

***TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT***

***Agenda Package  
Board of Supervisors Meeting***



***Wednesday, September 14, 2016***

***6:00 P.M.***

***Compton Park Recreation Building***

***16101 Compton Drive***

***Tampa, Florida***



# TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

## CDD Meeting Advanced Package September 14<sup>th</sup>, 2016

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4. Strategic Planning and Capital Projects Planning
  - f. Strategic Planning
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5. August 2016 Minutes
6. Consultant Reports
  - i. Bruce B Downs Update
  - j. Community Appearance
  - k. Auditor Engagement
  - l. 2016-17 Meeting Dates
  - m. Tampa Palms Newsletter
  - n. Zika and Tampa Palms
  - o. Stormwater Fee

# **Tampa Palms Community Development District**

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**Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9102  
Fax: 813-374-9106**

September 9, 2016

Board of Supervisors  
**Tampa Palms Community  
Development District**

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District is scheduled for Wednesday, September 14, 2016 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. *The advanced copy of the agenda for this meeting is attached.*

Enclosed for your reviews are the minutes of the August, 2016 Budget and Board meeting(s) and the documents outlined in the table of contents.

Any additional support material will be distributed prior to the meeting, and staff will present their reports at the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

*Bruce StDenis*

Bruce St Denis  
District Manager

JD:cs

cc: Maggie Wilson  
Carolyn Stewart (Record Copy)

## **Tampa Palms CDD Meeting Agenda**

**September 14, 2016, 6:00 p.m.  
Compton Park Recreation Building  
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the August Minutes
6. Approval of District Disbursements
7. Consultant Reports
  - Bruce B Downs Update
  - FY 2016-17 Meeting Dates
  - Auditor Approval
  - Community Appearance
  - Newsletter Support
  - Stormwater Capital Fee
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

Ten Months ending July 31, 2016

Executive Summary

The District has \$ 4.4 M cash balance; the District is well positioned to handle its financial needs as shown by the analysis below.

It is expected that the BBD expansion to be complete by September 2017 and a substantial portion of the Signature TP 2017 mitigation efforts will likely occur in FY 2016-17. The Signature Tampa Palms 2017 models suggest monies in the range of \$ 1.2 M will remain in unallocated General Funds available for other District needs.

The District has achieved 99.7% of budgeted collections.

Fiscal year expenses should be favorable in the range of \$ 135 to 160 K. primarily derived from reduced expenses for power (\$30K), elimination of Property Appraiser fees (\$25K), reduced legal fees (\$16K) and Capital Projects that will complete but not within the fiscal year (\$40K). The remainder of the current favorable variances are timing related and will be spent in the year.

Sources, Uses and Allocation of Funds

District Cash 7/31/16	\$ 4,389 K
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<u>Revenue</u>	Cash Collections Balance FY 2015-16	\$ 15 K	15
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Expenses & Cost Allocations

District Operations	Balance FY 2015-16	\$ 560	
	1st Qtr FY 2016-17	600	
Reserves	Uninsured Winter Damage	200	
	Uninsured Wind/Hurricane Damage	200	
	Deferred Projects Allocation	200	
Palm Pest Survival Program		200	( \$ 1,960 K )
TP Signature 2017 (BBD mitigation current working model)			( \$ 1,195 K )
December 31, 2016, Forecast Unallocated General Fund Balance			\$ 1.249 K

Note: The normal District cash collection cycle will not provide meaningful additional funds for FY 2016-17 operating obligations until late December.

**Tampa Palms CDD  
Balance Sheet  
July 31, 2016**

**GENERAL**

**ASSETS:**

CASH - Operating Account	\$ 146,775
PETTY CASH	500
INVESTMENTS:	
Excess Fund Account- Sunshine Bank	4,250,641
Excess Fund Account- Iberia Bank	39,166
State Board Investment Pool A	14,917
RECEIVABLE FROM TAMPA PALMS HOA	10,171

**TOTAL ASSETS**

**\$ 4,462,171**

**LIABILITIES:**

ACCOUNTS PAYABLE	\$ 64,835
ACCRUED EXPENSES	7,927

**FUND BALANCE:**

NON-SPENDABLE	-
RESTRICTED	-
UNASSIGNED:	4,389,408

**TOTAL LIABILITIES & FUND BALANCE**

**\$ 4,462,171**

**Tampa Palms CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
FY2016 - For the period from October 1, 2015 through July 31, 2016**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
<b>REVENUES</b>				
SPECIAL ASSESSMENTS ON ROLL (Gross)	\$ 2,519,225	\$ 2,504,961 (a)	\$ 2,504,961	\$ -
INTEREST	10,000	8,333	21,765	13,431
SL REIMBURSEMENTS -CITY OF TAMPA	1,000	332	552	220
MISCELLANEOUS REVENUE	1,200	1,000	2,567	1,567
DISCOUNT-ASSESSMENTS	(100,769)	(100,198) (a)	(92,985)	7,213
<b>TOTAL REVENUES</b>	<b>2,430,656</b>	<b>2,414,428</b>	<b>2,436,860</b>	<b>22,432</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE:</b>				
PAYROLL - SUPERVISORS COMPENSATION	11,000	9,167	6,985	2,182
PAYROLL SERVICES FEE	-	-	1,319	(1,319)
PAYROLL TAXES - FICA	5,810	4,842	4,951	(109)
PAYROLL TAXES - Unempl & W/Comp Ins	3,823	3,186	371	2,815
CDD MANAGEMENT SERVICES	57,588	47,990	46,144	1,846
AUDITING SERVICES	5,824	5,824	5,600	224
ASSESSMENT ROLL SERVICES	10,050	10,050	11,677	(1,627)
TAX COLLECTOR FEES-ASSMTS	50,385	48,240 (a)	48,240	-
PROPERTY APPRAISER'S FEES-ASSMTS	25,192	- (a)	-	25,192
LEGAL SERVICES	26,032	21,693	7,345	14,349
MISCELLANEOUS ADMIN.SERVICES ( Admin + Filing fees + Bank fees )	11,107	9,256	8,429	826
DIRECTORS & OFFICERS INSURANCE	3,276	2,730	2,480	250
<b>TOTAL ADMINISTRATIVE</b>	<b>210,087</b>	<b>162,977</b>	<b>143,540</b>	<b>44,629</b>
<b>FIELD MANAGEMENT SERVICES:</b>				
ADMIN ASSISTANT	53,314	44,428	42,044	2,384
PARK ATTENDANTS	82,985	69,154	61,781	7,374
PARK PATROL	58,993	49,161	42,985	6,176
FIELD CONSULTANT	98,414	82,012	82,652	(640)
FIELD MANAGEMENT CONTINGENCY	19,760	16,467	7,078	9,389
<b>TOTAL FIELD MANAGEMENT SERVICES</b>	<b>313,466</b>	<b>261,222</b>	<b>236,540</b>	<b>24,682</b>
<b>GENERAL OVERHEAD:</b>				
INSURANCE	10,699	10,699	10,277	422
INFORMATION SYSTEMS (TEL & SECURITY)	20,316	16,930	14,114	2,816
WATER-UTILITY	19,760	16,467	11,086	5,381
REFUSE REMOVAL (SOLID WASTE)	5,921	4,934	4,400	534
ELECTRICITY	124,800	104,000	88,221	15,779
STREETLIGHTING EXPENSE (Includes City Portion)	2,500	2,083	1,603	480
STORMWATER FEE	1,391	1,391	3,046	(1,655)
MISCELLANEOUS FIELD SERVICES	13,000	10,833	7,235	3,598
<b>TOTAL GENERAL OVERHEAD</b>	<b>198,387</b>	<b>167,338</b>	<b>139,983</b>	<b>27,355</b>
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPING MANAGEMENT FEE	18,000	15,000	15,525	(525)
LANDSCAPE AND POND MAINTENANCE	921,518	767,932	699,581	68,351
LANDSCAPE REPLACEMENT	72,800	60,667	66,330	(5,663)
NPDES PROGRAM	28,989	24,158	14,195	9,963
<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>1,041,307</b>	<b>867,756</b>	<b>795,630</b>	<b>72,125</b>

