

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

February 1, 2021

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

January 25, 2021

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Lake Powell Residential Golf Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on February 1, 2021, at 2:00 p.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Business Items
 - A. Discussion: Survey
 - B. Continued Discussion: 5-Year Plan Priorities and Funding Options
 - C. Consider Approval of Notification of Road Resurfacing RFP
3. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of December 31, 2020
 - B. Approval of January 4, 2021 Regular Meeting Minutes
4. Staff Reports
 - A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC*
 - B. District Counsel: *Burke Blue*
 - Update: Communications with St. Joe Regarding Emergency Egress
 - C. District Engineer: *McNeil Carroll Engineering, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 1, 2021 at 2:00 P.M. (Central Time)

○ QUORUM CHECK

David Holt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
David Dean	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Thomas Balduf	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jerry Robinson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Calvin Starlin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

5. Public Comments
6. Supervisors' Requests
7. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,



Howard McGaffney
District Manager

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2A

Wild Heron Amenities Survey

2018

Survey Summary

- ▶ 595 properties in Wild Heron. Our CAM had email addresses to cover 514.
- ▶ Emails were sent with a link to the survey.
- ▶ 223 responses
 - ▶ Removed 39 duplicate submissions
- ▶ 184 responses covering 258 properties (43% properties accounted for)
 - ▶ Full Time Residents - 129
 - ▶ Part Time Residents - 21
 - ▶ Non Residents - 34

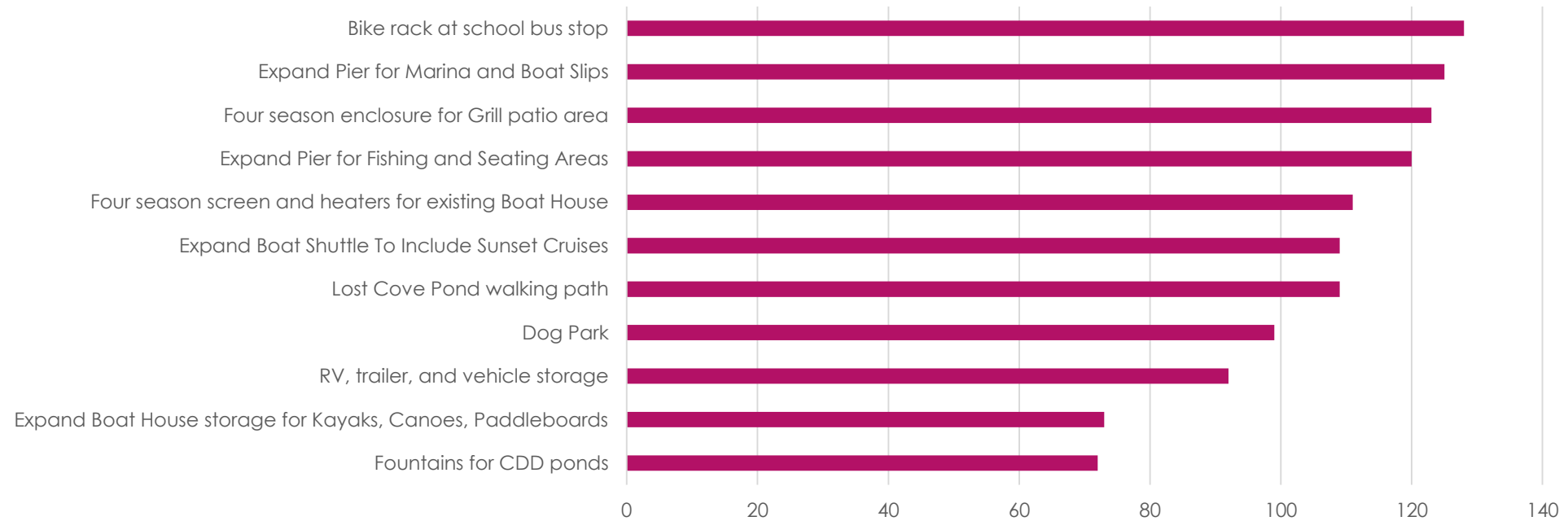
New Amenities – Data Summary

The following question relates to new amenities that have been proposed or are under discussion for the neighborhood. Please indicate your opinion on whether the POA Board should evaluate the cost and feasibility of these added amenities.

	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
Four season screen and heaters for existing Boat House	31	80	51	46	49
Four season enclosure for Grill patio area	33	90	53	35	44
Expand Boat House storage for Kayaks, Canoes, Paddleboards	17	56	58	87	40
Lost Cove Pond walking path	16	93	60	41	43
RV, trailer, and vehicle storage	36	56	21	35	108
Fountains for CDD ponds	29	43	49	48	86
Bike rack at school bus stop	52	76	52	20	55
Dog Park	57	42	35	29	91
Expand Pier for Fishing and Seating Areas	47	73	81	24	31
Expand Pier for Marina and Boat Slips	92	33	23	38	71
Expand Boat Shuttle To Include Sunset Cruises	38	71	57	20	72

