

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 12/15/14

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

916



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:

January 22, 2015

SUBJECT: Resolution No. 2015-022, Notice of Intention to Purchase Real Property, 16275 Grand Avenue, Lakeland Village, County of Riverside, California, District 1 [\$2,130,900] 1st District Community Development Block Grant (CDBG) 88.3%; Quimby Fees 11.7%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2015-022, Notice of Intention to Purchase Real Property known as 16275 Grand Avenue, Lakeland Village, Riverside County Assessor's Parcel Number 381-300-004, 381-300-017, 381-300-019, 386-140-007 and 386-140-008;
2. Authorize the Real Estate Division of the Economic Development Agency to negotiate the purchase of the property for an estimated \$2,100,000 and to incur typical transaction costs including staff time, appraisal costs, title insurance, building condition audit, and other due diligence studies of the property at a cost not-to-exceed \$30,900; and

(Continued)

Robert Field

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,130,900	\$ 0	\$ 2,130,900	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS 1 st District Community Development Block Grant (CDBG) 88.3%; Quimby Fees 11.7%				Budget Adjustment: No	
				For Fiscal Year: 2014/15	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public meeting on or after March 10, 2015 at 9:00 a.m.

Ayes: Jeffries, Tavaglione, Benoit and Ashley
 Nays: None
 Absent: None
 Date: February 3, 2015
 xc: E.O., COB

Kecia Harper-Ihem
 Clerk of the Board
 By: *Kecia Harper-Ihem*
 Deputy

Prev. Agn. Ref.: _____ District: 1 Agenda Number: _____

3-4

FISCAL PROCEDURES APPROVED
 PAUL ANGLIO, CPA, AUDITOR-CONTROLLER
 BY: *Esteban Hernandez* 1/22/15
 Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2015-022, Notice of Intention to Purchase Real Property, 16275 Grand Avenue, Lakeland Village, County of Riverside, California, District 1 [\$2,130,900] 1st District Community Development Block Grant (CDBG) 88.3%; Quimby Fees 11.7%

DATE: January 22, 2015

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

- 3. Direct the Clerk of the Board to advertise in accordance with Section 6063 of the Government Code.

BACKGROUND:

Summary

The unincorporated community of Lakeland Village has long envisioned the development of a conveniently located, multi-purpose community center and park to provide essential programs and services to the residents in this underserved area. Such a facility has yet to become a reality due to many factors including the lack of a suitable site as well as costs to acquire, build, and operate such a facility.

In 2010, the Lake Elsinore Unified School District closed the Butterfield Elementary School, combining it with the Lakeland Village Middle School to form the Lakeland Village School, a K-8 facility. The School District later considered renovating the 18.5 acre facility school site but abandon the proposals when it was determined that it would be cost prohibitive to bring the school site up to current state standards. Consequently, in early 2014, the school district elected to sell the property through the surplus process.

It was proposed that the former school site would make a suitable and practical location and facility for a multi-purpose community and recreational facility for the Lakeland Village community. The property was appraised in May 2014, with the market value of \$2,630,000. Representatives from the County and the School District negotiated a lower purchase price of \$2,100,000.

Once acquired by the County, the property will be allocated to the Riverside County Parks Department who will work to move forward a community center and park project at this site and in conjunction with the 1st District Supervisor's office.

This project will be maintained, constructed and operated by County Parks using former Ortega Trails Recreation and Park District Funds, along with other funds available to County Parks. Parks will work to establish and define an overall project, construction and operating budget.

Impact on Citizens and Businesses

The new Lakeland Village Community Center will provide a suitable, centralized, and accessible location where essential programs and services can be offered, including but not limited to, child care, education, health and nutrition, senior, recreation, and others to residents in the Lakeland Village community.

