

MINUTES OF DOWNTOWN FEASIBILITY WORKSHOP MEETING OF KISSIMMEE UTILITY AUTHORITY, HELD WEDNESDAY, JANUARY 25, 1989, at 6:00 P.M., BOARD ROOM, ADMINISTRATION BUILDING, KISSIMMEE, FLORIDA

Present at the meeting were Chairman Hord, Secretary Bobroff, Assistant Secretary Lowenstein, Director Jones, Attorney Brinson, General Manager Welsh, and Recording Secretary Rundio. Directors Gant and Van Meter were not present, the latter due to attending previously scheduled meetings out of town. Also in attendance were Charles H. Parsons and Dale Parsons (his partner and son), Architects.

A. MEETING CALLED TO ORDER at 6:06 P.M. by Chairman Hord, who noted that Directors Gant and Van Meter would not be present. He said tonight's meeting was **on the Downtown Office** Space Evaluation.

B. DOWNTOWN FEASIBILITY WORKSHOP

General Manager James C. Welsh addressed the Board members saying the objective of the meeting was to submit a recommendation by Chuck Parsons on the Downtown Office Expansion Project and obtain the Board's direction. Upon getting a decision, the evaluation would then be presented to the City staff and the City Commission to get their opinions on our concept plans being developed. He turned the meeting over to Charles Parsons and Dale Parsons, Architects.

Dale Parsons proceeded with the presentation, with overheads and schemes on three different concepts and pricings (cost estimates) associated with those schemes in 1989 dollars. Each phase of these three phases involved approximately 20,000 sq. ft., with a maximum of 62,000 sq. ft.

Dale Parsons covered Schemes A, B, and C separately and indicated the advantages and disadvantages of each, via plans.

Plans were distributed, together with cost estimates.

associated rough

Discussion followed on various options, the economics of the construction process, immediate footage needs of KUA, subsequent requirements, expenses such as elevator, parking needs and development, what we may need to finish initially to occupy, and other issues.

In considering Scheme C (which would involve the acquisition of some property on Broadway), Chairman Hord suggested Downtown Kissimmee needs the present merchants on this block as viable businesses.

(At this point, Director Lowenstein excused himself, during this phase of the discussion, because of possible conflict of interest as he owned property on this block. He rejoined the discussion following this portion.) (Form 8B, Memorandum of Voting Conflict", a copy of which is attached to the Minutes, was completed by Director Lowenstein.)

Dale Parsons indicated that Scheme A is the most practical. It is most compatible with the present KUA Administrative Building and the area, and would present a good appearance. It also was the most cost-effective. He also suggested alternate parking space, that of the Police parking lot across the street. Mr. Welsh added that a traffic signal is to be installed at the corner of Broadway and Ruby, giving access to the parking lot.

Discussion arose as to restricted parking for KUA customers and employees. KUA has a joint agreement with the City for air rights for expanding over the present KUA parking lot. Land values and construction costs per square foot were discussed on ground level versus above ground.

Mr. Welsh stated staff seeks general direction from the Board and will approach the City Commission to get their feelings on this concept.

Director Bobroff moved that the direction we give the staff is to further pursue Scheme A and to inquire of the City if they would assist in this plan by allowing the abandonment of some of the ground level parking on the existing KUA lot in consideration of KUA developing parking at the Police Station site once it is vacated. Seconded by Director Jones.

Motion carried 3 - 0 Director Lowenstein abstained Director Gant was absent

Director Bobroff commented that we are moving in the direction Downtown Kissimmee and its residents are in favor of, and he is proud of our progress and organization in keeping the Community in mind.

Mr. Welsh elaborated on this last statement. He indicated that with this scheme we are keeping KUA Administrative facilities in the central location providing "One Stop Shopping" for all of KUA's customers.

It was discussed that the concept of expanding at the existing Administrative facilities originated with the design of the original Administrative facilities. The concept plan had been developed by Catalyst Architects, Inc., which involved the expansion of the Administrative facilities over KUA's current parking area.

D. ADJOURNMENT: The meeting was adjourned at 7:15 P.M.


CHAIRMAN

ATTEST:


SECRETARY

FORM 8B MEMORANDUM OF VOTING CONFLICT COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC

LAST NAME—FIRST NAME—MIDDLE NAME LOWENSTEIN, HARRY	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY KVA BOARD
MAILING ADDRESS 2319 KELLIE ANN CT.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY WHICH I SERVE IS A UNIT OF: CITY COUNTY OTHER LOCAL
CITY COUNTY KISSIMMEE, FL BSCFD#4	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 1/25/89	MY POSITION IS ELECTIVE <input checked="" type="checkbox"/>

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an advisory council, commission, authority, or committee. It applies equally to members of advisory and non-advisory committees with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law; the use of this particular form is not required by law, you are encouraged to use it in making the disclosure.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest with respect to whether you hold an elective or appointive position. For this reason, please pay close attention to the requirements before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting or abstaining to his special private gain. Each local officer also is prohibited from knowingly voting on a measure with respect to the gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the matter in which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting or abstaining to his special private gain. Each local officer also is prohibited from knowingly voting on a measure with respect to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but he must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication made by the officer or at his direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE TIME THE VOTE WILL BE TAKEN:

- You should complete and file this form (before making any attempt to influence the decision) with the person recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING

- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes, who should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, HARRY LOWENSTEIN, hereby disclose that on 1 / 25:

(a) A measure came or will come before my agency which (check one)

inured to my special private gain; or

inured to the special gain of _____, by whom I am

(b) The measure before my agency and the nature of my interest in the measure is as follows:

50% INTEREST, IN THE PROPERTY LOCATED AT
16-18 BROADWAY.

Date Filed

1/27/89

Signature

Harry Lowenstein

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCED SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.