**Tampa Palms CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
FY2016 - For the period from October 1, 2015 through July 31, 2016**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
<b><i>FACILITY MAINTENANCE:</i></b>				
<i>IRRIGATION MAINTENANCE</i>	86,131	71,776	43,678	28,098
<i>R&amp;M FOUNTAIN</i>	22,015	18,346	17,742	604
<i>FACILITY MAINTENANCE</i>	72,800	60,667	50,072	10,594
<i>MOTOR FUEL &amp; LUBRICANTS</i>	6,116	5,097	2,642	2,455
<i>JANITORIAL/SUPPLIES</i>	1,892	1,577	2,644	(1,067)
<b><i>PROJECTS :</i></b>				
<i>R&amp;R &amp; DEFERRED MTC</i>	175,000	145,833	131,909	13,924
<i>NPDES / CLEAN WATER</i>	50,000	41,667	35,025	6,642
<i>SIGNATURE TP 2017</i>	78,455	65,379	26,321	39,058
<i>CAPITAL PROJECTS</i>	175,000	145,833	85,875	59,958
<b><i>TOTAL FACILITY MAINTENANCE &amp; PROJECTS</i></b>	<b>667,409</b>	<b>556,174</b>	<b>395,908</b>	<b>160,266</b>
<b>TOTAL EXPENDITURES</b>	<b>2,430,656</b>	<b>2,015,466</b>	<b>1,711,602</b>	<b>329,056</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	398,962	<b>725,258</b>	<b>351,488</b>
FUND BALANCE - BEGINNING			3,664,150	3,664,150
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 398,962</b>	<b>\$ 4,389,408</b>	<b>\$ 4,015,639</b>

a) The "Year-to-Date Budget" allocation is calculated as a percentage of the annual budget and is based on actual collections from the prior year. Actual assessment collections are reported at gross. Assessment discount and county collection fees are estimated pending actual discount and collection information from County.



**TAMPA PALMS CDD  
CASH REGISTER  
FY 2016**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>Consolidated EOM Operating Cash Balance 06-30-2016</b>						<b>317,521.01</b>
07/01/2016	6221	MARY-MARGARET WILSON	Field Mgmt - July		8,280.00	309,481.00
07/01/2016	6222	MIRACLE CLEANING SERVICES	Amberly Pk - July 2016		335.00	309,146.00
	6223	Void	Void			
07/01/2016	6224	DPFG	CDD Mgmt - July		5,337.94	303,808.06
07/01/2016	6225	REPUBLIC SERVICES	7/1-7/31 - Solid Waste		440.00	303,368.06
07/06/2016	6226	ABM Landscape & Turf Services	Landscape Maint - June		57,837.16	245,530.90
07/06/2016	6227	AT&T	Long Distance		173.32	245,357.58
07/06/2016	6228	FRONTIER COMMUNICATIONS	HP Phone		197.53	245,160.05
07/06/2016	6229	TERMINEX	Pest Control - CDD		71.00	245,089.05
07/06/2016	6230	UPBEAT, INC	Park Grill		486.85	244,602.20
07/06/2016	6231	VERIZON	Cell Phone - July		141.47	244,460.73
07/06/2016	6232	WEX BANK	Fuel - June		444.05	244,016.68
07/06/2016	6233	XEROX CORPORATION	Usage		26.30	243,990.38
07/06/2016	6234	TERMINEX	Pest Control - AP		49.00	243,941.38
07/08/2016	6235	TAMPA ELECTRIC	Summary Bill - June		9,870.10	234,071.28
07/08/2016	ACH07082016	PAYCHEX	P/R Fees		69.10	234,002.18
07/08/2016	15026DD	DOROTHY COLLINS	6/20-7/3/2016		2,160.06	231,842.12
07/08/2016	ACH07082016	PAYCHEX	6/20-7/3/16 P/R		743.70	231,098.42
07/14/2016	6236	ABM Landscape & Turf Services	Landscape		43,410.38	187,688.04
07/14/2016	6237	ADVANCED ENERGY SOLUTION OF	Misc. Repairs		1,695.84	185,992.20
07/14/2016	6238	CINTAS	Mats		56.38	185,935.82
07/14/2016	6239	CLEAN SWEEP SUPPLY COMPANY	Supplies		153.15	185,782.67
07/14/2016	6240	FLORIDA FOUNTAIN MAINTENANCE, INC	Fountain Repairs		417.38	185,365.29
07/14/2016	6241	FRONTIER COMMUNICATIONS	Amb. Pk Fios		176.27	185,189.02
07/14/2016	6242	IRON MOUNTAIN	Records Storage		159.69	185,029.33
07/14/2016	6243	LOWE'S	Supplies		254.25	184,775.08
07/14/2016	6244	MIRACLE CLEANING SERVICES	7/5-7/15 - Clean CDD		430.00	184,345.08
07/14/2016	6245	SAFEGUARD	Checks		156.69	184,188.39
07/14/2016	6246	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets		54.19	184,134.20
07/14/2016	6247	TIMES PUBLISHING COMPANY	Legal Ad		1,516.88	182,617.32
07/14/2016	6248	U.S SECURITY ASSOCIATES, INC	Security		5,491.01	177,126.31
07/14/2016	6249	XEROX CORPORATION	Copier Contract		111.11	177,015.20
07/20/2016	6250	A & A DEVELOPMENT, INC	Light Install		400.00	176,615.20
07/20/2016	6251	ABM Landscape & Turf Services	Landscape		1,157.68	175,457.52
07/20/2016	6252	BUCHANAN INGERSOLL & ROONEY	Legal Svcs		405.00	175,052.52
07/20/2016	6253	CINTAS	Mats		56.38	174,996.14
07/20/2016	6254	DPFG	Mass Mailing		2,014.05	172,982.09
07/20/2016	6255	OLM, INC	Landscape Insp		1,575.00	171,407.09
07/20/2016	6256	TERMINEX	Pest Control		55.00	171,352.09
07/20/2016	6257	TURNBURY WOOD HOA	2016 2nd Qtr Electric		700.78	170,651.31
07/22/2016	ACH07222016	PAYCHEX	P/R Fees		59.10	170,592.21
07/22/2016	15027DD	DOROTHY COLLINS	7/4-7/17/15 - P/R		2,100.06	168,492.15
07/22/2016	ACH07222016	PAYCHEX	7/4-7/17 - P/R		803.70	167,688.45
07/26/2016			Deposit	600.00		168,288.45
07/27/2016	6258	TAMPA PALMS OWNERS ASSOCIATION	April-June - Attendants		19,221.19	149,067.26
07/28/2016	6259	CINTAS	Mats		56.38	149,010.88
07/28/2016	6260	FRONTIER COMMUNICATIONS	Phone CDD - June		514.26	148,496.62
07/28/2016	6261	MIRACLE CLEANING SERVICES	7/19-7/29 - CDD Cleaning		430.00	148,066.62
07/28/2016	6262	FRONTIER COMMUNICATIONS	HP Fios - June		135.68	147,930.94
07/28/2016	6263	GILL, WAYNE	Misc. Repairs Amberly Pk		925.00	147,005.94
07/31/2016			Interest	9.53		147,015.47
<b>EOM Balance 07-31-2016 - Sunshine Bank</b>				<b>609.53</b>	<b>171,355.06</b>	<b>147,015.47</b>
07/01/2016		Iberia Bank	Funds Transfer	10.00		-229.99
07/21/2016		Iberia Bank	Service Charge		10.00	-239.99
<b>EOM Balance 07-31-2016 - Iberia Bank</b>				<b>10.00</b>	<b>10.00</b>	<b>-239.99</b>
<b>Consolidated EOM Operating Cash Balance 07-31-2016</b>						<b>146,775.48</b>