SUPPLEMENTAL: Additional Fiscal Information

Purchase Price	\$2,100,000
Estimated Escrow and Title Charges	\$10,000
Preliminary Title Report	\$400
Environmental	\$6,000
Appraisal	\$5,000
Advertising Costs	\$1,500
Acquisition Administration	\$8,000
Total Estimated Acquisition Costs:	\$2,130,900

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2015-022, Notice of Intention to Purchase Real Property, 16275 Grand Avenue, Lakeland Village, County of Riverside, California, District 1 [\$2,130,900] 1st District Community Development Block Grant (CDBG) 88.3%; Quimby Fees 11.7%

DATE: January 22, 2015

PAGE: 3 of 3

Attachments:

Aerial Image

Resolution No. 2015-022

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2015-022**

3 **Notice of Intention to Purchase Real Property**

4 **16275 Grand Avenue, Lakeland Village, County of Riverside, California**

5 Assessor Parcel Numbers: 381-300-004, 381-300-017, 381-300-019, 386-140-007 and 386-
6 140-008 et. al.

7 WHEREAS, the Lakeland Village area is in need of park and community center
8 facilities, and;

9 WHEREAS, a potential suitable property has been identified;

10 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
11 Supervisors of the County of Riverside in regular session assembled on Feb. 3, 2015, and
12 NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code that this
13 Board at its public meeting on or after March 10, 2015, at 9:00 a.m. in the meeting room of
14 the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080
15 Lemon Street, Riverside, California, intends to authorize a transaction in which the County of
16 Riverside will purchase certain real property located at 16275 Grand Avenue in the area of
17 Lakeland Village, County of Riverside, California, Assessor's Parcel Numbers 381-300-004,
18 381-300-017, 381-300-019, 386-140-007, 386-140-008 more particularly described in Exhibit
19 "A" attached hereto and thereby made a part hereof, consisting of approximately 18.53+/-
20 acres, at a purchase price not-to-exceed Two Million One Hundred Thousand Dollars
21 (\$2,100,000).

22 BE IT FURTHER RESOLVED AND DETERMINED that the Real Estate Division
23 of EDA is expected to expend approximately Twenty Thousand Nine-Hundred Dollars
24 (\$20,900) to complete due diligence on the property, consisting of a preliminary title report,
25 appraisal costs, an environmental survey and miscellaneous other studies as deemed
26 necessary, plus miscellaneous escrow closing costs in the approximate amount of ten
27 thousand dollars (\$10,000).
28

FORM APPROVED COUNTY COUNSEL
BY:  PATRICIA MUNRO
DATE: 12/29/14

1 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board
2 of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government
3 Code.

4
5
6 ROLL CALL:

7 Ayes: Jeffries, Tavaglione, Benoit and Ashley
8 Nays: None
9 Absent: None

10 The foregoing is certified to be a true copy of a resolution duly
11 adopted by said Board of Supervisors on the date therein set forth.

12 KECLA HARPER-IHEM, Clerk of said Board

13 By 
14 Deputy

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1: (APN 386-140-008)

Lot 5 of N. G. Yocum's Subdivision, in the County of Riverside, State of California, as shown by Map on file in Book 12, Page(s) 556, of Maps, San Diego County Records.

Excepting therefrom that portion described as follows:

Beginning at the Southwest corner of said Lot 5; Thence Northeasterly on the Northwestern line of said Lot, 432 feet; Thence Southeasterly, parallel with the Northeasterly line of said Lot, 200 feet; Thence Southwesterly, parallel with the Northwestern line of said Lot, to the Southerly line thereof; Thence Westerly, on the Southerly line of said Lot, to the point of beginning.

Parcel 2: (APN 386-140-007)

That portion of Lot 4 of N.G. Yocum's Subdivision, in the County of Riverside, State of California, as shown by Map on file in Book 12, Page 556, of Maps, San Diego County Records, described as follows:

Beginning at the most Westerly corner of said Lot; Thence Northeasterly on the Northwestern line of said Lot, to the most Northerly corner thereof; Thence Southeasterly, on the Northeasterly line of said Lot, 141.13 feet; Thence Southwesterly, parallel with the Northwestern line of said Lot, to the Southerly line thereof; Thence Westerly on the Southerly line of said Lot, to the point of beginning.

Parcel 3: (APN 381-300-004)

The Northwestern 480 feet of Lot 20, in Block "C" of Subdivision in Elsinore, in the County of Riverside, State of California, as shown by Map on file in Book 8, Page 377, of Maps, Records of San Diego County, California.