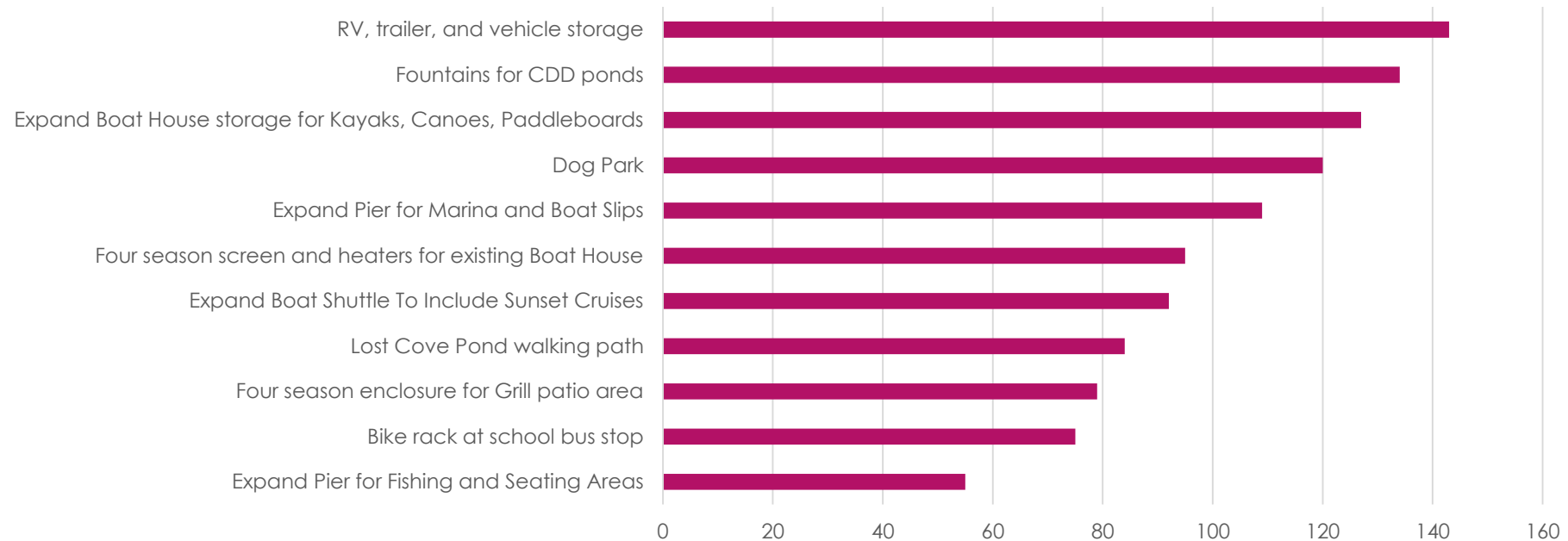
New Amenities – Highest Agreement

Total Agree and Strongly Agree

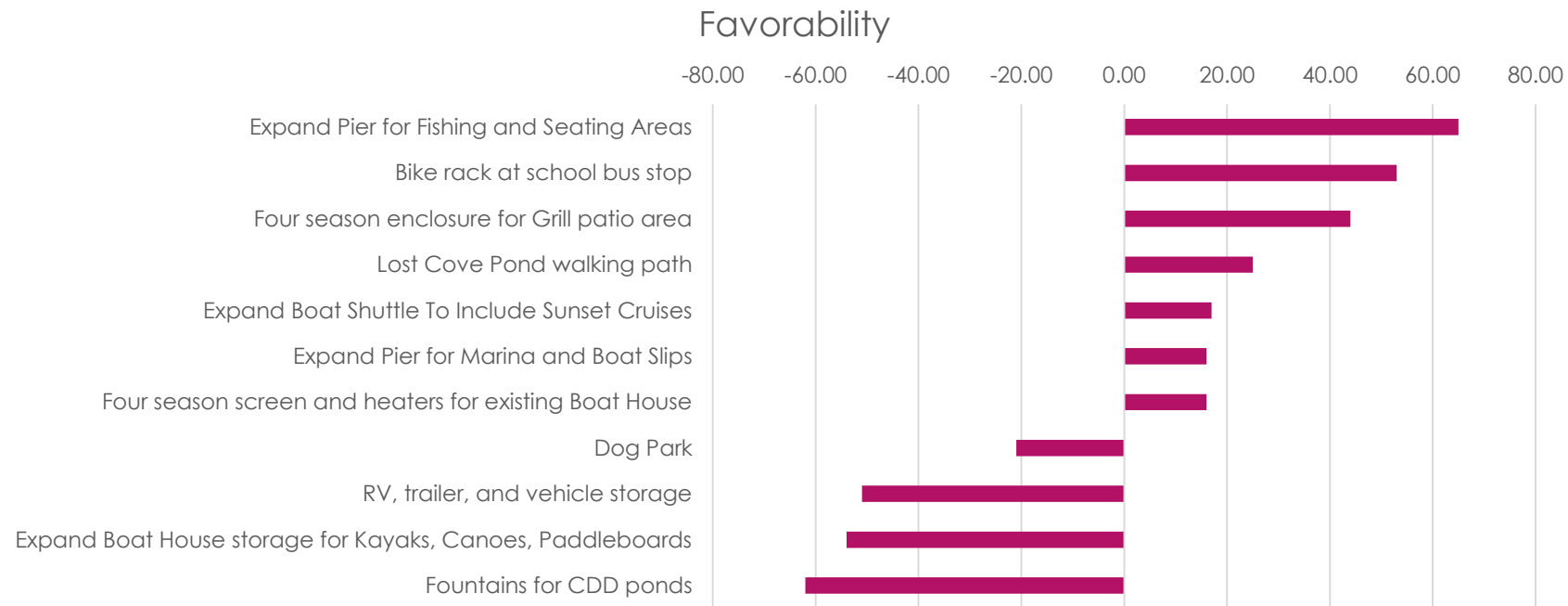


New Amenities – Highest Disagreement

Total Disagree and Strongly Disagree

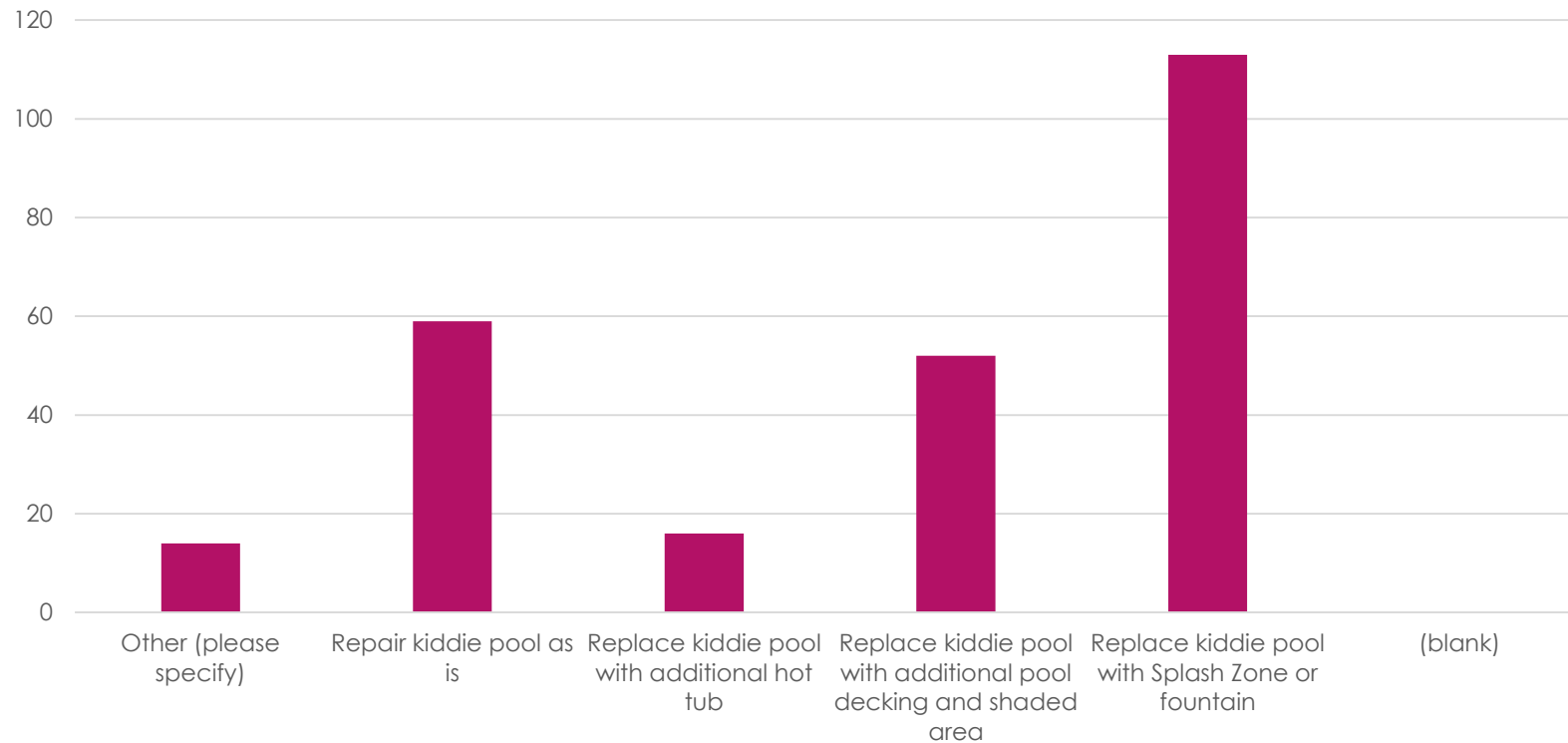


New Amenities – Favorability Rating (Total Agree – Total Disagree)



Kiddie Pool

The Board is considering options for the repair or replacement of the kiddie pool, which is currently not functional. Please provide your opinion on what to do with the kiddie pool area.



Kiddie Pool - Other Suggestions

- ▶ Enclose for meeting area or some other gathering space
- ▶ Enclose the kiddie pool area by expanding the grill building with a covered enclosed meeting area (opposite the present open meeting area)
- ▶ Expand the pool! We have been using the pool year round for four years and we have only seen the kiddie pool used twice. Get rid of it and expand the pool
- ▶ Extend the kiddie pool into the existing pool and make it a shallow seated zone in the pool. There can be either fixed chairs or mobile short legged chairs that can be utilized in the sitting zone. See this link for idea: <https://goo.gl/images/aqq7uF>
- ▶ Fill it in and make it a grill area for cooking near the pool and added deck area.
- ▶ fountains ; additional seating; shaded area
- ▶ I never see kids in the kiddie pool over the last four years
- ▶ incorporate to make existing pool larger
- ▶ leave it as it is
- ▶ Make it a hot tub
- ▶ Use the space to expand the pool. I have lived in Wild Heron for almost 4 years and I have only seen the kiddie pool used twice during this time. It is a waste of valuable space. Use it to extend the community pool.
- ▶ We need a lot more shaded areas since we have no umbrellas by lounge chairs. Skin cancer is rampant amongst us older folks.

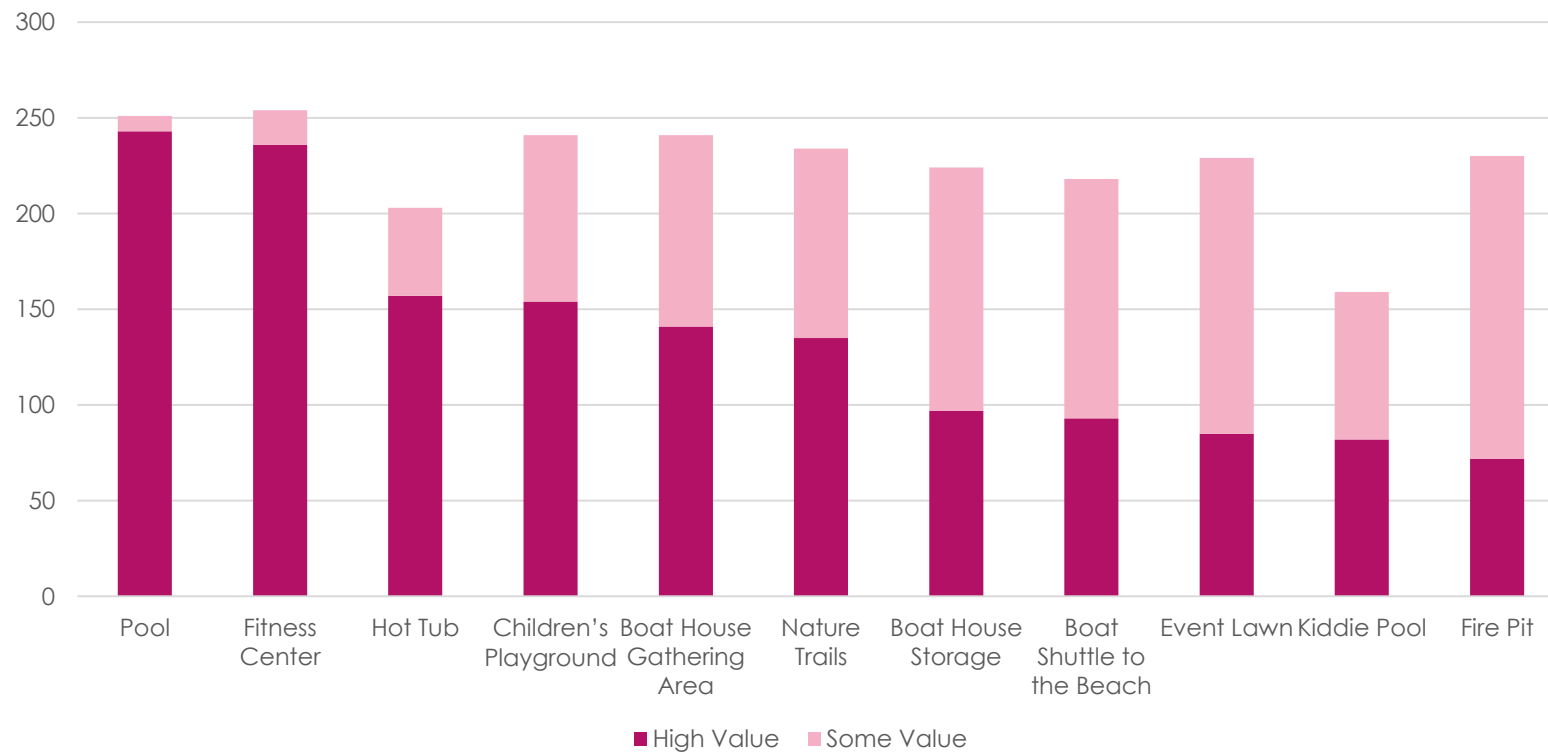
Existing Amenities Value – Data Summary

The following question relates to amenities that already exist in Wild Heron. Please indicate your opinion of their value to the neighborhood.

	High Value	Some Value	No Value	Negative Value
Pool	243	8	1	1
Fitness Center	236	18	0	1
Hot Tub	157	46	47	3
Children's Playground	154	87	13	1
Boat House Gathering Area	141	100	12	2
Nature Trails	135	99	19	0
Boat House Storage	97	127	21	7
Boat Shuttle to the Beach	93	125	24	13
Event Lawn	85	144	22	4
Kiddie Pool	82	77	67	28
Fire Pit	72	158	22	2

Existing Amenities - Value Total

Existing Amenities - Value

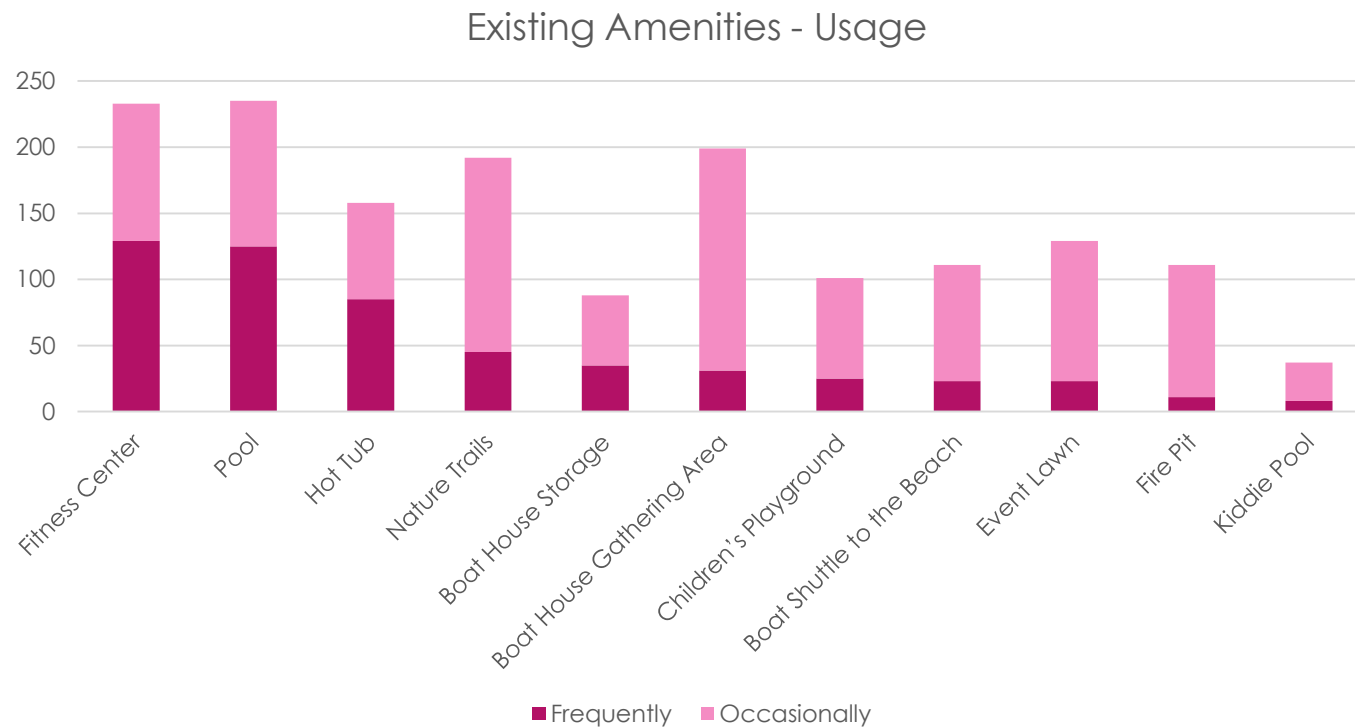


Existing Amenities - Usage

The following question relates to amenities that already exist in Wild Heron. Please indicate how frequently they are used by you or members of your household.

