

MINUTES OF MEETING

Board of Supervisors

Reedy Creek Improvement District

May 25, 2022

10:00 a.m.

President Hames called the regular meeting of the Reedy Creek Improvement District Board of Supervisors to order at 10:09 a.m. on Wednesday, May 25, 2022 at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were Larry Hames, Max Brito, Jane Adams, Don Greer and Leila Jammal, constituting a quorum of the Board of Supervisors. Others in attendance included; John Classe, District Administrator; Tina Graham, District Clerk; Tracy Borden, Assistant District Clerk; and Ryan Conrad, Administration; Chris Quinn, Susan Higginbotham, and Heidi Powell, Finance; Ron Zupa, Samarth Thomas, and Art Ordon, Technology Services; Ed Milgrim, and Ilana Perras, Milgrim Law Group.; Lee Pulham, Planning & Engineering; Jason Middleton and Eddie Fernandez, Human Resources; Kerry Satterwhite, Facilities; Eryka Washington, Communications; Anthony Kasper, and Ray Crooks, RCES; and Todd Rimmer, WDI. Those participating via teleconference were: Lexy Wollstadt, Finance; Bruce Jones, Procurement; Craig Sandt, Facilities; Mike Crikis, Jeff Holland and Wendy Duncan, Environmental Sciences; Deputy Chief Eric Ferrari, RCFD; and Yenni Hernandez, Technology Services.

President Hames announced the annual election of Officers of the Board of Supervisors as the first item of business. Mr. Greer moved the nomination of Mr. Larry Hames as President. The motion was duly seconded by Ms. Jammal. There being no further nominations, the election was unanimous. Ms. Adams moved the nomination of Mr. Don Greer as Vice President. The motion was duly seconded by Ms. Jammal. There being no further nominations, the election was unanimous. Ms. Jammal moved the nomination of Ms. Jane Adams as Treasurer. The motion was duly seconded by Mr. Hames. There being no further nominations, the election was unanimous. Mr. Greer moved the nomination of Mr. John H. Classe, Jr. as Secretary. The motion was duly seconded by Mr. Hames. There being no further nominations, the election was unanimous.

SAFETY MINUTE

Mr. Fernandez had already presented the safety instructions for the Administration Building earlier at the RCID Landowners Meeting, so no need to present again.

APPROVAL OF MINUTES

Minutes from the April 27, 2022 BOS Meeting were approved and accepted as presented.

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

REPORTS

A departmental report was presented by the District Administrator.

Mr. Classe advised that on May 16th, a group of staff joined him at the United Way “The State of Our Families” breakfast event at the Caribe Royale Orlando resort. Everyone was inspired by keynote speaker, Stephanie Land, her story of escaping an abusive relationship and finding her way as a single mother. Both her memoir and Netflix series have quickly become a phenomenon. The group also learned more about those struggling in our community today known as ALICE – Asset Limited, Income Constrained, Employed. There is a lot of need in our community much created by the COVID-19 pandemic.

Mr. Classe advised that during the United Way event, our Team learned about a Community Baby Shower scheduled for June. The event is building basic care packages that will connect new and expectant parents experiencing economic hardship with the resources they need to give their baby a healthy start. The District Employee Engagement Committee is looking into participating.

Mr. Classe reported that on May 20th, the District hosted a Lunch and Learn in support of Mental Health. Our Guest Speakers were Tracy Kelly and Emilie Mitchell of the Victim Service Center of Central Florida, and Cigna EAP. Our Teams Guest Speaker was Fleix O. Padron, a mental health counselor and addiction and substance abuse counselor who practices at Faces, Inc. in Miami-Dade County. Lunch was from Sonny’s Barbecue and was well attended with 30 in person and virtual.

Mr. Classe reported that on May 19th, the District hosted a breakfast at the Holiday Inn to celebrate 5-year service awards for employees.

Mr. Classe advised that in June the Special Olympics USA Games 2022 is coming to Orlando with many events at the Walt Disney World Resort. The District is supporting our staff who volunteer during the games.