Parcel 4: (APNs 381-300-017 and 381-300-019)

That certain portion of land lying within Parcel 4 of Parcel Map 9501, in the County of Riverside, State of California, as shown by Map recorded in Book 68, Page 79, of Parcel Maps, Records of Riverside County, and being more particularly described as follows:

The Southeasterly 161.00 feet of said Parcel 4.

The sidelines of said land shall extend or terminate to meet the Northeasterly and Southwesterly lines of said Parcel 4.

FOR BILLING INQUIRIES:
 CALL: (951) 368-9710
 EMAIL: BillingInquiry@pe.com

THE PRESS-ENTERPRISE **PE** com

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
2/17/2015	10018423	RESOLUTION NO. 2015-022	Press-Enterprise	2 x 141 Li	282	1	1.45	408.90	408.90
2/24/2015	10018423	RESOLUTION NO. 2015-022	Press-Enterprise	2 x 141 Li	282	1	1.3	366.60	366.60
3/3/2015	10018423	RESOLUTION NO. 2015-022	Press-Enterprise	2 x 141 Li	282	1	1.3	366.60	366.60

Ordered By: Cecilia Gil

2015 MAR -6 PM 12:43

EDA & FAC.
 3-4 of 02/03/15

Legal Advertising Invoice

Balance
\$1,142.10

Sales Contact Information		Advertiser Information			
Name	Phone	Billing Period	Billed Account Number	Advertiser/Client Number	Advertiser/Client Name
Maria Tinajero	951-368-9225	02/17/2015 - 03/03/2015	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE** com

Legal Advertising Invoice

Advertiser/Client Name		
BOARD OF SUPERVISORS		
Billing Period	Billed Account Number	Advertiser/Client Number
02/17/2015 - 03/03/2015	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$1,142.10	10018423	Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE, CA 92502

The Press-Enterprise
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: RESOLUTION NO. 2015-022 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/17, 02/24, 03/03/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 03, 2015
At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010018423-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

RESOLUTION NO. 2015-022

Notice of Intention to Purchase Real Property
16275 Grand Avenue, Lakeland Village,
County of Riverside, California
Assessor Parcel Numbers: 381-300-004, 381-300-017,
381-300-019, 386-140-007 and 386-140-008 et al

WHEREAS, the Lakeland Village area is in need of park and community center facilities, and;

WHEREAS, a potential suitable property has been identified;

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on February 3, 2015, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code that this Board at its public meeting on or after March 10, 2015, at 9:00 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize a transaction in which the County of Riverside will purchase certain real property located adjacent to 16275 Grand Avenue in the area of Lakeland Village, County of Riverside, California Assessor's Parcel Numbers 381-300-004, 381-300-017, 381-300-019, 386-140-007, 386-140-008 more particularly described in Exhibit "A" attached hereto and thereby made a part hereof, consisting of approximately 18.53 +/- acres, at a purchase price not to exceed Two Million One Hundred Thousand Dollars (\$2,100,000).

BE IT FURTHER RESOLVED AND DETERMINED that the Real Estate Division of EDA is expected to expend approximately Twenty Thousand Nine Hundred Dollars (\$20,900) to complete due diligence on the property, consisting of a preliminary title report, appraisal costs, an environmental survey and miscellaneous other studies as deemed necessary, plus miscellaneous escrow closing costs in the approximate amount of ten thousand dollars (\$10,000).

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government Code.

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The Southeasterly 161.00 feet of said Parcel 4.

The sidelines of said land shall extend or terminate to meet the Northeasterly and Southwesterly lines of said Parcel 4.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on February 3, 2015.

KECIA HARPER-HEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If

you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: February 10, 2015

Kecia Harper-Itern, Clerk of the Board
By: Cecilia Gil, Board Assistant

2/17, 2/24, 3/3

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: GARRY GRANT

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3-4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: _____

Debbie WAKSH

Address: _____

(only if follow-up mail response requested)

City: _____

MEAD VALLEY

zip: _____

Phone #: _____

Date: _____

2/3/2015

Agenda # _____

3-4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support**

Oppose

_____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

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_____ **Oppose**

_____ **Neutral**

I give my 3 minutes to: _____

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