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU JULY 31, 2016  
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<b><u>Revenues</u></b>			
Operating	\$ 1,934,803		\$ 1,934,803
<b><u>Non Operating</u></b>			
Capital Projects		174,531	174,531
Renewal & Rel		174,531	174,531
Signature 2017		78,245	78,245
NPDES		49,866	49,866
Interest	21,765		21,765
Misc Rev	2,567		2,567
City Payments- Streetlight	552		552
Carry Forward Bal *			
<b>Total</b>	<b>\$ 1,959,135</b>	<b>\$ 477,173</b>	<b>\$ 2,436,860</b>
<b><u>Expenses</u></b>			
Operations	1,432,471		1,432,471
<b><u>Non Operating</u></b>			
Renewal & Rel		131,909	131,909
NPDES/EPA		35,025	35,025
Capital Projects		85,875	85,875
TP Signature 2017		<u>26,321</u>	<u>26,321</u>
<b>Total</b>	<b>1,432,471</b>	<b>279,131</b>	<b>1,711,602</b>
Excess Revenue Vs Expenses	<b>526,664</b>	<b>198,043</b>	<b>\$725,258</b>

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU JULY 31, 2016  
GENERAL FUND**

<u>General Fund</u>	7/31/2016	(\$000)
Cash		147
Cash Equivalent (Excess Cash ICS)		4,290
Due From TPOA		10
Accounts Receivable (SL PD FROM GF)		0
Prepaid Expense		0
State Board Monies*		<u>15</u>
<b>Total</b>		<b>\$ 4,462</b>
Less:		
Payables		65
Accrued		7.9
<b>Net Cash 7/31/2016</b>		<b>\$ 4,389</b>
Allocation for:		
Winter Damage		200
Wind/Hurricane Damage		200
Palm Pests**		200
Deferred Projects		200
TP Signature 2017		1,195
First Qtr 2016-17 Expenses		<u>600</u>
<b>Adjusted Net Cash</b>		<b>\$ 1,794</b>

Forecast

(\$ 000)	2015-16 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
<b>Aug</b>			
CDD Operations	12	190	
R&R	1	12	
NPDES	0	41	
Signature 2017	0	27	
Capital Projects	1	36	
<b>Total</b>	<b>15</b>	<b>306</b>	<b>\$ 1,503</b>
<b>Sept</b>			
CDD Operations	0	175	
R & R	0	18	
NPDES	0	6	
Signature 2017	0	25	
Capital Projects	0	30	
<b>Total</b>	<b>0</b>	<b>254</b>	<b>\$ 1,249</b>
<b>Oct</b>			
CDD Operations	0	195	
R & R	0	25	
NPDES	0	9	
Signature 2017	0	21	
Capital Projects	0	19	
<b>Total</b>	<b>0</b>	<b>269</b>	<b>\$ 980</b>

\* SBA Account Closure delayed due to signature requirements/ transfer not yet received

\*\* Palm Treatment and Replacement Identified as Future Liability

\*\*\* Projects planned but deferred due to three year construction window

**TAMPA PALMS CDD  
JULY 31, 2016**

**GENERAL FUND**

(\$000)	<u>Prior Year Collected %</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October				
November	30.4%	527	22%	-8.6%
December	88.0%	2412	100%	11.8%
January	92.8%	2250	93%	0.2
February	94.2%	2291	94.7%	-
March	95.1%	2295	95.0%	-0.1%
April	98.0%	2363	98.0%	0.0%
May	98.7%	2377	98.3%	-0.4%
June	99.9%	2411	99.7%	-0.2%
July	100.0%	2412	99.7%	-0.2%
August	100.0%			
September	<b>100.0%</b>			
<b>Year End</b>				
<b>Total Assessed</b>		<b>\$2,419</b>		

## Summary- Project Driven Expenses

10 Months Ending July 31, 2016

### Operating Capital Projects

#### Sources of Funds

FY 2015-16 Budget \$175

#### Uses of Funds

Spent Thru 7/31/16 86

7/31/16 Commitments 21

Total Funds Spent & Committed \$107

**Funds Available as of 7/31/2016 \$67**

### Renewal & Replacement

#### Sources of Funds

FY 2015-16 Budget \$175

#### Uses of Funds

Spent Thru 7/31/2016 132

7/31/2016 Commitments 0

Total Funds Spent & Committed \$132

**Funds Available as of 7/31/2016 \$43**

### TP Signature 2017 Capital Projects

#### Sources of Funds\*

FY 2015-16 Budget \$78

#### Uses of Funds

Spent Thru 7/31/2016 26

7/31/2016 Commitments 0

Total Funds Spent & Committed \$26

**Funds Available as of 7/31/2016 \$52**



**Capital Projects 2015-16  
Budget Monitor**

31-Jul-16

(\$000)	5 Year Model	Current Projects	Spent 2015-16	Committed To Spend
<b>Tampa Palms Signature Projects (BB Downs)</b>				
Consulting Services	80	25	-	25
Main Entry Restorations	895	60	20,152	89
Irrigation	368	125	6	-
Bruce B Downs Improvements	287	-	\$ -	-
<b>Sub-Total TP Signature 2017</b>	<b>1,630</b>	<b>\$ 210</b>	<b>\$ 26</b>	<b>\$ 25</b>
<b>Capital Projects</b>				
Irrigation Upgrades	150	-	-	-
Parks	250	110	65	16
Landscape & Lighting	175	90	21	0
Signs, Infrastructure & Lighting	275	125		
<b>Sub-Total Capital Projects</b>	<b>850</b>	<b>\$ 325</b>	<b>\$ 86</b>	<b>\$ 21</b>
<b>Total TP Signature &amp; Capital Projects</b>	<b>*</b>	<b>\$ 535</b>	<b>\$ 112</b>	<b>\$ 46</b>

