

MINUTES OF MEETING

Board of Supervisors

Reedy Creek Improvement District

March 23, 2022

9:30 a.m.

President Hames called the regular meeting of the Reedy Creek Improvement District Board of Supervisors to order at 9:31 a.m. on Wednesday, March 23, 2022, at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were President Larry Hames, Max Brito, Jane Adams, and Don Greer, constituting a quorum of the Board of Supervisors. Others in attendance included; John Classe, District Administrator; Tina Graham, District Clerk, and Tracy Borden, Administration; Ron Zupa, Technology Services; Chris Quinn, Heidi Powell and Susan Higginbotham, Finance; Jason Middleton, and Eddie Fernandez, Human Resources; Chief Richard LePere, Fire Department; Mike Rickabaugh, Building & Safety; Ray Crooks and Anthony Kasper, RCES; and Ed Milgrim and Ilana Perras, Milgrim Law Group; Those participating via teleconference were: Erin O'Donnell, Communications; Bruce Jones, Procurement; Kate Kolbo, Planning & Engineering; Yenni Hernandez, Technology Services; Mike Crikis, and Jeff Holland, Environmental Sciences; and Chris Ferraro, RCES.

President Hames asked the attendees to please stand for the Pledge of Allegiance.

SAFETY MINUTE

Mr. Eddie Fernandez presented the safety instructions for the Administration Building. Mr. Fernandez identified the locations of the emergency exits, AED, first-aid kit and the evacuation procedures. Mr. Fernandez advised that this month's safety topic is "What goes up must come down". 81% of injuries and EMS treatments are related to ladders. When using a ladder, you should always use one that is appropriate for the task. Make sure surrounding area is clear of any items that could cause injury. Injury numbers have decreased from past years due to safety education.

APPROVAL OF MINUTES

Minutes from the February 23, 2022 BOS Meeting were approved and accepted as presented.

The District Clerk recorded proof of publication of the meeting notice.

REPORTS

Mr. Classe asked Chief LePere to report that in January, two of our firefighters participated in the 2022 Fire Rescue East Firesled Extreme Challenge. Chief LePere reported that this challenge is a two-man team and is proud to announce that Lt. Kayvan Zomorodian and FF/PM Ty Epling have competed in this challenge and won for 3 consecutive years. This challenge focuses on 14 essential tasks of Fire Fighter training including climbing 30 feet on an endless ladder, dragging a fire sled to simulate pulling a hose line and rescuing a downed victim.

Mr. Classe reported that on March 2nd, we celebrated The History of Mardi Gras with a Lunch and Learn led by Writer, Teacher & Historian, Edward Branley. A New Orleans lunch including jambalaya, rice and beignets was served. The lunch was well attended with 28 in person and 22 virtual.

Mr. Classe reported that on March 22nd the District hosted a Fire Department Instructor/Preceptor appreciation breakfast at the Lake Buena Vista Wyndham Resort. These individuals attend special and advanced training classes, keep up their certifications and then pass that knowledge on to our personnel. There were 50-60 attendees and this will become an annual breakfast.

CONSENT AGENDA

President Hames proceeded to the Consent Agenda and advised that the Consent Agenda consists of general administrative items and items under a specific cost threshold. Any item could be pulled from the Consent Agenda for further discussion, if requested. Consent Agenda items are shown below:

Item 6A – Flamingo Crossing Pedestrian Bridges – Professional Services Change Order Allowance

CONSIDERATION of Request for Board approval to increase the previous Board authorized change order allowance in the amount of **\$6,000.00** associated with the professional services agreement with **AE Engineering, Inc.**, for the Flamingo Crossings Pedestrian Bridges Project. Funding for this request is included in the approved project budget and will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. **(EXHIBIT A)**

Item 6B – Semi-Annual Report of Easements

Semi-Annual Report of Easements executed by the District Administrator as required by Resolution No. 565 approved by the Board at its February 25, 2015 meeting for period July-December 2021. **(EXHIBIT A)**

President Hames asked if anyone had a reason to bring up any items on the Consent Agenda for further discussion. No items were pulled from the Consent Agenda for review. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the Consent Agenda.