	Frequently	Occasionally	Never
Fitness Center	129	104	20
Pool	125	110	18
Hot Tub	85	73	95
Nature Trails	45	147	60
Boat House Storage	35	53	162
Boat House Gathering Area	31	168	54
Children's Playground	25	76	152
Boat Shuttle to the Beach	23	88	141
Event Lawn	23	106	123
Fire Pit	11	100	141
Kiddie Pool	8	29	172

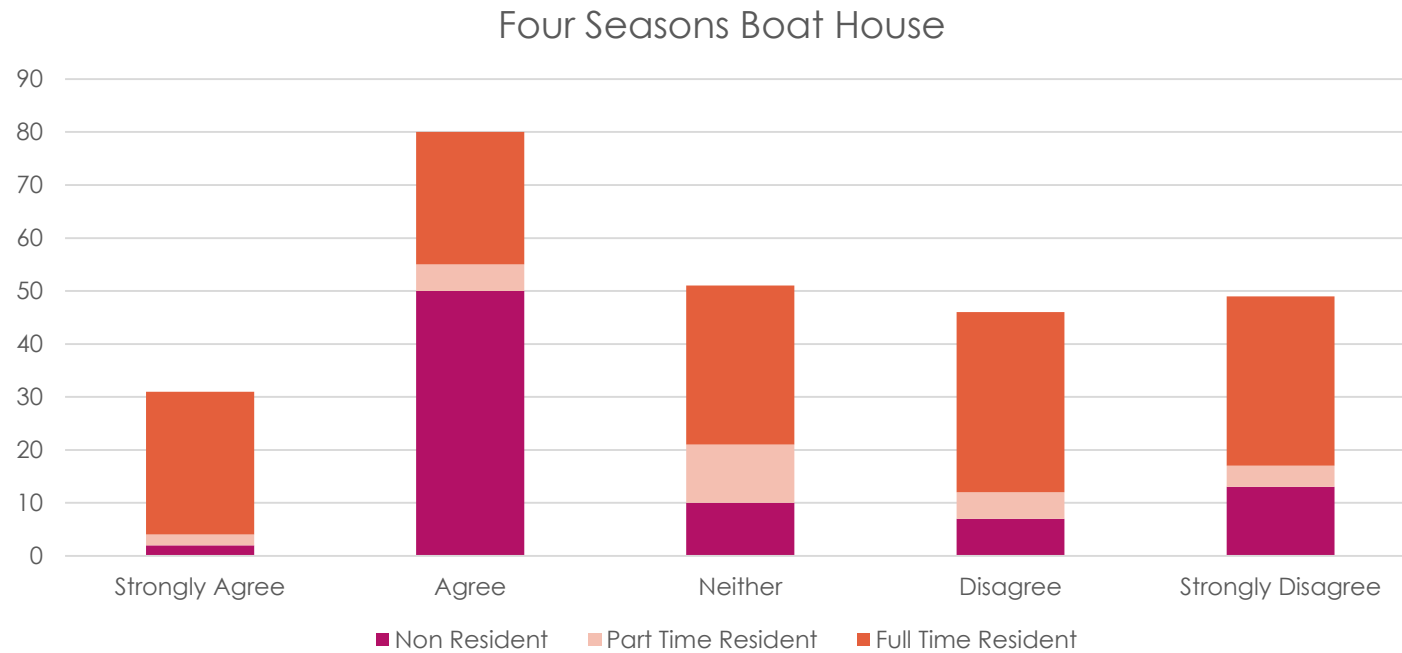
Existing Amenities - Usage Total



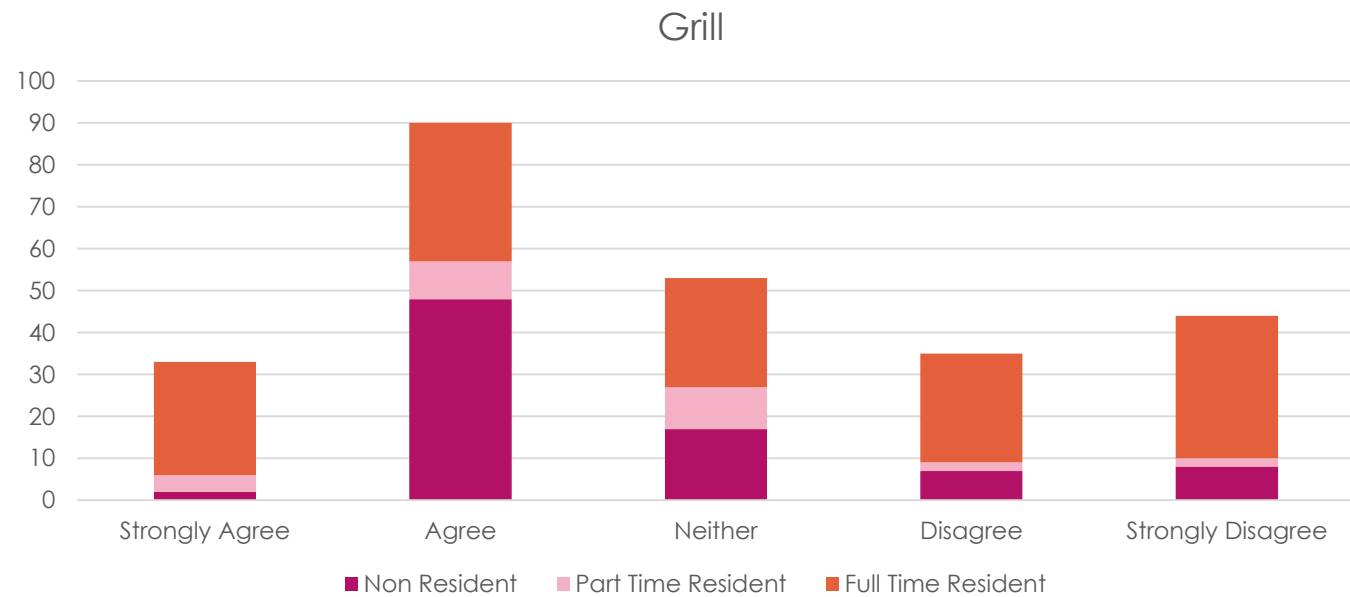
APPENDIX

NEW AMENITY RATINGS BREAKDOWN

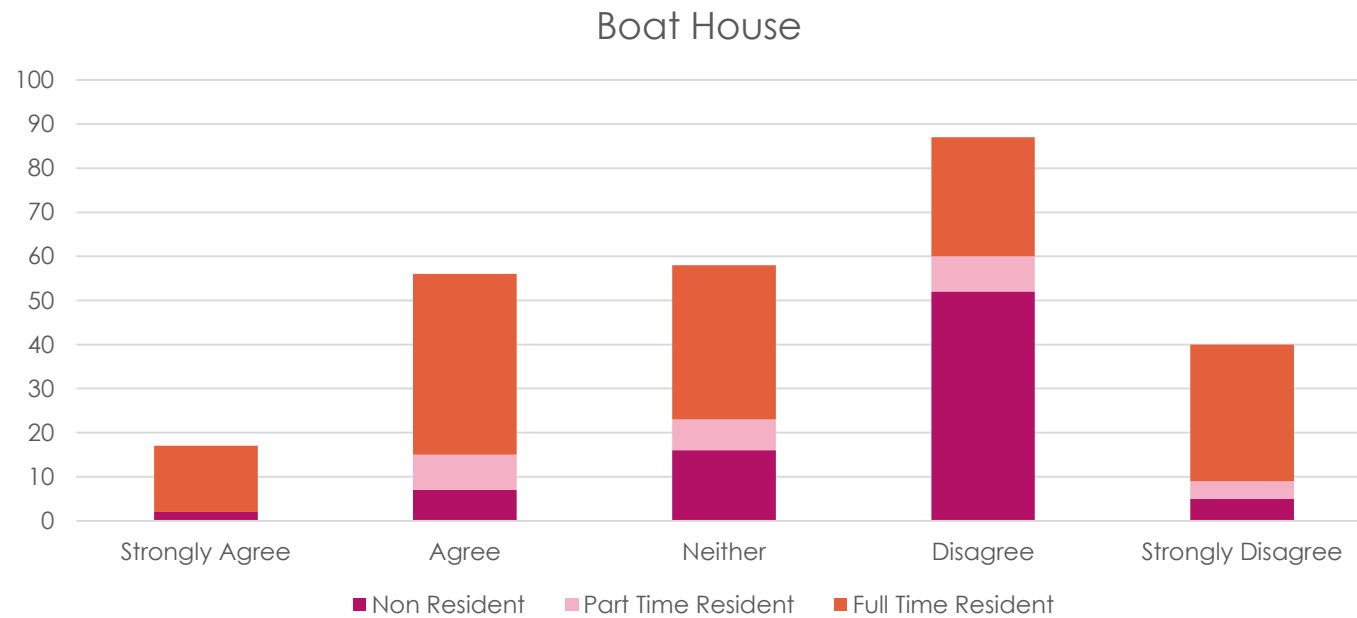
Four season screen and heaters for existing Boat House



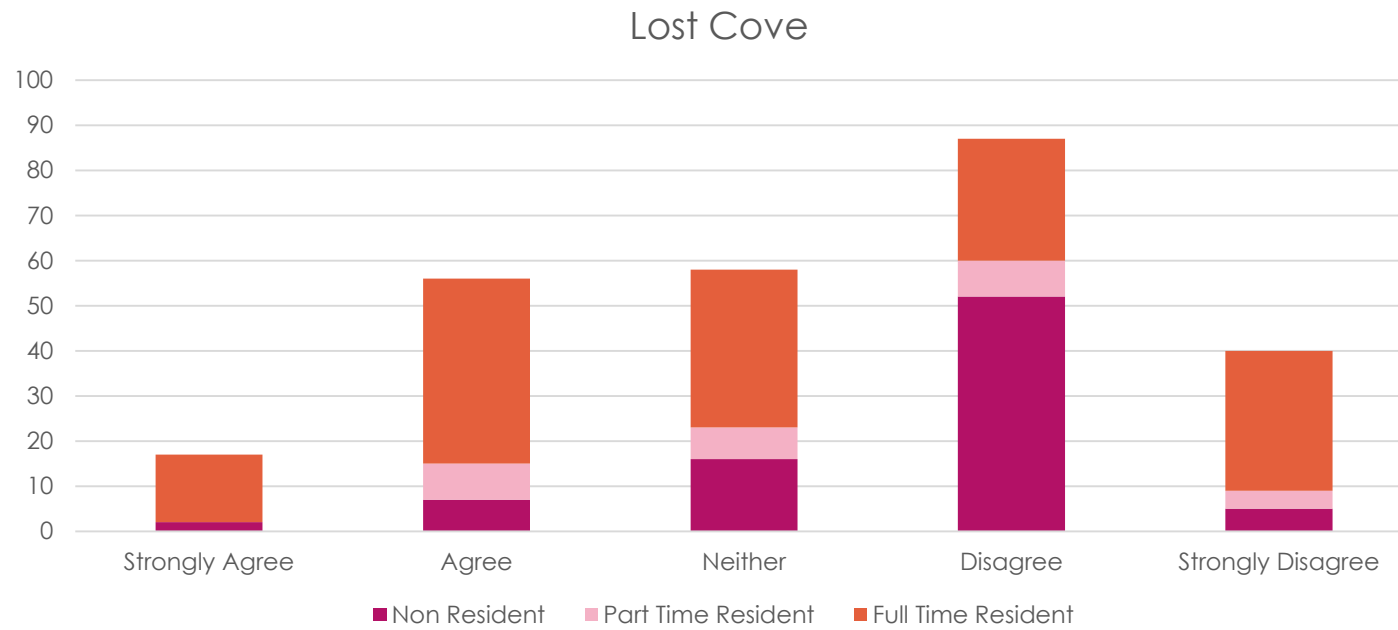
Four season enclosure for Grill patio area