\* Five Year Model

\$1,630 Signature TP 2017  
\$850K Capital Projects

**Capital Projects Budget Detail  
Month Ending July 31, 2016**

<b>Tampa Palms Signature Projects (BB Downs)</b>	<b>5 Year Model</b>	<b>Current Projects</b>	<b>Spent 2015-16</b>	<b>Committed To Spend</b>
<b>Consulting Services</b>				
Design Impl Oversight				-
Prelim BB Downs / Area 2 Designs		25,000		25,000
Main Entry Lighting Designs				-
<i>Sub Total</i>	80,000	25,000		25,000
<b>Main Entry Restorations</b>				
Area 1 Entry (Including Drainage Swale)	245,000	-	20,152	-
Area 1 & 2 Landscape	475,000	25,000		-
Area 2 Entry (Corner Property + Pond )	175,000	35,000		-
<i>Sub Total</i>	895,000	60,000	20,152	-
<b>Irrigation</b>				
Area 1 Main Line Relocation	94,103			-
Area 1 & 2 Irrigation & Wiring Adjustments			6,169	
Irrigation Area 2 Entry/BB Downs	274,000	125,000		
<i>Sub Total</i>	368,103	125,000	6,169	-
<b>Bruce B Downs Improvements</b>				
Pedestrian Fencing	286,897	-		-
<i>Sub Total</i>	286,897			-
<b>Sub-Total Tampa Palms Signature 2017</b>	<b>\$ 1,630,000</b>	<b>\$ 210,000</b>	<b>\$ 26,321</b>	<b>\$ 25,000</b>
<b>Standard Capital Projects</b>				
	<b>5 Year Model</b>	<b>Current Projects</b>	<b>Spent 2015-16</b>	<b>Committed To Spend</b>
<b>Irrigation Upgrades</b> [\$150-200]				
Wiring, Upgrades & Additional Zones	150,000	-		-
Area 1 Pump Station Filters				-
<i>Sub Total</i>	150,000	-	-	-
<b>Parks</b> [\$200-250]				
Amberly Perimeter Fencing Landscape	-	3,699		
Camera Systems (Including CDD)	-	40,000	4,081	6,961
Oak Park Path Paving			41,889	
Amberly Picnic Table/Seats	-	12,655		8,775
Hampton Tennis Court Enhancements		37,000	18,640	560
<i>Sub Total</i>	250,000	109,844	64,610	16,296
<b>Landscape &amp; Lighting</b> [\$150-200]				
Landscape Enhancements	175,000	-	21,265	-
<i>Sub Total</i>	175,000	90,000	21,265	-
<b>Signs, Infrastructure &amp; Lighting</b> [\$150-200]				
LED Upgrades Plus Installation	125,000	125,000		
Misc ROW Sign				-
Monument Structure Enhancements	150,000	-		
<i>Sub Total</i>	\$275,000	\$125,000	\$0	\$5,197
<b>Sub-Total Normal Capital Projects</b>	<b>\$850,000</b>	<b>\$324,844</b>	<b>\$85,875</b>	<b>\$21,493</b>
<b>Total TP Signature 2017 &amp; Standard Capital Projects</b>	<b>\$2,480,000</b>	<b>\$534,844</b>	<b>\$112,196</b>	<b>\$46,493</b>

	<b>5 Year Model</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>
Signature TP 2017	\$1,630	\$380	\$64,738	\$26,321
Capital Projects	\$850	\$110	\$121,786	\$85,875



	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<b>I Bruce B Downs Mitigation Projects- Signature 2017</b>			
<b><u>1) Area 2 Entrance Pond</u></b>			
a) Construction & Structure Design	Monitor Progress & Report	Nov	Staff
Corner Fill & Level	Estimate & Budget Required	Nov	Staff/ J Rinard
Establish Timeline For Planting	Review/ Board	Nov	Staff/ J Rinard
b) Littoral Plantings			
Design Review & Prelim Pricing	Review w/ Board	Jan	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Jan	Supv Maney/Board
Schedule Plantings	Hold for County / Contractor / Water	TBD	Staff/ Contractor
c) Pond Perimeter Plantings			
Design Review & Prelim Pricing	Review w/ Board	Jan	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Jan	Supv Maney/Board
Schedule Irrigation & Plantings	Hold for County / Contractor / Water	TBD	Staff/ Contractor
d) Trees & Shrubs (Church Buffer)			
Design Review & Prelim Pricing	Review w/ Board	Jan	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Jan	Supv Maney/Board
Schedule Irrigation & Planting	Hold for County / Contractor / Water	TBD	Staff/ Contractor

Next Step

Date

Responsible

**I Bruce B Downs Mitigation Projects- Signature 2017**

**1) Area 2 Entrance Pond (Cont'd)**

e) County Authority To Improve Sample Contract To CDD Legal County Negotiations	Update Board Approval to Proceed	Nov TBD	Staff/Board Staff/ J Rinard
---	-------------------------------------	------------	--------------------------------

**2) Area 2 General Entrance**

a) Area 2 Hardscape (BB Downs Corner)	Consider Options	TBD	Staff/ J Rinard
b) Area 2 Entrance (BB Downs Corner) Landscape Options	Consider Options	TBD	Staff/ J Rinard
c) Area Roadway Bricks Establish Price and Timing Negotiate w/ COT & County	Board Review/Approval Receive Approval	Oct Oct	Staff/ Board Staff
d) Area 2 Entrance (Amberly Corner) Landscape Options	Consider Options	Jan	Staff/ J Rinard

Tampa Palms CDD

Strategic Planning

Sept 14, 2016

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>2) Area 2 General Entrance (cont'd)</u>			
e) Boulevard & Entry Street Lighting	Hold For Final Entry Designs	TBD	Staff/J Rinard
<u>3) Area 1 Entrance</u>			
a) Area 1 Exit Side -Taking Area Hardscape Replacement Options Refine & Price Designs	Hold for const progress Board Consideration	Oct Oct	Staff/J Rinard Staff/ J Rinard
b) Area 1 Exit Side -Taking Area Landscape Replacement Options Refine & Price Designs	Consider Designs Board Approval	Nov Nov	Staff/ J Rinard Staff/Board
c) Area 1 Entry Side - Landscape Replacement Options	Consider Designs Refine Designs For Board Consideration	Nov TBD	Staff/ J Rinard Staff/ J Rinard
c) Boulevard & Entry Street Lighting	Hold For Final Entry Designs	Nov	Staff/J Rinard
<u>3) BB Downs / Amberly Entries</u>			
a) Landscape Replacement Options	Consider Designs	TBD	Staff/ J Rinard