CONSENT AGENDA

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

Item 5A – Reappointment of Kermit Prime to the Pollution Control Board

CONSIDERATION of Reappointment of **Kermit L. Prime, Jr.** to the Pollution Control Board for a one-year term to expire May 2023.

Item 5B – Third Amendment to a Solar Power Purchase Agreement

CONSIDERATION of Request for Board approval of the Third Amendment to the Solar Power Purchase Agreement (PPA) between **FL Solar 10, LLC (Origis Energy)** and the Reedy Creek Improvement District dated June 26, 2020, as amended January 26, 2022 (First Amendment); as amended April 27, 2022, (Second Amendment) and authorization for the District Administrator to execute said Third Amendment to the PPA and all documents and attachments therein. The purpose of the Third Amendment to the PPA is to replace the Commercial Operation Date from February 28, 2023, to December 31, 2023. Additionally, the Third Amendment will replace the current Notice to Proceed (NTP) date from May 28, 2022, to March 31, 2023. **(EXHIBIT A)**

Item 5C – Flamingo Crossings Pedestrian Bridges – Smart City Telecom Cost of Service

CONSIDERATION of Request for Board approval to compensate **Smart City Telecom** in the amount of **\$4,005.00**, for the Cost of Service (“COS”) associated with telecommunication service supporting the Flamingo Crossings Pedestrian Bridges Project. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the COS amount. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. **(EXHIBIT B)**

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. Jammal and duly seconded, the Board unanimously approved the Consent Agenda.

REGULAR AGENDA

Item 6A – Seventh Amendment to Memorandum of Agreement between City of St. Cloud, Tohopekcaliga Water Authority, Orange County, Polk County and Reedy Creek Improvement District for Cost Sharing and Permit Compliance Coordination.

Mr. Herrick requested Board approval of the “Seventh Amendment to Memorandum of Agreement Between **City of St. Cloud, Tohopekcaliga Water Authority, Orange County, Polk County** and Reedy Creek Improvement District for Cost Sharing and Permit Compliance Coordination” and to authorize the District Administrator to execute the Agreement. This Amendment authorizes additional engineering and field services for the STOPR Group groundwater level monitoring, groundwater quality monitoring, environmental monitoring, data management, compliance reporting and other services required to achieve compliance with the Parties’ Water Use Permits (WUPs) and Central Florida Water Initiative (CFWI) related services. It also extends the term of the Amended Agreement to June 30, 2030. RCID’s share of cost for these services is equal to **18.2%** of the total costs, or **\$692,204.00**. 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 C)**

Item 6B – Biosolids Dewatering Facility and Food Waste Transfer Station (P1124) – Initial Budget

Mr. Kasper requested Board approval to establish an initial budget of **\$15,795,000.00** for the Biosolids Dewatering Facility and Food Waste Transfer Station project. Funding for this request is derived from the RCID Series 2021-1 Utility Revenue Bonds (Non-Taxable). Mr. Kasper advised that this project is located at the previous Harvest Power facility. 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 D)**

Item 6C – Biosolids Dewatering Facility and Food Waste Transfer Station (P1124) – Construction Services

Mr. Kasper requested Board approval to execute an agreement with **Poli Construction, Inc.**, in the amount of **\$1,370,122.00** for construction services for the Food Waste Transfer Station. Staff also request 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 derived from the RCID Series 2021-1 Utility Revenue Bonds (Non-Taxable). Mr. Kasper advised that the Food Waste Transfer Station is estimated to be completed in nine months.. 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 6D – North Service Area (NSA) 15kV Cable & Equipment Replacement (P1131) – Initial Budget

Mr. Kasper requested Board approval to establish an initial budget of **\$2,500,000.00** for the North Service Area (NSA) 15kV Cable & Equipment Replacement project. Funding for this request is derived from the RCID Series 2021-1 Utility Revenue Bonds (Non-Taxable). Mr. Kasper advised that the existing cables are from the original project that was completed late 1960's to early 1970's. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Jammal and duly seconded, the Board unanimously approved the request. **(EXHIBIT E)**

Item 6E – North Service Area (NSA) 15kV Cable & Equipment Replacement (P1131) – Construction Services