REGULAR AGENDA

Item 7A – RCID Debt Management Policy

Mr. Quinn requested Board approval to establish the RCID Debt Management Policy. Mr. Quinn reported that creating an official policy will help rating agencies and other organizations understand RCID's policy. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request. **(EXHIBIT C)**

Item 7B – ECEP Chiller Plant Rehabilitation Phase 2 (B1015) – Design Services

Mr. Kasper requested Board approval to execute an agreement with **Burns Engineering, Inc.** in the total amount of **\$150,140.00** for design, bidding, permitting, and construction phase services associated with the ECEP Chiller Plant Rehabilitation Phase 2 project. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of 10% of the contract amount. Funding for this request is in the approved project budget and will be derived from the RCID 2021-2 Utility Revenue Bonds (Taxable). Mr. Kasper advised that a RFP was issued to three firms and two responded. This project will replace chillers 1 and 2 at Epcot's Central Energy Plant. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Greer and duly seconded, the Board unanimously approved the request.

Item 7C – ECEP Chiller Plant Rehabilitation Phase 2 (B1015) – RCES Soft Costs

Mr. Kasper requested Board approval of an additional amount Not-To-Exceed **\$50,000.00** for **RCES** engineering and construction support, including survey, submittal review and project inspection costs for the ECEP Chiller Plant Rehabilitation Phase 2 project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. Funding for this request is in the approved project budget and will be derived from the RCID 2021-2 Utility Revenue Bonds (Taxable). President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request.

Item 7D – Interlocal Agreement with the Cities of Bay Lake and Lake Buena Vista

Mr. Milgrim requested for Board to authorize the District Administrator to execute on behalf of the District, in substantially similar form to the form attached hereto as Exhibit D, the proposed Interlocal Agreement with the **Cities of Bay Lake and Lake Buena Vista**, pursuant to which the Cities will be contracting with the District for District services. The Cities of Bay Lake and Lake Buena Vista are requesting, and the District is agreeing to provide such services. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Greer and duly seconded, the Board unanimously approved the request. **(EXHIBIT D)**

Item 7E – First Amendment to the Solar Purchase Power Agreement (PPA)

Mr. Crooks requested Board approval of the First Amendment to the Agreement for the purchase of solar energy and environmental attributes (Power Purchase Agreement/PPA) between **Bell Ridge Solar, LLC (FRP/NextEra Energy)** and the Reedy Creek Improvement District dated

February 24, 2021, and authorization for the District Administrator to execute on behalf of the District, said First Amendment to the PPA and all documents and attachments therein. The purpose of the Amendment to the PPA is to provide an adjusted negotiated fixed price for each unit of energy generated by the Solar facility for the 20-year term of the PPA. Mr. Crooks reported that the original agreement was done in 2021 but due to Covid and supply chain issues the cost did increase. After researching the solar market, this agreement, as amended, is still the best option for the District. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the request. **(EXHIBIT E)**

8. OTHER BUSINESS

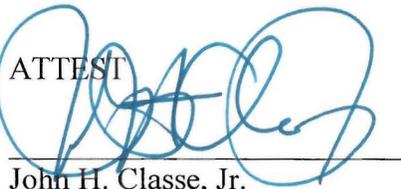
President Hames then asked if there was any further business to discuss.

Mr. Classe advised that the next BOS meeting will take place on April 27th at 9:30 a.m.

Mr. Classe advised that today's Final Thought is from Ronald Reagan, "Peace is not absence of conflict; it is the ability to handle conflict by peaceful means."

There being no further business to come before the Board, the meeting was adjourned at 9:59 a.m.

ATTEST



John H. Classe, Jr.
Secretary, Board of Supervisors



Laurence C. Hames
President, Board of Supervisors