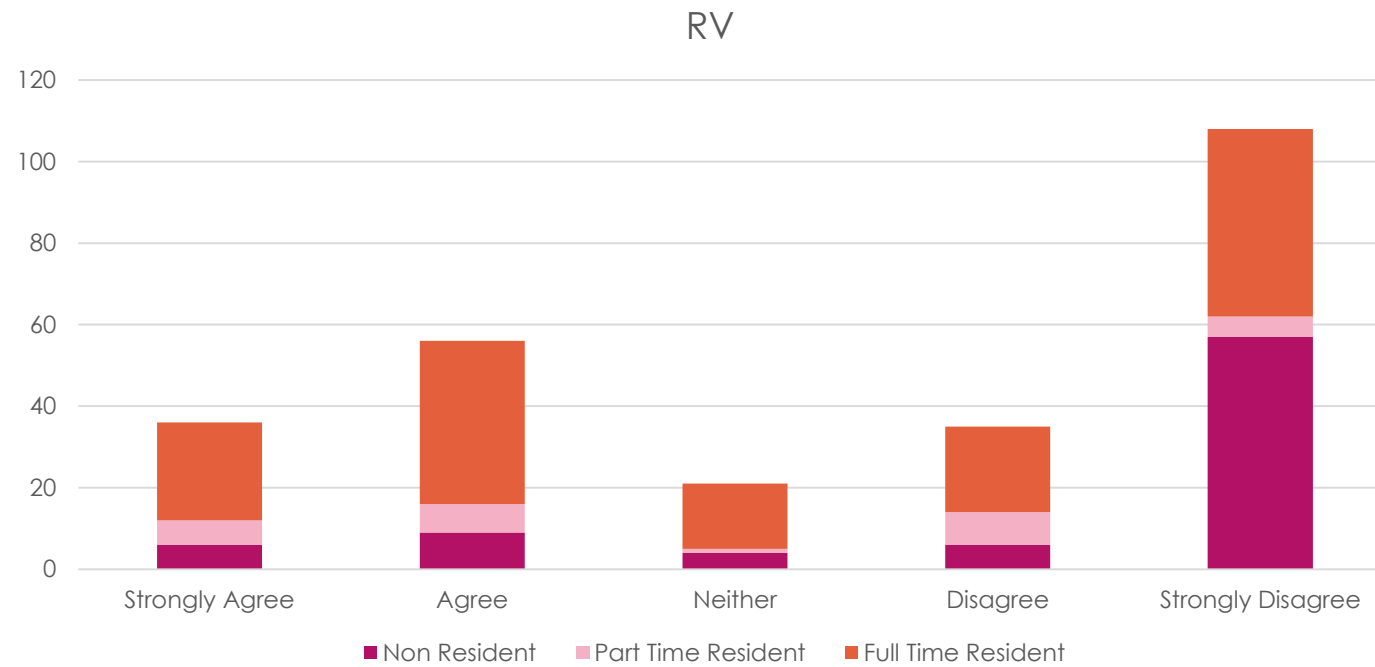
Expand Boat House storage for Kayaks, Canoes, Paddleboards