Tampa Palms CDD

Strategic Planning

Sept 14, 2016

Next Step

Date

Responsible

3) BB Downs / Amberly Entries (Cont'd)

b) Sign Replacements (No Trucks)

Monitor & Report

TBD

Staff

4) BB Downs Pedestrian Fencing

a) Construction Timeline- Area 2

Update Board

**Sept**

Staff

) Construction Timeline- Area 1

Monitor Progress & Report

**Sept**

Staff

II Capital Projects

1) Wayfinding & Misc Signs

Area 2 Entry (Sig 2017 Area 2 Above) Design Options

TBD

Staff/Soley

2) LED Landscape Lighting

Phase III

Future Consideration

TBD

Staff/J Rinard

3) Village Entry Restorations

Review Need & Progress

Update Board

Oct

Maney / Staff

Next Step

Date

Responsible

III NPDES Projects

- 1) Control Structure  
Inspection Project  
Upgrade Project

Review Options W/ Board  
Review Options W/ Board

Oct  
Oct

Staff/  
Staff/T Stewart

IV Weather Resistant Turf & Landscape

- 1) Assessment YTD Weather Impacts
- 2) Landscape Pests/Problems/  
Weather Impacts  
Area 1 -Amberly  
Palm Tree Pests

Implement cure projects  
  
Report To Board  
Report To Board  
Report To Board

Ongoing  
  
**Sept**  
**Sept**  
**Sept**

Maney/Staff  
  
Maney/Staff  
Maney/Staff  
Maney/Staff

V. Park Reviews

- 1) Park Security Review
- 2) Review Rule Making
- 3) Wind Sail Replacement

Report to Board  
Report to Board  
Report to Board

Feb  
Nov  
TBD

Staff  
Staff  
Staff/ J Rinard

## TP CDD Planning Horizon

### Significant Events

Sept, 2016

#### FY 2015 -16

- Enhanced Website Requirements For CDDs Go Into Effect
- NPDES Audit of District Operations
- County Approval For CDD Area 2 Pond Site Enhancements
- BB Downs Construction – Area 2 Traffic Shift Temporary Lanes
- BB Downs Construction – Area 1 Exit Removals
- BB Downs Construction – Area 1 Lanes Diverted
- BB Downs Construction – Area 1 Road Closures
- Area 2 Entry Improvements
- CDD Supervisor Appointment
- NPDES Renewal (NOI Development)

#### FY 2016 -17

- Area 2 Pond Complete
- Area 2 Pond Site Enhancements Commence
- CDD Elections - Three Seats
- Special Election- City Council For Tampa Palms Area (District 7)
- Lane and Entry Blockage- Area 1 & 2 BB Downs Construction
- Area 1 Entry Hardscape Improvements
- Southern Segment BBD Complete (All Portions)
- Possible Playground Updates (Hampton)

## Update BB Downs Mitigation

This report is filed monthly to update the Board Members as to the status of funds - both availability and committed - for the Signature Tampa Palms 2017 projects.

After consultation with the Chairman, an additional \$300 K was included to provide for the mitigation of unforeseen events, the consequence of the widening project.

### Financial Impact Report- Sept, 2016

**Funds Available A/O Sept, 2016**

**\$1,195 K**

### Estimated Timing By Project- Sept, 2016

<b>Opening Balance</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>
	<b>\$1,630,000</b>	<b>\$1,249,520</b>	<b>\$1,195,520</b>	<b>\$1,090,520</b>	<b>\$415,520</b>
Consulting & Design Services			\$35,000	\$35,000	\$10,520
Irrigation Relocation	93,583				
Area 1 Entry- Landscape			\$20,000	\$100,000	\$65,000
Area 1 Pillars, Fencing & Lighting				\$175,000	\$50,000
Area 2 Pillars, Fencing & Lighting				\$175,000	\$50,000
Irrigation- General & Repairs		\$54,000	\$45,000	\$50,000	\$35,000
Area 2 Entry Landscape			\$5,000		\$65,000
Area 2 Entry Fountain				\$55,000	
Area 2 Entry - Littoral Plantings					\$60,000
Area 2 Pond - Landscape				\$85,000	
Area 2 Entry- Roadway Bricks					\$80,000
BB Downs Fencing	286,897				
<b>S/T By Fiscal Year</b>	<b>\$380,480</b>	<b>\$54,000</b>	<b>\$105,000</b>	<b>\$675,000</b>	<b>\$415,520</b>
<b>Total All Projects</b>					<b>\$1,630,000</b>

1  
2  
3 **MINUTES OF MEETING**  
4 **TAMPA PALMS**  
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community  
7 Development District was held on Wednesday, Aug 10, 2016 at 6:00 p.m. at the Compton  
8 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

9 **FIRST ORDER OF BUSINESS - Welcome & Roll Call**

10 Mr. Field called the meeting to order.

11 The Board members introduced themselves for the record.

12 Present and constituting a quorum were:

14 Gene Field	Chairman
15 Jim Solely	Supervisor
16 Patty Maney	Supervisor
17 Jake Schoolfield	Supervisor (joined 6:10)
18 Mike Gibson	Supervisor

19 Also present were:

21 Maggie Wilson	Consultant
22 Bruce St Denis	District Manager
23 Don O'Neal	

24  
25 Mr. Field established that a quorum of the Board was present.

26 **Pledge of Allegiance**

27 Mr. Schoolfield led the recitation of the Pledge of Allegiance.

28  
29 **SECOND ORDER OF BUSINESS – Strategic Planning**

30 Mr. Field reviewed the most current strategic plans, focusing on those issues which  
31 have immediate impact. The full strategic plans and significant events were included in the  
32 advance Board Package; a copy of which is attached hereto and made a part of the public  
33 record.

34  
35 **THIRD ORDER OF BUSINESS - Board Member Discussion Items**

36 Mr. Soley discussed the streetlights and the signs, the conditions, locations and  
37 responsibilities.

38  
39 **FOURTH ORDER OF BUSINESS - Public Comments**



1           There being none, the next item followed.

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4

**FIFTH ORDER OF BUSINESS - Approval of the July 31, 2016 Minutes**

5           On MOTION by Mr. Gibson, SECONDED by Mr Soley, WITH ALL IN FAVOR, the Board  
6           approved the Minutes of the July 13, 2016 Board Meeting.

7

**SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

8  
9

10           A copy of the Board Financial Analysis, Financial Statements and Check Register are  
11           attached hereto and made a part of the public record. Mr. Field noted that the check register  
12           had been reviewed.

13

14           On MOTION by Mr. Schoolfield, SECONDED by Mr. Soley, WITH ALL IN FAVOR, the  
15           Board approved the June 31, 2016 disbursements in the Amount of Iberia Bank \$10.00, and  
16           Sunshine Bank \$142,355.77 for total of \$142,365.77.

