

Minutes of Board Meeting
Pasco County Mosquito Control District
2308 Marathon Road, Odessa, FL 33556
January 30, 2023

Special meeting on Campus Budget of the Board of Commissioners was called to order at the district office on January 30, 2023 at 9.00 a.m.

Pledge of Allegiance

Those present were Chairperson Cox, Treasurer Abbott, Secretary Evans, Executive Director Rogers, Rich Bekesh and Yancey Abuton from Spring Engineering, Inc., and Jonathan Moore and Andrew Pupke from InVision Advisors, Inc..

Approval of Agenda: Commissioner Evans motioned to approve the agenda; Commissioner Abbott seconded – All approved.

Public Comment: None

New Business:

A. Campus Budget Presentation and Discussion, Spring Engineering, Inc.

Spring Engineering, Inc. was hired to perform architectural and engineering services for the PCMCD's new campus. Rich Bekesh (Spring) presented the process used to estimate the cost of the project and presented the results of the budget exercise to the Board. This information included the estimated cost of US Hwy 41 roadway construction, further geotechnical analyses, and off-site water plans. A summary of price options for the site work and construction were presented along with information regarding the incorporation of solar and electric vehicle charging infrastructure. Additionally, InVision Advisors presented information on additional Furniture, Fixings, and Equipment (FF&E) costs that would be separate from the cost of construction.

Concerns from Commissioner Abbott over the placement and noise level of the generators in the schematic plan were raised. Options for mitigating the noise from the generators were presented.

Commissioner Cox discussed options for the use of the PCMCD's current campus and the potential to sell the property.

Director Rogers discussed financing options for the build and the use of funds budgeted for site work and FF&E costs. InVision Advisors presented the notion of value-engineering to reduce costs associated with the project and options for direct purchasing.

Commissioner Cox stated that this campus is something that will last generations and that the Board should consider it's use for the next 70+ years, emphasizing the opportunity the Commissioners have as leaders to get it right! Commissioner Cox asked if there would be a significant savings if we looked to combine the Administration and Laboratory buildings into one structure. Pros and cons of doing so were discussed.

Spring emphasized that the budget numbers presented were estimates based on current market pricing and subject to change by the time the PCMCD is ready to break ground. It was estimated that permitting could possibly be done by the end of the calendar year. Spring indicated that work to dig out the pond should be done first because the pond will require ample time to stabilize before moving into and utilizing the campus. It was also mentioned that additional geotechnical work was required to determine if the pond would require a liner for stabilization, if so, these costs were not included in the presented budget. Spring also presented the idea of moving some of the work forward as a masked-grade but not to full-final grade on site.

Commissioner Cox tasked Executive Director Rogers to determine an approximated value of the existing campus to help inform the ultimate financing decision and to seek input from Municipal Financial Advisor, Jon Ford.

Commissioner Abbott asked if we could utilize outside sources for fueling the fleet and dialogue around the convenience, ease, and efficiencies of operation were discussed. Commissioner Evans brought up the importance for PCMCD to be operational after the impact of a natural disaster, arguing the need to have fuel available on site. Through discussion it was determined that a third fuel dispensing location was not needed and the Board asked Spring to remove this from the schematic plan.

Executive Director Rogers asked if there is still time to make changes once we submit the site plan to permitting, to which the response was that yes, small revisions can still be made relatively easily. However, it was advised that changes to square footage of structures would be considered major revisions and would add a significant amount of time to the review process.

Commissioner Abbott asked what we could realistically afford and Commissioner Cox stated that we have a very large bonding capacity and that spreading the cost over multiple generations of Pasco residents was the best way to move forward in financing the vertical construction.

Commissioner Evans made a motion to approve the overall layout of the schematic design (The View - V5) and to move forward with submission to site permitting. Commissioner Abbott seconded. All approved.

Commissioner Evans made a motion to move forward with the construction bid packages for the FDOT roadway construction and water main extension to include the lift station. Commissioner Abbott seconded. All approved.

Commissioner Evans made a motion to move forward with the mass grading permit. Commissioner Abbott seconded. All approved.


Good of the Order:

Commissioner Evans expressed kudos and gratitude to Executive Director Rogers and her staff for keeping this project moving forward while simultaneously dealing with the many challenges that have been presented in recent months.

Meeting Adjourned:

Commissioner Evans made a motion to adjourn the meeting at 10:44 a.m. Commissioner Abbott seconded. Meeting Adjourned.

Date: 2/14/2023

Attested:  _____