that would like to preserve that tank just because they think it looks nice and it is a part of our community. It has been here for a very long time it is part of the character of Homosassa and they want to restore it as a monument. Whatever. And it is not going to cost the district a nickel to do it.

Dennis: Guaranteed

Rodney: Where is the legal (****) that says that couldn't happen.

Dennis: The guarantee that it is not going to cost us anything. That is what I am talking about. That is what I am asking? The guarantee?

Rodney: There is not a guarantee that you are not going to walk out of here and get struck by a bolt of lightning either but we are not going off those premises. I don't think.

Dennis: Rodney we just voted to give you this extension, why are we beating this to death?

Rodney: We are not beating it to death Are we?

Dennis: I think you are

Lora: Yes you are

Rodney: Let me say this in closing, thank you for bringing this up and to a vote. I appreciate it.

Dave: Move on

Rodney: Thanks Dave.

Dennis: It is one of those things it's there, let's do it. The statues are there and that is what Denise is going to research for us. Now for the attorney's report.

4) Attorney Report

Attorney Lyn has nothing to report at this time.

5) Elevated Tank Property

A) Copy of Advertisement for Sale of Property

B) Copy of Advertisement for Tank Removal

Discussion

Superintendent Purnell had recommended tabling both items until the December 15, 2014 board meeting. This would allow time for Attorney Lyn to provide legal counseling to the district on these 3 items. One- Provide documentation of the district being able to lease property? Two- Review previous minutes to see when a motion had been made for this property to have been made surplus property. Three –Is there any impact on H.S.W.D. selling the property being Register as a Historical Structure?

Commissioner MacRae made a motion to table both items 5A and 5B until the December 15, 2014 meeting. Commissioner Bitter seconded the motion with Attorney Lyn to provide legal counseling. Vote 4 yes (Bitter, Jeeves, MacRae, Seibert) 1 no (Sipos). Motion carried.

6) 2014-2015 Budget Reports

A) Budget Amendment (need a motion to approve)

Discussion

Commissioner Jeeves made a motion to approve the Resolution in the General Fund. Commissioner Bitter seconded the motion. Vote yes. Motion carried.

7) Staff Report

A) Banking Information

Discussion

B) Workshop Update and motion to approve changes

Commissioner Seibert made a motion to approve changes to the Budget Workshop on items listed on page 30 that will bring our policy current. Commissioner Jeeves seconded the motion. Vote yes. Motion carried.

8) Superintendent's Report

Discussion

Superintendent Purnell had received a letter stating that the US 19 Project will not be started until May 2016. The loan is costing us a large amount of money every month. If Attorney Lyn could please research this to see if there is anything different that we should or could be doing with the money that is being paid on the loan until construction starts.

9) Reports to the Board

A) Shut off List

Discussion

B) Adjustment Report

Discussion

C) Yearly Timeline

Discussion

10) Board Comments

H.S.W.D. & Homosassa Historical Heritage Council Workshop:

December 1, 2014 @ 4:00PM @ H.S.W.D. Office.

Attorney Lyn wanted to state that the Sunshine law applies to our (2) new members now. So they cannot talk to each other as far as the Business of the District.

Commissioner Sipos made a recommendation for our 2 new members to have an orientation before the January 19, 2015 Meeting.

11) Pay Bill/Adjournment

Commissioner Jeeves made a motion to pay bills and Adjourn. Commissioner Seibert seconded the motion. Vote yes. Motion carried.