17

18

**SEVENTH ORDER OF BUSINESS - Consultant Reports**

19  
20

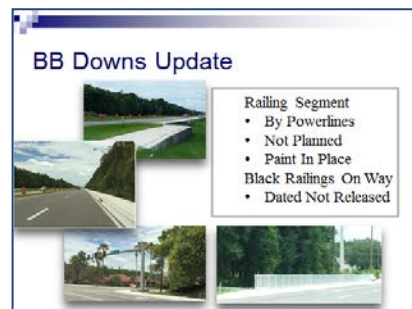
◆       **Bruce B Downs Update**

21

22           Ms. Wilson reviewed the progress of the  
23           construction, noting that while there was still significant  
24           work in progress in the Tampa Palms area, problems with  
25           the utility relocations south of Tampa Palms had forced a  
26           switch in focus to that area. At this time there is no  
27           modification to the estimated completion date, but it is  
28           anticipated that there will be a re-order of project elements that could make the creation of  
29           the new exit lane and opening of the northbound lanes later than originally planned.

30  
31

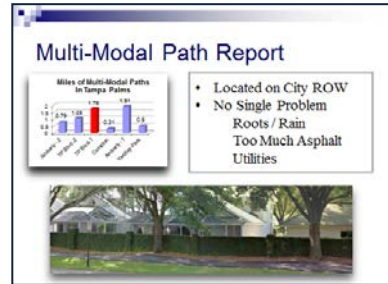
32           Ms. Wilson described a change in the railing for  
33           Tampa Palms: a segment north of the Lutheran Church has  
34           been added and that segment is not black. Tentatively the  
35           plan is to pint in place after the completion of all of the  
36           roadwork.



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◆ **Multi-Modal Path**

Ms. Wilson reviewed the issues associated with the multi-modal path including where it is located, who “owns” it and the various problems associated with it - from root intrusion to utility relocations. It was noted that the path was required in the development orders and is a major asset/amenity for Tampa Palms.

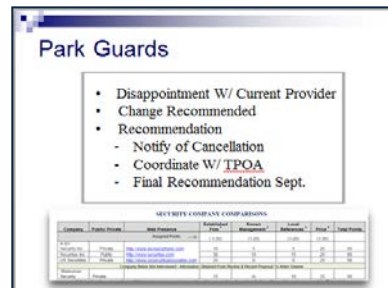


Supervisor Soley and Ms. Wilson will meet with Brad Baird and his staff to review options for improvement, with the CDD making clear how important the path is to Tampa Palms and that Tampa Palms is a willing partner, able to offer consulting services and tree management.



◆ **Park Guards**

Ms. Wilson stated detailed the disappointments with the current park security guard service and reviewed the experiences of several other similarly circumstanced communities.



Ms. Wilson detailed two companies that had been reviewed as possible replacement and a third company that had been considered but not asked for a proposal. It was Ms. Wilson’s recommendation that the current provider be terminated, consistent with the 90 day notice required by the agreement, and that replacement selection be deferred pending coordination with the TPOA.

On MOTION by Mr. Schoolfield, SECONDED by Mr. Soley, WITH ALL IN FAVOR, the Board approved sending a notice of termination to US Security Associates and deferring selection of replacement pending coordination with the TPOA.

◆ **Park Reviews**

Ms. Wilson noted that the parks are inspected weekly for cleanliness and general conditions, including mowing, landscape and, lighting.

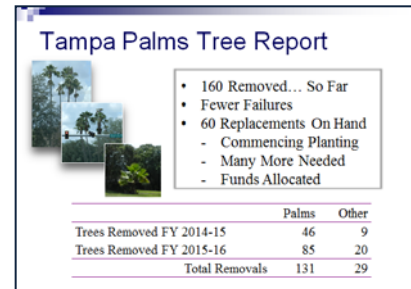
1 A more thorough inspection of the condition of the  
2 structures is completed quarterly. Ms. Wilson reviewed the  
3 results of the recent quarterly park inspections, noting that  
4 small leaks were found in the roof and damaged flashing  
5 around the chimney. These were all repaired.



6 Two of the rubber mushrooms in Amberly Park and one in Hampton Park were torn  
7 or otherwise worn. These are relatively inexpensive play events but have been very popular  
8 with small children. Supervisor Schoolfield agreed, noting his young son loves to play on  
9 them.

10 ♦ **Palm Tree Report**

11 Ms. Wilson reported on the two-year experience  
12 with palm tree pests, both fungus and the more recent palm  
13 weevils. 160 trees have been removed to date, 60 are on  
14 hand for replacement and planting has commenced.



16 **Additional Advanced Board Package Materials:**

17 Information regarding financial reports were included in the Advance Board package;  
18 copy of which is attached hereto and made a part of the public record.

20 **EIGHTH ORDER OF BUSINESS – Other Matters**

21 There being none, the next item followed.

23 **NINTH ORDER OF BUSINESS – Public Comments**

24 Don O’Neal questioned what the hles were on the pond site near the Huntington  
25 entrance. Ms. Wilson answered that this is part of the palm replanting process/  
26

27 **TENTH ORDER OF BUSINESS - Supervisor Comments**

28 Ms. Maney stated that she continues to be pleased with the service and response  
29 provided by ABM.

31 **ELEVENTH ORDER OF BUSINESS - Adjournment**

32 There being no further business,

33

1 On MOTION by Ms. Maney, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the  
2 meeting was adjourned.

3  
4 *\*These minutes were done in summary format.*

5 *\*Each person who decides to appeal any decision made by the Board with respect to any*  
6 *matter considered at the meeting is advised that person may need to ensure that a verbatim*  
7 *record of the proceedings is made, including the testimony and evidence upon which such*  
8 *appeal is to be based.*

9  
10 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**  
11 **publicly noticed meeting held on \_\_\_\_\_.**

12  
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18  
19  
20 \_\_\_\_\_  
**Signature**

21  
22 \_\_\_\_\_  
Mary-Margaret Wilson

23 **Printed Name**

24  
25 **Title:**

26  **Assistant Secretary**

27  **District Manager**

\_\_\_\_\_

**Signature**

\_\_\_\_\_

Gene Field

**Printed Name**

**Title:**

**Vice Chairperson**

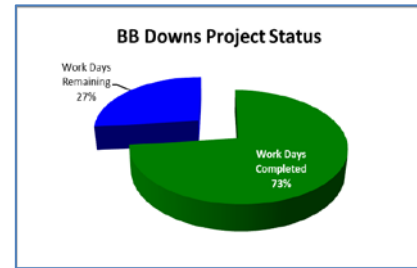
**Chairperson**

## Bruce B Downs Update

The recent stormy weather did little actual damage to the construction project along BB Downs but it has caused some areas of surface flooding and substantial underground flooding (functionally a rise in the water table). That water is being pumped out from multiple sites. The excess water is being pumped into the storm drain systems and ultimately flowing into Cypress Creek.

The contractor has not made any representation of project delay or requested extensions based on these rain events (yet). The original contract negotiated time for project completion was 815 days (calendar days). Due to previous weather conditions, a 4 days extension of time was granted. Almost certainly there will be a request for additional delay time by the end of the month.