Mr. Kasper requested Board approval to execute an agreement with **Carter Electric, Inc.**, in the amount of **\$1,594,689.00** for construction services for the North Service Area (NSA) 15kV Cable & Equipment Replacement project. Staff also request 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 derived from the RCID Series 2021-1 Utility Revenue Bonds (Non-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. **(EXHIBIT E)**

Item 6F – North Service Area (NSA) 15kV Cable & Equipment Replacement (P1131) – Owner-Furnished Materials (OFM)

Mr. Kasper requested Board approval of Owner-Furnished Materials (OFM) in the amount of **\$550,000.00** for the North Service Area (NSA) 15kV Cable & Equipment Replacement project. Funding for this request is derived from the RCID Series 2021-1 Utility Revenue Bonds (Non-Taxable). President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Jammal and duly seconded, the Board unanimously approved the request. **(EXHIBIT E)**

Item 6G – North Service Area (NSA) 15kV Cable & Equipment Replacement (P1131) – RCES Soft Costs

Mr. Kasper requested Board approval to an amount Not-To-Exceed **\$190,000.00** for engineering and construction support, including survey, submittal review and project inspection costs for the North Service Area (NSA) 15kV Cable & Equipment Replacement 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 derived from the RCID Series 2021-1 Utility Revenue Bonds (Non-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. **(EXHIBIT E)**

Item 6H – World Drive North Phase III – Construction Trailer Support

Mr. Satterwhite request Board approval to award contracts, work authorizations and purchase orders in the aggregated amount Not-To-Exceed **\$150,000.00**, for set-up, assumption of leases and other operating costs for construction trailers within the RCID Typhoon Lagoon Trailer Compound for support of the RCID construction projects. Staff also requests 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 included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. Mr. Satterwhite advised that this authorization is to extend the leases of the existing trailers. 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 F)**

Item 6I – Resolution No. 605 – Adopting Proposed Text Amendments to RCID Comprehensive Plan

Ms. Lee Pulham requested the Board to adopt **RCID Resolution No. 605** amending the RCID 2020 Comprehensive Plan and Future Land Use Map (FLUM) to adopt Evaluation and Appraisal Report amendments to the Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements Elements and to the FLUM to reflect changes in state requirements and to update statute and code references since the last update; to revise dates for various policies; and to update the FLUM to reflect the de-annexation of two parcels totaling 154.08 acres to Orange County for the development of employee (college program) housing. Ms. Pulham advised that changes in statutes apply to RCID's Comprehensive Plan (Comp Plan) and the amendment will bring the plan up to 2032. Once approved the plan will be submitted to the Department of Economic Opportunity.

Ms. Pulham responded to questions from the Board members, then 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 G)**

ORDINANCE/RESOLUTION NO. 605

AN ORDINANCE/RESOLUTION OF THE REEDY CREEK IMPROVEMENT DISTRICT, FLORIDA,
ADOPTING EAR BASED AMENDMENTS AMENDING AND UPDATING THE RCID
COMPREHENSIVE PLAN 2020

Whereas, Section 163.3167, Florida Statutes, provides that the governing body of each local government shall prepare and enforce a comprehensive plan for development within their jurisdiction; and

Whereas, the Board of Supervisors of the Reedy Creek Improvement District finds that Chapter 67-764, Florida Statutes, empowers the District to prepare and enforce a comprehensive plan and amendments thereto; and

Whereas, Chapter 67-764, Section 23(8) Florida Statutes established a Planning Board for the District; and

WHEREAS, the Reedy Creek Improvement District Board of Supervisors, pursuant to Chapter 163, Florida Statutes, adopted on November 15, 1991 by Resolution/Ordinance No. 244, a joint comprehensive plan along with the City of Lake Buena Vista and the City of Bay Lake; known as the "1991 Reedy Creek Improvement District Comprehensive Plan"; hereinafter referred to as the "Plan" pursuant to Sections 163.3161 – 163.3215 known as the "Local Government Comprehensive Planning and Land Development Act" which sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendment to a comprehensive plan; and

