

**WORKSHOP OF THE BOARD OF COUNTY COMMISSIONERS  
HELD ON JANUARY 28, 2014  
IN THE COUNTY COMMISSIONERS' MEETING ROOM  
ROOM 103, ADMINISTRATION BUILDING  
ARCADIA, FLORIDA**

The Board of County Commissioners held a Turner Center Workshop on January 28, 2014 with the following persons present:

Commissioner, Buddy Mansfield, Dist#1  
Commissioner, Jim Selph, Dist#2  
Commissioner, Gabriel Quave, Dist#3  
Chairman, Elton Langford, Dist#4  
Commissioner Bob Miller, Dist#5  
County Administrator, Guy Maxcy  
County Attorney, Don Conn  
Administrative Services Director, Linda Nipper  
Transcribing Secretary, Jill Thompson  
County Coordinator, Mandy Hines  
Purchasing Manager, Cindy Talamantez  
H.R. Director, Don Kesterson

Office Manager, Lauri Jones  
Facilities Director, Richard Metzger  
Sheriff Will Wise  
Transportation Director, Shawn Edwards  
Turner Center Director, Jody Sullivan  
Clerk of Courts, Mitzie McGavic

**CALL TO ORDER**

**REVIEW/DISCUSSION**

**Turner Center**

A review and discussion of the Turner was given by Mandy Hines. Ms. Hines started with the facility use history which is the number of events booked on an annual basis. The total number of events in 2014 is 115 to date. Currently paid events are averaging at 86%. That number may change through the year as staff holds meetings or 4-H uses the Exhibit Hall.

The revenue received by paid events does not include indirect expenses. There is significant funding growth going forward as well as the number of paid events. The large losses were predominately large name concerts.

The first time dirt was placed in the arena was in 2009 which produced a significant increase in revenue each time thereafter.

There are 11 power leaders at the Turner Center; 4 for RV sites, the fountain, sign, exhibit hall and the maintenance barn. Although the electric bill has increased, the County is in a better position.

For every dollar of General Fund spent in 2007, we were generating .42 cents in other revenue to support the facility. Currently .59 cents is generated for every dollar of General Fund expended to the Turner Center. There are concerns regarding the high amount of electrical use. From an operational standpoint, this could be worked on. All but four of the sensors have been repaired.

Ms. Hines stated there is an incredible amount of work done at the Turner Center for only 3 employees on staff. There has been positive customer service input and comments regarding staff.

There is a concern regarding employee overtime. Hourly employees cannot be required to earn comp time; they are to be given the option to earn overtime. Further discussion was had regarding employee's time earned.

Ms. Hines stated the Turner Center is a large building with no maintenance or cleaning contract. There are several general maintenance issues that need to be addressed; the concrete needs to be pressure washed and the parking lot needs to be resurfaced, as well as other issues. There is a \$50,000.00 maintenance and repair budget.

Commissioner Selph would like to have the installation of the last 4 sensors as soon as possible. Richard Metzger stated the company is working on scheduling the task. He also stated that he oversees the general building maintenance. Commissioner Selph would like to see a 3, 5, and 10 year maintenance schedule for all county owned buildings.

Commissioner Miller commented on all of the compliments received from the Cattleman's Association and the Allied Tradeshow on a job well done by the staff and all involved.

Commissioner Selph feels the Turner Center is valuable to our community.

Commissioner Miller questioned if the liquor license is worth keeping. Jody Sullivan feels it is a good benefit to offer.

Commissioner Mansfield feels the facility is to be used as an economic engine for the County and that is being accomplished. Discussion was had regarding maintenance.

Commissioner Quave feels the Turner Center is very valuable to our community. He would like a 1, 3, 5 and 10 year maintenance schedule before the next meeting as well as a profit and loss report on the general funds. He would also like to know what happens when the electric bills arrive in the mail other than just being paid. He feels that the issue with the cooling system should have been resolved before now. The prices for food and beverage should be increased slightly and charge for parking.

Commissioner Miller hopes that through the quarterly review, he can isolate the Turner Center and better see the improvements.

Commissioner Selph stated there would be some events that he would not want to charge for at the Turner, such as graduation. He also stated at some point he would like an estimate for a covering on the east wall outside the main gate.

Chairman Langford feels that maintenance should be executed consistently. He suggested the possibility of probation workers helping with maintenance issues. The Chairman also suggested solar panels to offset electrical costs. Ms. Hines commented she inquired about the solar panels and that was not a cost benefit at this time. Chairman Langford feels the lack of maintenance eventually costs the County more money.

Discussion was had regarding the chillers and an awning on the east end of the Turner Center.

Jan Harvin spoke regarding a hotel to accommodate more events and visitors. She stated that the covering for the east end of the Turner Center may possibly be donated free of charge. Ms. Harvin feels the advertising for events could be improved.

David Carlton stated that he and Tom Hollingsworth, at the request of Judge Hall, will be involved in the Arcadia All Florida Championship Rodeo. The Rodeo Board was in the process of raising funds to help build a new arena next to the Turner Center but have reached a lull. By law, Judge Hall and Judge Parker are ethically prohibited from raising money. Mr. Carlton and Mr. Hollingsworth have assembled a multi-generational business community board of people to help advise the Rodeo Board. They have a vision of relocating the rodeo arena to the same area as the Turner Center that will enhance the revenues of the Turner Center and benefit the community.

Commissioner Miller stated he accepts that the County needs help to make the Turner Center a better success. He questioned if there is a completion date for the new rodeo arena?

Mr. Carlton stated there is a possibility the arena will be complete in 2-3 years.

Mr. Maxcy thanked the Board for the Workshop and he will work on the issues and concerns presented.

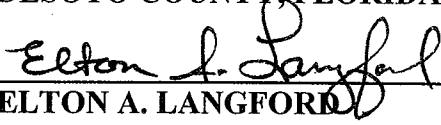
**ADJOURNMENT**

There being no further business, Chairman Langford adjourned the workshop at 11:23 AM.

**ATTEST:**

**BOARD OF COUNTY COMMISSION  
DESOTO COUNTY, FLORIDA**

  
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C. GUY MAXCY  
COUNTY ADMINISTRATOR

  
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ELTON A. LANGFORD  
CHAIRMAN