	Contract Days	Completion Date
Original Contract	815 Days	
Revised Contract	819 Days	
Current Progress Threshold (a/o 9-9-16)	Day 599	
Original Completion Date		10-Apr-17
Current Completion Date *		14-Apr-17



\* If no additional delays granted - unlikely

The Fall annual plantings are scheduled for installation in three weeks and flowers will be planted at the main entries. Supervisor Maney has continued to monitor the impact of the construction on the appearance of the man entries.

Ms. Maney has concluded that while there is no doubt as to the mess along BB Downs, the plantings and monuments make it obvious that Tampa Palms is “open for business and faring well”.



The contractor recently removed some of the silt fencing in areas north of Tampa Palms Blvd (both along the west side adjacent to City Plaza and Sterling Manor and on the east side, adjacent to Cambridge).

These areas are not released from construction (there is substantial future work coming to these sites) but the contractor has allowed Joe Laird to take teams in armed with a bush hog to at least make the CDD-owned property appear moderately presentable.

The top two pictures to the right show the grass strip between the sidewalk and the curb that has been previously discussed. The contractor has advised that there is an easement along portions of the strip area and that is the reason that the concrete does not carry through to the curb.

While it is difficult to see in these pictures is that the strip ends at a point just south of the cedar trees. (Better pictures require more bravery along BB Downs than has been gifted to staff.)

On the east side, adjacent to Cambridge, the space is much wider but the area that needed to be cleared is less visible ... at least now.

Supervisor Maney and staff considered leaving the area but based on the fact that the northbound traffic will move over in the next 90 days and the need to check the areas for standing water (see related article on Zika), Joe Laird's teams cleared the east side as seen in the picture below.

The portions on the east, north of Tampa Palms Blvd are being cleared at this time.



There has been a continuing problem (according to the contractor) with the quality of the fencing and railing that has been delivered for installation within Tampa Palms. It has been rejected several times.

Who would have ever thought that Tampa Palms' railing improvements could hold up the project but the contractor advises that the railing situation goes far beyond "the improvement of look" of it at this point:

1. In order to commence the construction of the northbound lanes on the eastside of BB Downs, the path must be closed in areas.
2. The path may not be closed until there is an alternative walkway provided on the west side of the roadway.
3. The sidewalks on the west side are ready BUT they cannot be opened where there are drop-offs (and many of the drop-off's are substantial) until the fencing and railing is in place.



To meet the schedules, segments of non-painted fencing have been installed in some locations. The contractor arranged to have some portions of that fencing painted in the field. The County and contractor are evaluating options (and the outcome of the field painting).

Staff plans a mid to late September meeting with the County and contractor after they have had time to evaluate the options and work out final arrangements.

Properly prepared black ailing was installed side Suntrust Bank: it makes all the difference in appearance.



## Audit Engagement Letter

In a prior year the District issued an RFI for a multi-year audit contract. After a rating and selection process, Grau & Associates was selected as the District's auditor.

Each year the Board must engage an auditor to review the District's financial operations. Florida statutes provide that the Board may at its options renew its contract with Grau.

### 218.391 Auditor selection procedures

(7) Every procurement of audit services shall be evidenced by a written contract embodying all provisions and conditions of the procurement of such services. For purposes of this section, an engagement letter signed and executed by both parties shall constitute a written contract. The written contract shall, at a minimum, include the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services.

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract.

(c) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed.

(8) Written contracts entered into pursuant to subsection (7) may be renewed. Such renewals may be done without the use of the auditor selection procedures provided in this section. Renewal of a contract shall be in writing.

After consulting privately with several Board members, staff requested an engagement letter from Grau for the FY 2015-16 audit, as required by the State of Florida. That letter is attached.

The audit fee is stated as \$5,800: this is within the FY 2016-17 Budget limits for the audit.

If this meets with Board approval, the renewal of the Grau agreement should be approved by motion.

As re reported last year, Florida law now requires that (a) all audits be available to the public online and (b) that CDD's publish a link to those audits on their own web pages.

A link to the State's website information for Tampa Palms is:

[http://www.myflorida.com/audgen/pages/specialdistricts\\_efile%20pages/tampa%20palms%20community%20development%20district.htm](http://www.myflorida.com/audgen/pages/specialdistricts_efile%20pages/tampa%20palms%20community%20development%20district.htm)

The Tampa Palms web page provides that link on the following page:

<http://www.tpoa.net/Financials.html>



NOTICE OF MEETINGS  
TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2016-2017 regular meetings of the Board of Supervisors of the Tampa Palms Community Development District are scheduled to be held on the second Wednesday of every month at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The meeting dates are as follows (exceptions noted below):

October 12, 2016  
November 9, 2016  
December 14, 2016  
January 11, 2017  
February 8, 2017  
March 8, 2017  
April 12, 2017  
May 10, 2017  
June 14, 2017  
July 12, 2017  
August 9, 2017  
September 13, 2017

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above, may be obtained from the District Offices, 16311 Tampa Palms Boulevard, Tampa, Florida 33647 at (813) 977-3933, or online at <http://www.tpoa.net/CDDMeetings.html> one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 977-3933. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bruce St Denis, District Manager  
DPFG, District Management

## Tampa Palms Newsletter Funding

The CDD has co-funded the TPOA newsletter for a number of years.

The newsletter supports the CDD's ability to reach the Tampa Palms citizens with information about the plans and projects of the CDD. In short:

- It satisfies the NPDES requirement for notifying/updating/educating citizens as re storm water ponds and other NPDES requirements
- It provides notices to the Tampa Palms citizens of upcoming meetings
- It is the principle method by which the CDD informs the residents of Tampa Palms about plans/projects/issues

The

newsletter is mailed to single family owners and delivered to apartment complexes for distribution.



The newsletter is also available online and is emailed to approximately 500 people who have signed up to receive the newsletter by email.

The TPOA produces the newsletter and pays the costs of the mailing and printing. Traditionally the District bears a little less than half the cost of the newsletter, usually paid at the end of the fiscal year.

For the FY 2015-16 FY 50% of these costs is \$11K; that is the same amount as in prior years. Staff asks that this amount be approved by motion for FY 2015-16.

This action should be approved by motion.

## Stormwater Projects Fee - Reprised

### Stormwater Capital Projects Assessment

The City of Tampa is moving to create a “stormwater capital projects assessment”. The purpose of the assessment is to fund the debt service payments for bonds that will be issued for specific stormwater infrastructure projects.

The fee will stay in place for 30 years (the period of the bond issue), financing a \$251 million drainage improvement program.

This fee was proposed in 2015 and rejected by City Council. Time is of the essence now as there exists a \$25 M SWFWMD grant that must be matched by City funds, funds which will be made available through this fee. It would seem a shame to lose 10% of the projects costs through lack of action.

