

Legends Drive Special Tax District Commission Meeting

March 28, 2025 - 1:00 pm

Parkland POA Clubhouse

1. Terry Anderson called the meeting to order at 1pm.
2. Meeting participants were introduced
 - a. County Staff
 - Barry Spivey, County Administrator
 - Shannon Todd, Assistant County Administrator
 - Jacob Mitchell, Deputy Director of Finance
 - Taylor Smith, Deputy County Attorney
 - Andy Markunas, Deputy County Engineer
 - b. Legends Drive STD Commissioners
 - Terrance Anderson
 - Donna Crouch
 - Dawn Elrod
 - John Hrabic
 - Tom Tiscione
 - c. Mike Masciarelli, County Councilman
3. Election of officers for the Commission, terms to begin 3/28/2025 and expire 6/30/2026
 - a. Terry nominated Tom for chairperson. Donna seconded. Tom was voted in.
 - b. Tom nominated Donna for secretary. Terry seconded. Donna was voted in.
4. County 2026 budget proposal
 - a. Barry Spivey presented Legends Drive STD financials as of February 28, 2025.
 - b. The county recommends a budget of \$257,115.95 and an 11.5 millage for FY2026 (July 1, 2025 through June 30, 2026).
 - c. We have money in reserve as required by the county. The county's recommendation is to wait until next year to consider using those dollars to reduce taxes because construction will be done by then.
5. County update on Legends Drive construction status
 - a. Andy Markunas provided the update. The construction contract goes to early June 2025. In the next 4 weeks, they will finish the stone base and drainage at the front of the road, then finish widening for the rest of the road. Next step is to make repairs to the road, followed by resurfacing the whole road. The project is on schedule.
 - b. Various members of the public asked specific questions about the construction. Andy said he would follow up with them after the meeting.

- c. Barry stated that these improvements will bring the road up to county standards. After that, if they missed anything, it would be the county's responsibility to make additional improvements.
6. Vote to recommend Fiscal Year 2026 Budget and millage to County Council
 - a. Terry moved to accept the 11.5 mill rate recommendation for FY2026, and Tom seconded. The motion passed unanimously.
 - b. Tom moved to accept the FY2026 budget on the last page of the county's presentation, which is \$257,115.95, and John seconded. The motion passed unanimously.
7. General discussion
 - a. Because the millage must be determined well in advance of county budget preparation, Barry Spivey said we probably would not have an opportunity to change the millage rate after today.
 - b. Barry Spivey provided the commissioners with a packet of information that includes a copy of the construction loan contract/terms.
 - c. The loan can be prepaid beginning in Feb 2028. Since the county used a private placement for the bond, we would be able to negotiate with the creditor to pay off bonds as we obtain additional money through grants.
 - d. The county recommends waiting until after construction to discuss using debt reserve to pay down the loan.
 - e. The ordinance only requires an annual meeting for the commission, but more than one meeting per year can be held. The commission discussed having the next meeting after construction and anticipate it to be in July. Public notice will be given as required.
 - f. Taylor Smith recommends adoption of by-laws. He can help the commission draft them for proposal at the next meeting.
 - g. Commission communications are subject to FOIA. Therefore, meetings should be public. If three commissioners are present, it is considered a meeting. Two commissioners could meet with county staff to discuss strategies and then present findings at a commission meeting.
8. The meeting was adjourned at 1:45pm.