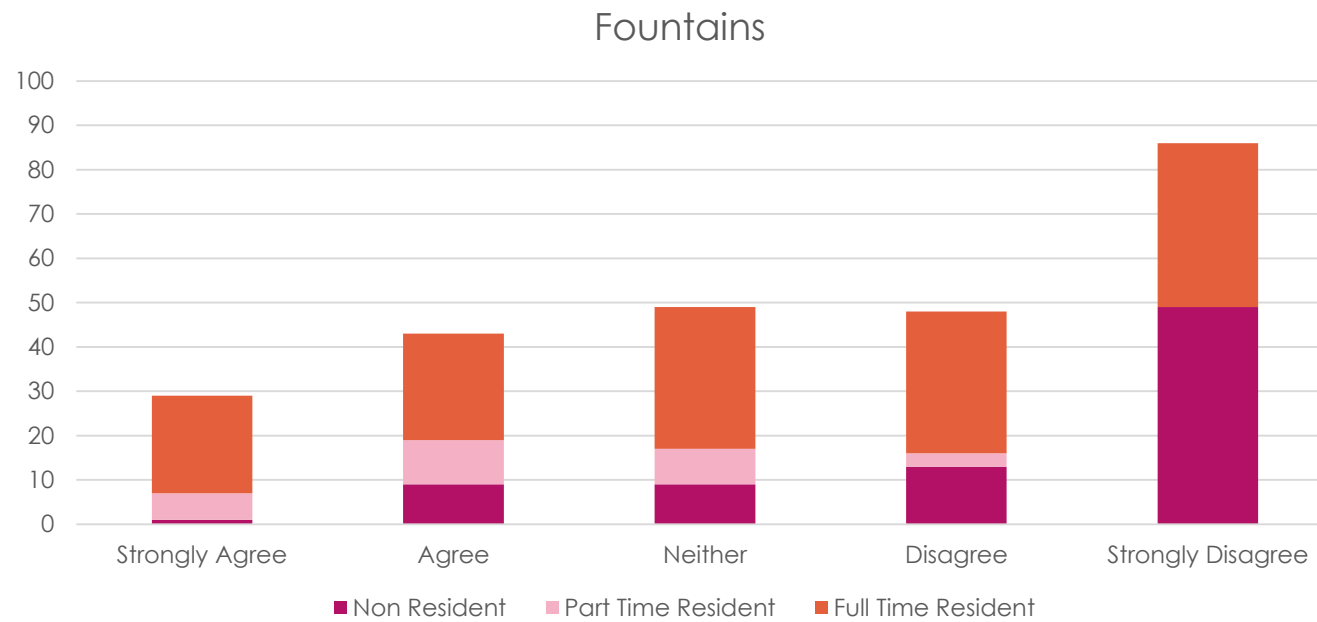
Lost Cove Pond walking path



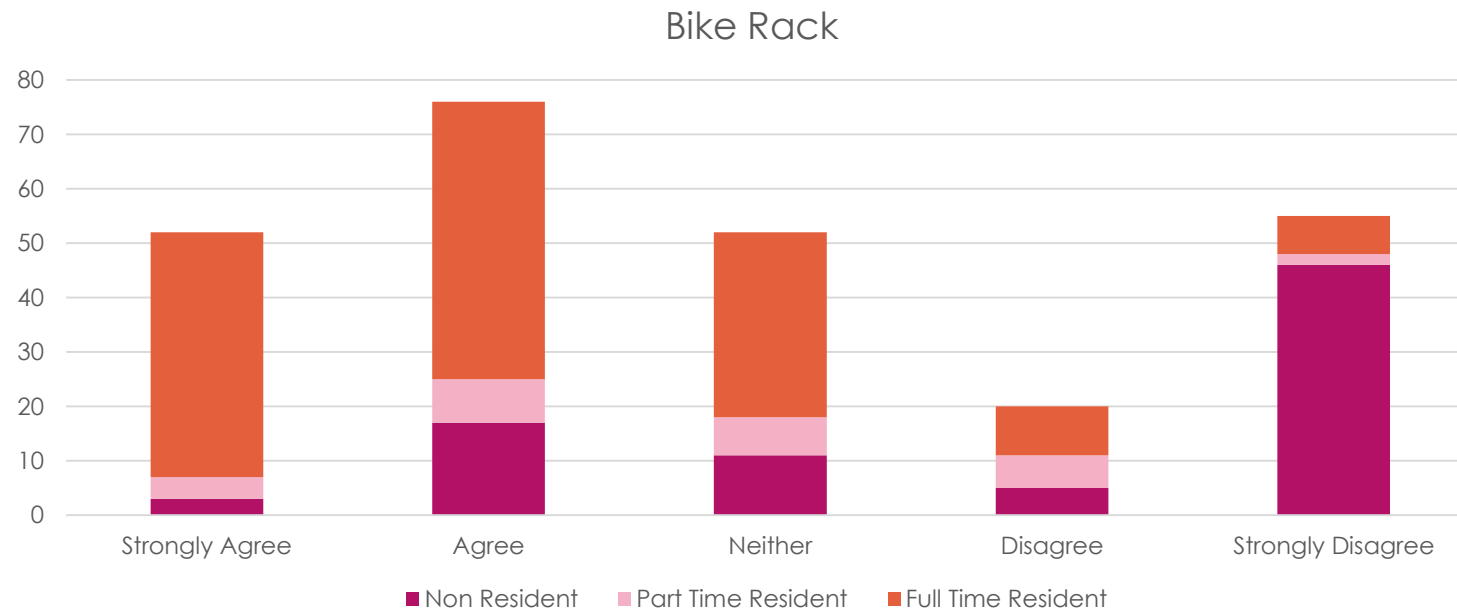
RV, trailer, and vehicle storage



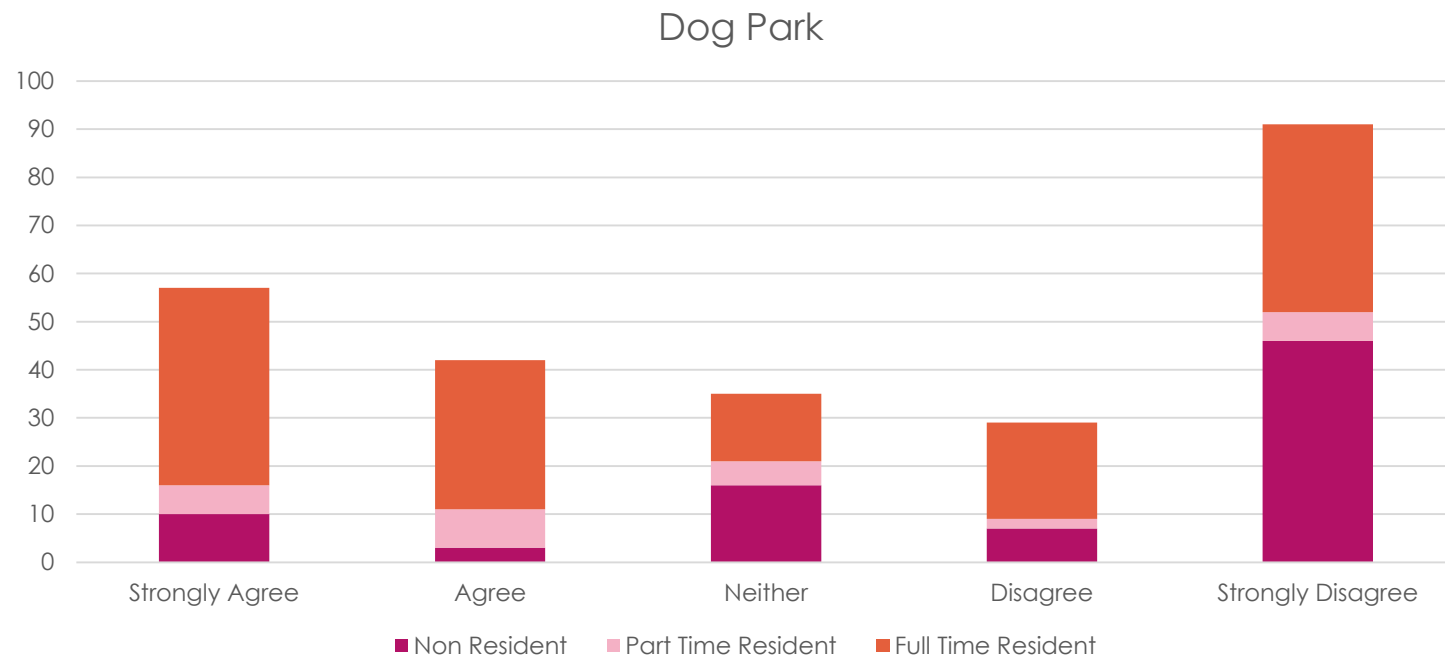
Fountains for CDD ponds



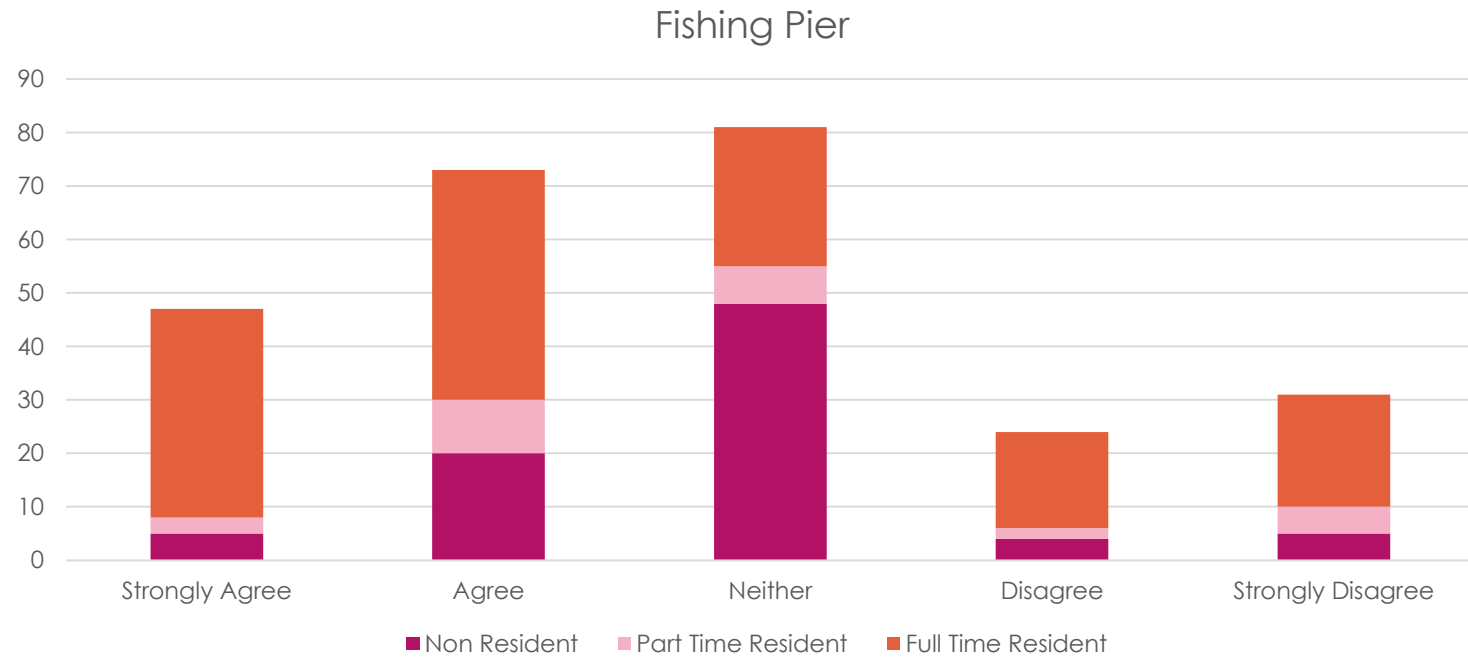
Bike rack at school bus stop



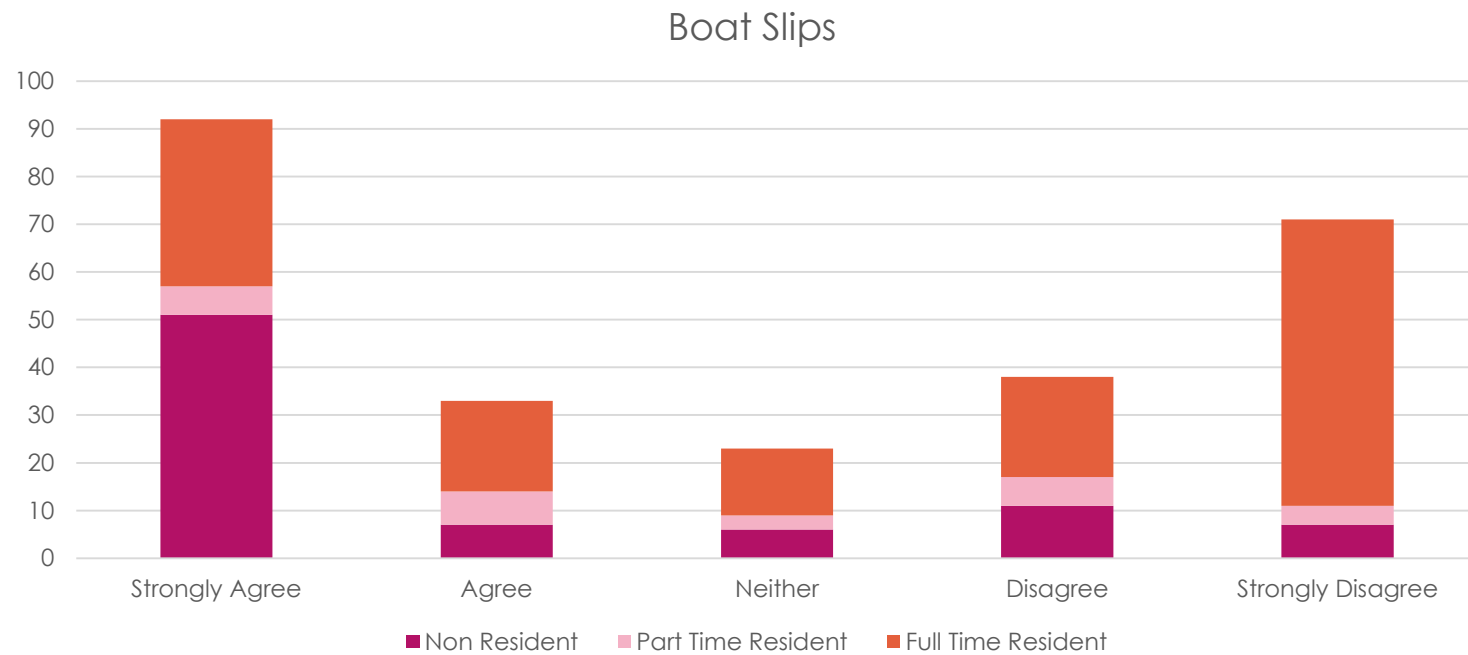
Dog Park



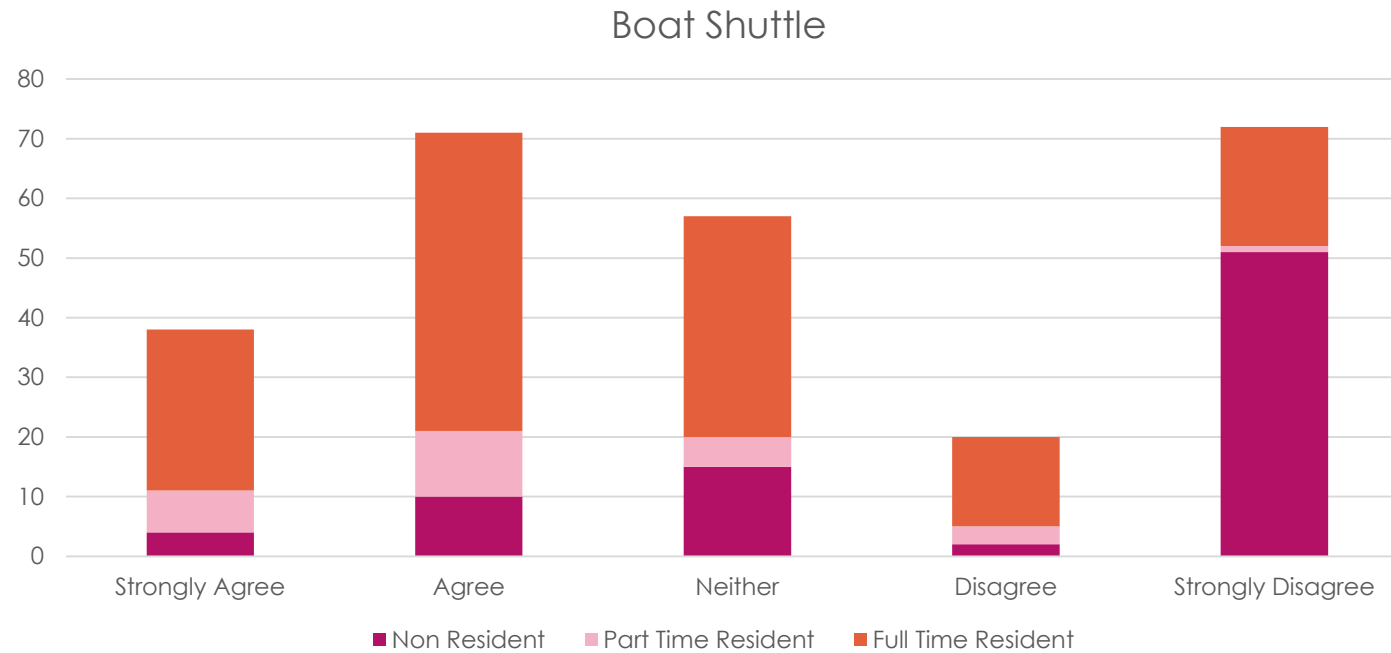
Expand Pier for Fishing and Seating Areas



Expand Pier for Marina and Boat Slips



Expand Boat Shuttle To Include Sunset Cruises



**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

3A

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2020**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General Fund	Debt Service Fund Series 2012	Total Funds
ASSETS			
Operating accounts			
BB&T	\$ 157,246	\$ -	\$ 157,246
Wells Fargo - operating	704,063	-	704,063
Wells Fargo - money market fund *	203	-	203
Centennial Bank	256,959	-	256,959
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	121,747	-	121,747
FineMark - ICS	737,456	-	737,456
Investments			
Revenue	-	3,056	3,056
Reserve	-	204,663	204,663
Prepayment A	-	37,560	37,560
Due from governmental funds			
General fund	-	294,676	294,676
Other governments*	45,909	-	45,909
Other	54	-	54
Deposits	225	-	225
Total assets	<u>\$ 2,150,926</u>	<u>\$ 539,955</u>	<u>\$ 2,690,881</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Due to governmental funds			
Debt service	\$ 294,676	\$ -	\$ 294,676
Total liabilities	<u>294,676</u>	<u>-</u>	<u>294,676</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	45,909	-	45,909
Total deferred inflows of resources	<u>45,909</u>	<u>-</u>	<u>45,909</u>
Fund balances:			
Committed			
Disaster	250,000	-	250,000
District bridge projects	100,000	-	100,000
Road project 2022	300,000	-	300,000
Stormwater system upgrades	200,000	-	200,000
Restricted for:			
Debt service	-	539,955	539,955
Assigned to:			
3 months working capital	138,056	-	138,056
Unassigned	822,285	-	822,285
Total fund balances	<u>1,810,341</u>	<u>539,955</u>	<u>2,350,296</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,150,926</u>	<u>\$ 539,955</u>	<u>\$ 2,690,881</u>

*This receivable relates to the Revenue Certificate agreement with the City of Panama City Beach which sunsets February 20, 2022.