As proposed, Tampa Palms, New Tampa and Harbor Island would not be assessed this fee because:

1. Tampa Palms developers were required by the City to construct and PRIVATELY PAY FOR proper stormwater infrastructure.
2. Today the City of Tampa owns and operates most of the stormwater infrastructure, eg the inlets and the conveyances.
3. These assets were GIVEN to the City of Tampa (via dedications) by the developers- with no cost to any other resident in the City.
4. Tampa Palms retained ownership of 70 retention ponds which it operates for the benefit of the City-owned ROW's (Note: the City only owns 101 retention ponds serving the whole city).
5. The bonds that paid for these infrastructure elements were paid for solely by the owners of Tampa Palms property - no City / County / State / Federal / SWFWMD funds.
6. No stormwater drainage improvement projects are required in Tampa Palms which is why Tampa Palms is not included in the proposed assessment. The same is true for New Tampa.
7. Tampa Palms property owners along public ROW (94% of the properties) pay the stormwater maintenance assessment levied by the City..... so does the Tampa Palms CDD.
8. A substantial body of Florida case law requires that any property burdened by a non-ad valorem assessment must derive a special benefit from the service provided by the assessment. The City couldn't bond non-benefitted properties, such as Tampa Palms.

### Should Tampa Palms, New Tampa and Harbor Island Pay Too?

There are opponents to the concept of the drainage improvement assessment being applied to only those who will benefit from the improvements. These are groups seeking ways to “spread the costs across the whole City” to include even those properties which will receive no benefit.

Unfortunately the fact that New Tampa has been exempted from the drainage improvement assessment has drawn uninformed comment even by a Tampa Bay Times columnist, Sue Carlton, further feeding those who would “spread the wealth”.

Tampa Bay Times, Sat 9/3/16

*A flaw, in my view: New Tampa, MacDill Air Force Base and Harbour Island are exempt because they have drainage systems that don't flow to city storm sewers. Which sounds like saying if you don't have kids, you shouldn't pay school-related taxes.*

Opponents include:

- The most powerful of these are commercial owners; some of the most vocal are car dealerships who because of their large impervious areas create substantial runoff and if the assessment is

implemented they will bear a non-trivial portion of the flooding project assessments, again based on their impervious (run-off creating) areas.

The City is considering mechanisms to mitigate some of those costs IF the commercial owners handle their runoff and it does not enter the City's systems for disposal.

- Representatives of owners, particularly elderly owners in modest areas of the City, express concerns that an additional assessment would create a substantial burden for them, possibly even jeopardizing their home ownership. The City is working on a better mitigation plan to address these situations.

Alternate plans to fund portions of the drainage improvement projects have been discussed by some, including some City Council members.

1. The use of Community Investment Tax receipts which are paid by the whole County (1/2 %) have been discussed.  
These are funds derived from a voter-approved sales tax that was put in place to be used for the general benefit of the City/County, not just some areas.
2. Use of the BP Settlement funds (\$27 M). These funds were slated for "general improvements to be enjoyed by the entire city", such as parks.

Ultimately these plans - while a small portion of the total costs needed - shift some of the burden to non-benefited owners.

### **Stormwater Assessment(s) Confusion**

The City current collects a *stormwater maintenance assessment*. This non-ad valorem assessment applies to properties usually located along public rights of way, where the stormwater runoff is collected by or carried at any point by City stormwater facilities, such as pipes or inlets.

- 94% of the Tampa Palms properties pay this fee. Those who do not pay the maintenance fee are in gated communities where the ROW is private and no stormwater runoff is handled by the City systems.
- The cost of the service is based loosely on the "average" impervious area of properties and is reduced by a 10% discount for Tampa Palms where retention services are provided by the CDD.

# Stormwater Capital Improvement Assessment Frequently Asked Questions



Tampa City Council will be hearing from the public on **September 1st at 6pm** in regards to the proposed **Stormwater Capital Improvement Assessment**. Last year's record summer rains and flooding demonstrated the critical need to address our city's stormwater systems. Without additional funding, the City is unable to address these needs and has through extensive research and planning developed the Stormwater Capital Improvement Plan. The funding needed to support this Plan will be generated from the proposed Capital Improvement Assessment. The revenue from this assessment will fund capital cost and/or debt service related to stormwater improvements.

## What is the difference between the stormwater service assessment that was already approved earlier this year, and the stormwater capital improvements assessment being taken up on September 1, 2016?

- There are a few key differences between the **service assessment** and the **capital improvements assessment**:
  - The **service assessment** has been in effect since 2003, was increased in 2006 and then increased to its current rate last year. The service assessment is used to fund the planning, operation and maintenance of our city's stormwater system. The increase in the assessment approved by City Council last year allows the city to improve service levels for the maintenance of ditches, ponds, pipes, outfalls and all other aspects of our current system.
    - This assessment is imposed citywide.
  - The **capital improvement assessment** was first considered and not approved last year, 2015. City staff has been asked by City Council to return to consider the Improvement assessment again at the September 1st public hearing at 6pm.
    - This new assessment will enable the City to bond the revenues and construct the major projects necessary to address flooding in the improvement area. Without the assessment the projects will not be funded and cannot be constructed.
    - Additionally, without the adoption of this funding, the City will lose funding from the Southwest Florida Water Management District (SWFWMD). The cooperatively funded projects reduces the capital costs the City must expend and provides funding to construct projects which might otherwise not be done. The City must have a 50% match to receive those funds. Without the assessment the City loses access to approximately 25 million dollars.
    - The improvement assessment is imposed within the Central & Lower Basin Improvement Area which is essentially the City south of Fowler. This area has been identified to require the capital projects needed to construct the major projects.

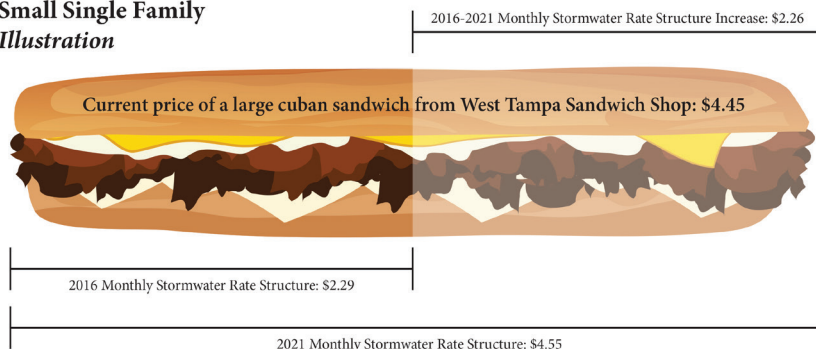
## What will the stormwater capital improvements assessment cost the average family?

- A family living in a single family home 1,300 square feet or smaller will pay an additional \$27.44 the first year of the assessment. The full proposed assessment is instituted over six years time and in the final year (2021) that same family will pay \$54.63 annually. That final rate will continue over the remaining 30-year time period of the assessment.

### Improvement Program Funding

#### Small Single Family

#### Illustration



*We also provide an Economic Hardship Assistance Program for those who qualify.*

**PUBLIC HEARING**  
**Thursday, September 1st**  
**6 p.m.**  
**City Council Chambers**  
*315 E. Kennedy Blvd.*

## Is there a hardship program if a person cannot afford the increased assessment?

- Yes. There is a proposed hardship program for those who qualify including the elderly and those unable to work because of a disability or veterans with a service related disability. More information on the hardship program can be found at [www.tampagov.net](http://www.tampagov.net) or by calling (813) 274-7992.