WHEREAS, the Reedy Creek Improvement District, upon recommendation by the Reedy Creek Improvement District Planning Board, has adopted amendments to said Plan all of which have been duly processed and found to be in compliance by the Florida Department of Community Affairs or the Department of Economic Opportunity; and

WHEREAS, on October 12, 2018 and May 23, 2022 after public notice, the Reedy Creek Improvement District Planning Board held a public hearing to consider the proposed EAR Based Amendments to the Plan and recommended adoption of the proposed Amendment to the Reedy Creek Improvement District, City of Lake Buena Vista and City of Bay Lake; and

WHEREAS, the Reedy Creek Improvement District further considered all oral and written comments received prior to and during public hearings; and

WHEREAS, in exercise of its authority, the Board of Supervisors of the Reedy Creek Improvement District has determined it necessary and advisable to adopt EAR Based Amendments to the RCID Comprehensive Plan 2020 and transmit to the Department of Economic Opportunity, Community Planning and Development.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Board of Supervisors of the Reedy Creek Improvement District, on this 24th day of October, 2018, as follows:

SECTION ONE: Purpose and Intent. This Ordinance/Resolution is enacted to carry out the purpose and intent of, and exercise the authority set out in Chapters 163 and 166, Florida Statutes, and the provisions of the Reedy Creek Improvement District Comprehensive Plan.

SECTION TWO: Title of Amendment. This Amendment shall be entitled "EAR Based Amendments", amending and updating the Reedy Creek Improvement District Comprehensive Plan.

SECTION THREE: Amendment. EAR Based Amendments, amends the Future Land Use Map (FLUM), Future Land Use Element, Transportation Element, Housing Element, Infrastructure Element, Conservation Element, Recreation and Open Space, Intergovernmental Coordination Element, and Capital Improvements Element. Text shown with strike through lines is hereby deleted and text shown with underlines is hereby added.

SECTION FOUR: Applicability and Effect. The applicability and effect of the EAR Based Amendments is to amend the Reedy Creek Improvement District 2020 Comprehensive Plan to reflect changes in state requirements and to update statute and code references since the last update; to revise dates for various policies; and to update the Future Land Use Map (FLUM) to reflect the de-annexation of two parcels totaling 154.08 acres to Orange County for the construction of employee housing.

SECTION Five: Severability. If any provision, or portion of this Ordinance/Resolution is declared by any court of competent jurisdiction to be void, unconditional, or unenforceable, then all remaining provisions and portions of this Ordinance/Resolution remain in full force and effect.

SECTION SIX: Copy Availability.

a. A certified copy of this enacting Ordinance/Resolution, as well as certified copies of the Amendment shall be filed with the Clerk of the Reedy Creek Improvement District.

b. To make the plan available to the public, a certified copy of this enacting Ordinance/Resolution, as well as certified copies of the Amendments shall be located in the office of Planning and Engineering of the Reedy Creek Improvement District and shall be provided to the Orlando and Kissimmee Public Libraries and at rcid.org. The District shall also make copies available to the public for a reasonable reproduction charge.

SECTION SEVEN: Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

REEDY CREEK IMPROVEMENT DISTRICT

By: 
Laurence C. Hames
President of the Board of Supervisors

ATTESTED:

By: _____
John H. Classe, Jr.
District Administrator and
Secretary of the Board of Supervisors

Passed and Adopted on 1st Reading _____
Publication After 1st Reading _____
Passed & Adopted on 2nd Reading _____
Final Publication _____
Effective Date: _____

8. OTHER BUSINESS

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

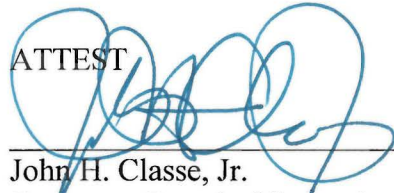
Mr. Classe then presented the Final Thought from H. Jackson Brown, Jr., American Author, "*The best preparation for tomorrow is doing your best today.*"

There being no further business to come before the Board, the meeting was adjourned at 10:47 a.m.



Lawrence C. Hames
President, Board of Supervisors

ATTEST



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