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 345,781	\$ 369,715	\$ 528,724	70%
Interest & miscellaneous	66	197	1,000	20%
Revenue certificates	-	66	-	N/A
Total revenues	<u>345,847</u>	<u>369,978</u>	<u>529,724</u>	70%
EXPENDITURES				
Administrative				
Supervisors	-	-	5,000	0%
Management	2,596	7,788	31,153	25%
Accounting	918	2,753	11,012	25%
Assessment roll preparation	1,209	3,628	14,510	25%
Audit	500	500	7,500	7%
Legal	-	-	6,200	0%
Engineering	-	-	13,280	0%
Postage	-	250	1,775	14%
Telephone	87	263	1,050	25%
Website maintenance	-	-	750	0%
Insurance	-	6,725	7,500	90%
Printing and binding	125	375	1,500	25%
Legal advertising	-	205	2,500	8%
Other current charges	330	458	500	92%
Office supplies	-	-	500	0%
Special district annual fee	-	175	175	100%
Trustee	-	-	7,431	0%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	250	1,000	25%
ADA website compliance	-	-	210	0%
Total administrative	<u>5,848</u>	<u>23,370</u>	<u>114,746</u>	20%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
Security				
Contractual rangers	27,522	27,560	175,383	16%
Total security	<u>27,522</u>	<u>27,560</u>	<u>175,383</u>	16%
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	-	46,050	0%
Ecologist	7,620	11,442	57,980	20%
Total lake wetland & upland monitoring	<u>7,620</u>	<u>11,442</u>	<u>104,030</u>	11%
Roadway services				
Roadway repairs and maintenance	-	-	63,700	0%
Bridge repairs and maintenance	-	-	25,000	0%
Storm cleanup	465	47,640	-	N/A
Total roadway services	<u>465</u>	<u>47,640</u>	<u>88,700</u>	54%
Stormwater management				
Operations	-	-	17,250	0%
Electricity - lift stations	29	60	600	10%
Stormwater system repairs	-	-	18,000	0%
Total stormwater management	<u>29</u>	<u>60</u>	<u>35,850</u>	0%
Other charges				
Tax collector	6,916	7,394	11,015	67%
Total other charges	<u>6,916</u>	<u>7,394</u>	<u>11,015</u>	67%
Total expenditures	<u>48,400</u>	<u>117,466</u>	<u>529,724</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	297,447	252,512	-	
Fund balances - beginning	<u>1,512,894</u>	<u>1,557,829</u>	<u>1,486,134</u>	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	100,000	100,000	100,000	
Road project 2022	300,000	300,000	300,000	
Storm system upgrades	200,000	200,000	200,000	
Assigned				
3 months working capital	181,636	138,056	138,056	
Unassigned	778,705	822,285	498,078	
Fund balances - ending	<u>\$1,810,341</u>	<u>\$1,810,341</u>	<u>\$1,486,134</u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 281,224	\$ 300,690	\$ 430,016	70%
Interest	2	7	-	N/A
Total revenues	<u>281,226</u>	<u>300,697</u>	<u>430,016</u>	70%
Debt service				
Principal	-	200,000	200,000	100%
Interest	-	98,162	191,075	51%
Total debt service	<u>-</u>	<u>298,162</u>	<u>391,075</u>	76%
Other charges				
Tax collector	<u>5,626</u>	<u>6,015</u>	<u>8,959</u>	67%
Total other charges	<u>5,626</u>	<u>6,015</u>	<u>8,959</u>	67%
Total expenditures	<u>5,626</u>	<u>304,177</u>	<u>400,034</u>	76%
Excess/(deficiency) of revenues over/(under) expenditures	275,600	(3,480)	29,982	
Fund balance - beginning	<u>264,355</u>	<u>543,435</u>	<u>536,051</u>	
Fund balance - ending	<u><u>\$ 539,955</u></u>	<u><u>\$ 539,955</u></u>	<u><u>\$ 566,033</u></u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE - SERIES 2012
\$5,160,000**

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2020	210,000.00	5.250%	98,162.50	308,162.50
05/01/2021	-	-	92,912.50	92,912.50
11/01/2021	215,000.00	5.250%	92,912.50	307,912.50
05/01/2022	-	-	87,268.75	87,268.75
11/01/2022	225,000.00	5.250%	87,268.75	312,268.75
05/01/2023	-	-	81,362.50	81,362.50
11/01/2023	235,000.00	5.750%	81,362.50	316,362.50
05/01/2024	-	-	74,606.25	74,606.25
11/01/2024	250,000.00	5.750%	74,606.25	324,606.25
05/01/2025	-	-	67,418.75	67,418.75
11/01/2025	265,000.00	5.750%	67,418.75	332,418.75
05/01/2026	-	-	59,800.00	59,800.00
11/01/2026	280,000.00	5.750%	59,800.00	339,800.00
05/01/2027	-	-	51,750.00	51,750.00
11/01/2027	300,000.00	5.750%	51,750.00	351,750.00
05/01/2028	-	-	43,125.00	43,125.00
11/01/2028	315,000.00	5.750%	43,125.00	358,125.00
05/01/2029	-	-	34,068.75	34,068.75
11/01/2029	330,000.00	5.750%	34,068.75	364,068.75
05/01/2030	-	-	24,581.25	24,581.25
11/01/2030	355,000.00	5.750%	24,581.25	379,581.25
05/01/2031	-	-	14,375.00	14,375.00
11/01/2031	370,000.00	5.750%	14,375.00	384,375.00
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$ 3,480,000.00		\$ 1,368,175.00	\$ 4,848,175.00

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
DECEMBER 31, 2020**

Beginning balance		\$ 218,317.74
Kossen		
Invoice #54115	(8,040.75)	
Invoice #55223	(8,040.75)	
Invoice #55961	(8,040.75)	
Invoice #55964	<u>(3,233.00)</u>	(27,355.25)
Panhandle Engineering		
Invoice #60503-1/19	(1,450.00)	
Invoice #60503-1/20	(2,900.00)	
Invoice #60521/01	(1,800.00)	
Invoice #60521/02	(500)	
Invoice #60521/03	(1,000)	
Invoice #60521/04	(500)	
Invoice #60521/07	(3,500)	
Invoice #60521/08	(8,835)	
Invoice #60521/09	(39,289)	
Invoice #60521/11	<u>(2,000)</u>	(61,774.00)
The Service House		
Invoice #60396	(291.69)	
Invoice #60397	<u>(291.69)</u>	(583.38)
Shark's Tooth Golf Club		
Invoice #60947	(3,180.00)	
Credit memo #63609	<u>908.46</u>	(2,271.54)
Interest income	848.51	
Bank charges	<u>(118.34)</u>	730.17
Remaining available monies		<u><u>\$ 127,063.74</u></u>

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
					232,615.41	
3/23/2006	TURTLE COVE CIR, 209	215.69	826.32	1,042.01		7951
	SALAMANDER TRL, 1401-1407	813.20	2,915.47	3,728.67		7984
	SALAMANDER TRL, 1409-1415	813.20	2,915.47	3,728.67		7985
	SALAMANDER TRL, 1417-1423	813.20	2,915.47	3,728.67		7986
	SALAMANDER TRL, 1400-1406	813.20	2,915.47	3,728.67		8962
	SALAMANDER TRL, 1408-1414	813.20	2,915.47	3,728.67		8963
	SALAMANDER TRL, 1416-1422	813.20	2,915.47	3,728.67		8964
	MATCH PT LN, 1506-10 12-16 13-15	1,900.30	7,090.55	8,990.85	200,210.54	8968
5/15/2006	WILD HERON WAY, 823	217.00		217.00		8072
	WILD HERON WAY, 1436	68.20	311.36	379.56	199,613.98	8084
8/3/2006	TURTLE COVE, 300	647.06	894.25	1,541.31	198,072.67	8097
9/13/2006	BAYFLOWER , 1619 LOT B1-10	313.10	1,146.38	1,459.48	196,613.19	8276
7/30/2007	MARSH RABBIT RUN, 22105	294.50	976.54	1,271.04		8431
	GREEN TURTLE LN, 3306	464.48	962.39	1,426.87		8535
	SALAMANDER TR, 1518 1532	616.90	2,137.07	2,753.97		8570
	SALAMANDER TR, 1562 60 64 70	778.10	2,589.96	3,368.06	187,793.25	8595
1/9/2012	SALAMANDER TR, 1516	226.30	835.02	1,061.32		10138
	SALAMANDER TR, 1530	179.80	622.72	802.52		10139
	SALAMANDER TR, 1534	179.80	622.72	802.52	185,126.89	10140
2/17/2012	LOST COVE, 1721	179.80	622.72	802.52		10249
6/29/2012	SHARKSTOOTH TRL, LOT AV-9	226.30	835.02	1,061.32	183,263.05	10364
7/16/2012	SALAMANDER TRL, 1522	226.30	835.02	1,061.32		10374
	SALAMANDER TRL, 1546	226.30	835.02	1,061.32		10375
	SALAMANDER TRL, 1566	226.30	835.02	1,061.32		10376
7/23/2012	PROSPECT PROMENADE, 1206	226.30	835.02	1,061.32	179,017.79	10381
12/18/2012	LITTLE HAWK DR, 1515	182.90	636.88	819.78		10509
12/20/2012	LOST COVE LN, 1608	260.40	905.78	1,166.18		10511
1/28/2013	SALAMANDER TRL, 1335	170.50	580.27	750.77		10536
2/4/2013	SALAMANDER TRL, 1501	143.79	498.06	641.85		10541
2/4/2013	SKIMMER CT, 1702	176.02	645.21	821.23		10542
2/4/2013	SKIMMER CT, 1710	143.79	498.06	641.85		10544
2/11/2013	SKIMMER CT, 1715	195.30	693.49	888.79		10551
2/11/2013	SALAMANDER TRL, 1116	170.50	580.27	750.77		10552
2/11/2013	SALAMANDER TRL, 1503	170.50	580.27	750.77		10553
2/25/2013	SKIMMER CT, 1709	210.80	764.25	975.05	171,785.83	10559
3/20/2013	SKIMMER CT, 1711	195.30	693.49	888.79		10598
4/22/2013	SKIMMER CT, 1713	155.00	509.50	664.50		10644
5/15/2013	WILD HERON, LOT A1-34	347.20	1,245.45	1,592.65	167,664.85	10669
7/23/2013	SKIMMER CT, 1704	155.00	509.50	664.50	167,000.35	10717
4/4/2014	SHARKSTOOTH TRL, 1602	300.70	1,004.85	1,305.55		10874
	MEADOWLARK WAY, 1603	260.40	905.78	1,166.18		10875
	SKIMMER CT. 1071	186.00	651.03	837.03		10879
	DUNE LAKE TRL, 1523	210.80	764.25	975.05		10969
	SKIMMER CT, 1706	195.30	693.49	888.79		11071
	SMIMMER CT, 1703	155.00	509.50	664.50		11072
	TURTLEBACK TRL, 1416	155.00	509.50	664.50		11073

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
	LITTLE HAWK DR, 1505	210.80	764.25	975.05		11080
	SKIMMER CT, 1707	195.30	693.49	888.79	158,634.93	11082
6/3/2014	LITTLE HAW LN, 1511	179.80	622.72	802.52		11095
	SHARKS TOOTH TRL, 1601	195.30	693.49	888.79		11134
	SKIMMER CT, 1705	155.00	509.50	664.50	156,279.12	11135
8/5/2014	LOST COVE LN, 1723	195.30	693.49	888.79		11189
	LOST COVE LN, 1732	204.60	735.95	940.55	154,449.79	11223
10/24/2014	LITTLE HAWK LN, 1501	204.60	735.95	940.55		11259
	EGRET LN, 1408	204.60	735.95	940.55		11260
	MEADOWLARK WAY, 1618	266.60	905.78	1,172.38		11277
	LITTLE HAWK LBM 1507	195.31	693.49	888.80		11304
	TURTLE BACK TRL, 22703	285.20	1,019.00	1,304.20		11315
	W WATEROAK BEND, 1214	241.80	905.78	1,147.58		11362
	SALAMANDER TRL, 1520	229.40	849.17	1,078.57	146,977.18	11370
2/12/2015	LITTLE HAWK LN, 1512	210.80	764.25	975.05		11422
	EGRET CT, 1406	210.80	764.25	975.05	145,027.08	11423
6/15/2015	FOX GLEN TRACE, 22207	241.80	905.78	1,147.58		11584
	LITTLE HAWK LN, 1503	235.60	877.47	1,113.07		11587
	LITTLE HAWK LN, 1509	285.20	1,103.92	1,389.12		11622
	SALAMANDER TRL, 1301	155.00	509.50	664.50		11632
	SKIMMER CT, 1708	176.70	608.57	785.27		11666
	SHARKS TOOTH TRL, 1607	193.38	724.45	917.82	139,009.73	11696
03/23/16	CITY OF PANAMA CITY	0.00	0.00	865.60	138,144.13	11698
05/30/16	CITY OF PANAMA CITY	0.00	0.00	743.49	137,400.64	
06/24/16	CITY OF PANAMA CITY	0.00	0.00	52,013.10	85,387.54	
07/28/16				1,438.72	83,948.82	
10/28/16				448.66	83,500.16	
02/28/17	CITY OF PANAMA CITY	0.00	0.00	1,643.59	81,856.57	
08/17/17	CITY OF PANAMA CITY	0.00	0.00	2,779.80	79,076.77	
01/24/18	CITY OF PANAMA CITY	0.00	0.00	3,818.94	75,257.83	
03/07/18	CITY OF PANAMA CITY	0.00	0.00	519.35	74,738.48	
05/30/18	CITY OF PANAMA CITY	0.00	0.00	2,473.61	72,264.87	
07/26/18	CITY OF PANAMA CITY	0.00	0.00	876.64	71,388.23	
03/04/19	WILD HERON WAY, 721	252.65	785.48	1,038.13	70,350.10	
	WILD HERON WAY, 717	249.55	884.55	1,134.10	69,216.00	
	WILD HERON WAY, 709	249.55	884.55	1,134.10	68,081.90	
	LOST COVE LN, 1616	98.95		98.95	67,982.95	
	TURTLE COVE CIR, 313	143.79	430.14	573.93	67,409.02	
	TURTLE COVE CIR, 304	39.46	352.87	392.32	67,016.69	
	WILD HERON WAY, 724	172.61	1,180.55	1,353.16	65,663.53	
	WILD HERON WAY, 728	172.61	1,180.55	1,353.16	64,310.37	
	WILD HERON WAY, 732	172.61	1,180.55	1,353.16	62,957.21	
05/15/19	LOST COVE LN, 1604	33.07		33.07	62,924.13	
	LOST COVE LN, 1612	174.06	1,037.85	1,211.91	61,712.22	
08/29/19	CITY OF PANAMA CITY	-	-	3,433.48	58,278.74	
04/23/20	CITY OF PANAMA CITY	-	-	6,445.02	51,833.72	
08/07/20	CITY OF PANAMA CITY	-	-	5,858.60	45,975.12	

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

3B

DRAFT

**MINUTES OF MEETING
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Lake Powell Residential Golf Community Development District held a Regular Meeting on January 4, 2021, at 2:00 p.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

Present and constituting a quorum were:

David Dean	Chair
Thomas Balduf	Vice Chair
Calvin "Bucky" Starlin	Assistant Secretary
David Holt	Assistant Secretary
Jerry Robinson	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Mike Burke	District Counsel
Robert Carroll	District Engineer
Bethany Womack	Ecologist/Operations Manager
Jeff Briney	Residential
Becky Ferris	Resident
David Fleet	Resident
Frank Self	Resident and Wild Heron Maintenance Committee Chair

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at approximately 2:09 p.m., Central Time. All Supervisors were present.

SECOND ORDER OF BUSINESS

**Ratification of All Actions Taken at
December 7, 2020 Regular Meeting**

38 **A. Administration of Oath of Office to Newly Elected Supervisors, David Holt [Seat 1,**
 39 **Thomas Balduf [Seat 3] and Jerry Robinson [Seat 4] (*the following to be provided in a***
 40 ***separate package*)**

41 Mr. McGaffney welcomed Supervisors Holt and Robinson to the Board and asked that
 42 they contact him or Mr. Burke with any questions. He thanked Mr. Burke for facilitating the last
 43 meeting and administering the Oath of Office to the new Supervisors and reviewing the
 44 documents in the Supervisor’s package.

45 Mr. McGaffney briefly explained the following items:

- 46 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
- 47 **Employees**
- 48 **II. Membership, Obligations and Responsibilities**
- 49 **III. Financial Disclosure Forms**
 - 50 **a. Form 1: Statement of Financial Interests**
 - 51 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - 52 **c. Form 1F: Final Statement of Financial Interests**
- 53 **IV. Form 8B – Memorandum of Voting Conflict**

55 **On MOTION by Mr. Starlin and seconded by Mr. Holt, with all in favor, all**
 56 **actions taken at the December 7, 2020 Regular Meeting, associated with**
 57 **Agenda Item 2A, were ratified.**

58

59

60 **B. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary,**
 61 **Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Lake Powell**
 62 **Residential Golf CDD, and Providing for an Effective Date**

63 Mr. McGaffney presented Resolution 2021-01 and the following slate of officers that
 64 was approved at the last meeting:

- | | | |
|----|---------------------|----------------|
| 65 | Chair | David Dean |
| 66 | Vice Chair | Tom Balduf |
| 67 | Secretary | Craig Wrathell |
| 68 | Assistant Secretary | David Holt |

69	Assistant Secretary	Calvin Starlin
70	Assistant Secretary	Jerry Robinson
71	Assistant Secretary	Howard McGaffney
72	Treasurer	Craig Wrathell
73	Assistant Treasurer	Jeff Pinder

74

75 **On MOTION by Mr. Robinson and seconded by Mr. Balduf, with all in favor,**
76 **Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant**
77 **Secretaries, a Treasurer and an Assistant Treasurer of the Lake Powell**
78 **Residential Golf CDD, as nominated, and Providing for an Effective Date, was**
79 **ratified.**

80

81

82 **C. Consent Agenda Items**83 **I. Acceptance of Unaudited Financial Statements as of October 31, 2020**84 **II. Approval of October 19, 2020 Virtual Regular Meeting Minutes**85 **▪ Consent Agenda Items - Acceptance of Unaudited Financial Statements as of**
86 **November 30, 2020**87 **This Item, previously the Fourth Order of Business, was presented out of order.**88 Mr. McGaffney presented the Consent Agenda Items from the last meeting and from
89 this meeting. He asked Supervisors to submit questions prior meetings to facilitate efficient
90 meetings.91 Mr. Dean asked if the CDD could refinance the bond in about 18 months. Mr. McGaffney
92 stated that, because of the 10-year call protection on the bonds, the bonds cannot be
93 refinanced successfully for another year; it would not be an option until the end of calendar
94 year 2021, provided interest rates remain low. A Board Member stated that residents can
95 choose to pay off their individual portion of the debt assessment and recommended contacting
96 a Tax Accountant. Resident, Jeff Briney asked how a resident would pay off their individual
97 debt service assessment portion of the outstanding bonds.

98

99 On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor,
100 Consent Agenda Items 2C, as amended to incorporate any edits to the meeting
101 minutes, were ratified.

102
103
104 On MOTION by Mr. Robinson and seconded by Mr. Balduf, with all in favor,
105 Consent Agenda Item 4, was accepted.

106
107
108 **THIRD ORDER OF BUSINESS**

Business Items

109
110 **A. Update: 2nd Exit to Community – Emergency Egress**

111 Mr. Dean recalled discussions about the condition of the Golf Course Maintenance Road
112 and using it as a second exit out of the community, although it can only be accessed by 4-wheel
113 drive. Expansion of the St. Joseph Development would take five years to complete. A Board
114 Member asked if the option to use Gulf Power's right-of-way (ROW) was explored. Ms. Womack
115 was asked to contact Gulf Power. A Board Member stated that The Origins held its annual
116 meeting at which St. Joe's confirmed that it would begin working on Side Camp Road; however,
117 the conditions were unfavorable as sand was being hauled up to the new homes. He suggested
118 the POA Representative contact St. Joe's to confirm its plans. Discussion ensued regarding the
119 condition of the road up to Side Camp Road being unfavorable. Mr. McGaffney and Mr. Burke
120 would contact Mr. Jansen and advise about whether the CDD can enter into a Memorandum of
121 Understanding with St. Joe's. Ms. Womack would research and inspect the Gulf Power ROW
122 area and report the findings.

123 **B. Update: Landscape Standards Report [Supervisor Dean]**

124 Mr. Dean motioned to implement the revised Minimum Landscape Standards Report,
125 which he emailed to Management's office and presented at the last meeting. He answered
126 questions about whether the POA was notified to implement the CDD's minimal standards
127 established for landscaping and have them included in the Request for Proposals (RFP) when
128 they go out to bid the landscaping project and whether the POA had sufficient funds in the
129 budget to implement these standards.

130 Mr. Frank Self, a resident and as Chair of the Wild Heron Maintenance Committee,
131 stated he would have these changes incorporated into their new Maintenance Handbook.

132 Resident Becky Ferris recalled reporting, at the last meeting, that she was involved in
133 writing the POA's RFP for the CDD's portion of the landscaping, and noted that these standards
134 were similar to the ones listed in the RFP. Mr. Burke stated he would find out if the POA Board
135 already agreed to the list of standards. Mr. McGaffney stated that he and Mr. Burke would
136 review the POA Agreement to determine if it has language requiring the CDD to notify the POA
137 of these changes. He would work with the POA to implement the new standards.

138 Mr. Fleet voiced his support of the CDD setting the minimum standards and stated that
139 the POA is more fluid in revising its budget than the CDD. Mr. McGaffney stated he would
140 contact the POA Representative to discuss policy changes.

141

142 **On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor,**
143 **implementing the revised Minimum Landscape Qualification Standards Report,**
144 **presented by Supervisor Dean at the last meeting, was approved.**

145

146

147 **C. Continued Discussion/Update: Stormwater System – Assignment from POA to CDD**

148 Mr. Dean stated that the permit must be modified, if the CDD decides to take back the
149 stormwater management infrastructure from the POA, or the CDD would have to engage the
150 same contractor and schedule maintenance at the same time as the POA.

151 Mr. McGaffney polled the Board and the consensus was for the CDD to take back the
152 POA Stormwater System and maintenance responsibilities. Mr. Carroll thought it was a good
153 idea for the CDD to take over, as it would ensure proper maintenance. Discussion ensued
154 regarding recent sinkhole issues. Mr. McGaffney would work with Staff to inspect and obtain
155 quotes to repair the sinkholes maintained by the POA, for presentation at the next meeting.
156 Mr. Holt did not want to take over the maintenance until the POA has the sinkholes repaired.

157 Mr. Self stated Wild Heron planned a three-phase project to address stormwater
158 drainage issues, which resulted from a long-term study but does not have sufficient funds to
159 complete it. He discussed having to align the drainage grills at the proper level and video the
160 pipes to see what is occurring underground, as the POA repaired three of five sink holes in the
161 last six months; he expects long-range issues, due to the age of the system.

162

163 **On MOTION by Mr. Holt and seconded by Mr. Balduf, with all in favor,**
164 **authorizing District Staff to begin the process of engaging enforcement**
165 **agencies and the POA for the CDD to take over ownership/maintenance**
166 **responsibilities of the entire Stormwater System that is not owned and**
167 **maintained by the District, was approved.**

168
169
170 Mr. Dean stated that discussions with the POA would be necessary to determine if the
171 POA wants to proceed with the turnover and costs associated with the transfer. Mr. McGaffney
172 stated fund balance would be used to pay the costs for engineering and District Staff.
173 Ownership and maintenance costs would be budgeted in the Fiscal Year 2022 budget cycle.

174 **D. Update: Pond Aeration and Permit Requirements**

175 Mr. Dean wanted to proceed with purchasing aeration systems and compressors for all
176 the stormwater ponds, at a cost of less than \$42,000, and noted that one pond was excluded,
177 as it was deemed too shallow; the monthly service, electrical, and permit costs were not
178 included in the amount. Discussion ensued regarding obtaining additional bids for equipment,
179 bids for electrical contractor services and installation for the entire project instead of testing
180 the ponds in the worst condition, permits, electrical source from the street light rather than the
181 lift station and budgeting the expenses in the upcoming budget. Ms. Womack was asked to
182 discuss the current quote and scope of work with the vendor and work with Ms. Ferris to
183 inspect and number the ponds on a map and obtain additional proposals and ancillary costs
184 associated with installation and report her findings. This would be on the March agenda.

185 Ms. Womack was asked to coordinate removal of alligator weeds from the ponds. Ms.
186 Ferris and the residents were asked to report maintenance issues to Mr. McGaffney directly.

187 **E. Update: CDD Landscape Standards**

188 This item was discussed during Agenda Item 3B. This was a duplicate agenda item.

189 **F. Update: Security Agreement with POA**

190 As the Security contract expired, the vendor agreed to provide month-to-month services
191 at the current rate until the District decides on whether to renew the contract or go out to bid.
192 Mr. McGaffney stated that he heard rumors of wanting to enhance the system and install

193 additional cameras. The POA Representative would review the scope of work and the RFP
194 before advertising it.

195

196 **On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor,**
197 **authorizing District Staff to prepare and advertise the Request for Proposal**
198 **(RFP) for Security Services, was approved.**

199

200

201 This item would be on the April agenda.

202

203 A Board Member stated that the POA wants to purchase a rover and asked why the CDD
204 could not fund it. Mr. Burke stated that the CDD cannot fund a rover to go across private roads
205 but the POA can. Mr. McGaffney clarified that the CDD is responsible for access control items
206 and the POA is responsible for security and roving patrols. He offered to work with the POA to
engage a separate contract apart from the RFP.

207

The meeting recessed at 3:45 p.m., and reconvened at 3:56 p.m.

208

**G. Consideration of Resolution 2021-02, Designating Dates, Times and Locations for
209 Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal
210 Year 2020/2021 and Providing for an Effective Date**

211

212 Mr. McGaffney presented Resolution 2021-02. The purpose of this Resolution was to
213 adjust the remainder of the Fiscal Year 2021 Meeting Schedule to begin holding monthly
214 meetings, in order to prevent delays in making decisions or proceeding with projects. Mr. Dean
asked Mr. McGaffney to convey his thanks to Mr. Wrathell for not raising Management's fees.

215

216 **On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor,**
217 **Resolution 2021-02, Designating Dates, Times and Locations for Regular**
218 **Meetings of the Board of Supervisors of the District for Remainder of Fiscal**
219 **Year 2020/2021, and Providing for an Effective Date, was adopted.**

220

221

222 **Discussion: Addition of Monthly Workshops**

223

This item, previously Item 3I, was presented out of order.

224

225 Mr. Dean proposed scheduling monthly workshops, in order to take quicker action in
proceeding with several upcoming projects. Workshops would be open to the public and be for

226 discussion purposes only, as the Board may not take any action at a workshop. Mr. McGaffney
227 and Mr. Burke suggested holding one budget workshop, with Staff attending virtually, instead
228 of having monthly workshops. The Board agreed to scheduling the Budget Workshop in April
229 and placing this item on the February agenda for approval.

230 **H. Discussion: 5-Year Plan Priorities and Funding Options**

231 Mr. Dean distributed the Bay County Development Agreement with the CDD, originally
232 executed July 11, 2000 and amended several times, with the latest being October 2006. Based
233 on the Supervisors' input regarding which projects in the Agreement they wanted to pursue
234 and how to fund them, the following list of projects, in order of importance, was compiled:

- 235 ➤ Convey to County: Certain roadway(s) and bridge(s)
- 236 ➤ Multi-use Community Center: Meeting rooms and a second pool
- 237 ➤ Lake Access: Install boat docks and incorporate outdoor RV storage.
- 238 ➤ Second access point
- 239 ➤ Dog park
- 240 ➤ Bike path

241 Mr. McGaffney hoped to give an update on the road conveyance soon. Discussion
242 ensued regarding where to build the facilities, costs and preparing a 10-year plan in order to
243 stay competitive with other neighborhoods. Board Members suggested surveying residents,
244 generating private funding to offset the costs and obtaining bonds. Mr. McGaffney stated that
245 the CDD, as a governmental entity, has to collect revenue through ad-valorem assessments. Mr.
246 Burke stated the CDD's main hurdle for lake access would be to change the Development
247 permit, as the permit limited the CDD to a kayak launch only; it would be better for the POA to
248 fund these projects. He discussed the POA running the Community Center and the CDD
249 entering into a long-term lease agreement to help offset the costs. A survey would be sent to
250 residents and the results would be presented at the April Budget Workshop.

251

252 **On MOTION by Mr. Balduf and seconded by Mr. Starlin, with all in favor,**
253 **appointing Mr. Holt as the survey liaison, was approved.**

254

255

256 **On MOTION by Mr. Balduf and seconded by Mr. Starlin, with all in favor,**
257 **amending the prior motion to appointing Mr. Robinson as the survey liaison,**
258 **rather than Mr. Holt, was approved.**

259
260

261 The collection of previous surveys would be sent to Mr. McGaffney to distribute to Mr.
262 Robinson. This item would remain on the agenda.

263 **I. Discussion: Addition of Monthly Workshops**

264 This item was presented following Item 3G.

265 **J. Discussion: Tax Base Determination Methodology**

266 Mr. Dean stated he would forward a list to Mr. McGaffney of properties he identified
267 that show the CDD's portion of the non-ad valorem assessments at \$0 and some where
268 assessments were disproportionate from others. Mr. Burke and Mr. McGaffney explained the
269 validation and methodology processes and how the assessments are derived.

270

271 **FOURTH ORDER OF BUSINESS**

Consent Agenda Items

272

273 • **Acceptance of Unaudited Financial Statements as of November 30, 2020**

274 This item was presented during Item 2C.

275

276 **FIFTH ORDER OF BUSINESS**

Staff Reports

277

278 **A. Ecologist/Operations: Cypress Environmental of Bay County, LLC**

279 Ms. Womack reported the following:

280 ➤ POA Conservation Easement Encroachment Areas: From the Buchanan & Harper, Inc.
281 surveys, a total of .126 of an acre of disturbed area was identified in the conservation easement
282 between north of the Sweet Bail Trail pond and within the Lost Cove Lane areas. She would
283 prepare a restoration plan to send to the POA.

284 ➤ Annual Water Quality Monitoring Event: Monitoring was completed and showed no
285 elevated parameters. The Report was submitted to the necessary agencies. The next one
286 would be due November 2021.

287 ➤ Stormwater Drain Cleaning Within CDD Roadways: An on-site meeting with the
288 contractor, to identify the CDD-owned roadways, was scheduled for Thursday.

289 ➤ Bridge Railing: Breaking Ground was still waiting for materials. The delay was because
290 the Developer used a specialty width that must be constructed.

291 ➤ Mitigation Report: The report was submitted. There were now seven active work areas,
292 which was a significant drop from the original number. The areas where the monitoring
293 requirements were satisfied would still be managed but the reporting would cease.

294 ➤ Firewise: The Division of Forestry would not allow burning this year due to drier weather
295 conditions but cutting would continue.

296 ➤ Paving Roadway Assumption: One proposal was received. Two others were expected
297 by the end of the week. The proposal did not include costs for a bike path. The contractors
298 required more time to respond due to their busy schedules. Because the costs exceed the
299 spending threshold, this project must go out to bid.

300 Discussion ensued regarding space for the bike trail, the County's lack of interest in
301 having the bridge until the original design specifications lost in Hurricane Michael can be
302 provided and impact fees. Ms. Womack would review the permit documents to determine who
303 designed the bridge and try to find out who constructed it so the specifications can be provided
304 to the County. Ms. Womack stated that the County was amenable to taking the road but not
305 the bridge. Mr. McGaffney discussed the cost to repair and dedicate the road to the County so
306 that the CDDs only concern would be the roads inside the CDD. A Board Member suggested
307 asking St. Joe's to help the CDD get the bridge conveyed to the County.

308 **B. District Counsel: *Burke Blue***

309 There being no report, the next item followed. Mr. Burke apologized for not recording
310 the last meeting in Mr. McGaffney's absence.

311 **C. District Engineer: *McNeil Carroll Engineering, Inc.***

312 There being no report, the next item followed.

313 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

314 • **NEXT MEETING DATE: February 1, 2021 at 2:00 P.M. (Central Time)**

315 ○ **QUORUM CHECK**

316 All Supervisors confirmed their attendance at the February 1, 2021 meeting.

317

318 **SIXTH ORDER OF BUSINESS** **Public Comments**

319

320 A Board Member thanked Mr. Briney for preparing the materials.

321 Mr. Briney returned the 2007 Engineer's Report and the stormwater management

322 system supporting materials that was found to Mr. Dean. The Report identified several issues

323 that were to have been resolved but never were. Some of the issues were corrected once the

324 500-year flood event occurred. A box link of the digital copy would be sent to the CDD.

325

326 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

327

328 There being no Supervisors' requests, the next item followed.

329 Mr. McGaffney discussed the agenda items for February and March.

330

331 **EIGHTH ORDER OF BUSINESS** **Adjournment**

332

333 There being nothing further to discuss, the meeting adjourned.

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335 **On MOTION by Mr. Starlin and seconded by Mr. Holt, with all in favor, the**
336 **meeting adjourned at approximately 5:32 p.m., Central Time.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE****LOCATION***Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2020 CANCELED	Regular Meeting	2:00 P.M. (Central Time)
October 19, 2020	Virtual Regular Meeting	11:30 A.M. (Central Time)
Join Zoom meeting: https://zoom.us/j/2043596216 Meeting ID: 204 359 6216 or Dial by location: 1-929-205-6099 (Eastern) or 1-312-626-6799 (Central) Meeting ID: 204 359 6216		
December 7, 2020	Regular Meeting	2:00 P.M. (Central Time)
January 4, 2021	Regular Meeting	2:00 P.M. (Central Time)
February 1, 2021	Regular Meeting	2:00 P.M. (Central Time)
March 1, 2021	Regular Meeting	2:00 P.M. (Central Time)
April 5, 2021	Regular Meeting	2:00 P.M. (Central Time)
May 3, 2021	Regular Meeting	2:00 P.M. (Central Time)
June 14, 2021	Regular Meeting	2:00 P.M. (Central Time)
August 30, 2021	Regular Meeting	2:00 P.M. (Central Time)
September 13, 2021	Public Hearing and Regular Meeting	2:00 P.M. (Central Time)