

MINUTES OF MEETING

Board of Supervisors

Reedy Creek Improvement District

July 27, 2022

9:30 a.m.

President Hames called the regular meeting of the Reedy Creek Improvement District Board of Supervisors to order at 9:30 a.m. on Wednesday, July 27, 2022 at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were Larry Hames, Jane Adams, Don Greer, Max Brito, and Leila Jammal, constituting a quorum of the Board of Supervisors. Others in attendance included; John Classe, District Administrator; Tina Graham, District Clerk; and Ryan Conrad, Administration; Kerry Satterwhite, Facilities; Chris Quinn, Susan Higginbotham and Heidi Powell, Finance; Ron Zupa, Technology Services; Ed Milgrim and Ilana Perras, Milgrim Law Group; Eryka Washington, Communications; Mark Swanson, RCES; Mike Rickabaugh, Building & Safety; Eric Ferrari, RCFD; and Richard Bilbao, Orlando Business Journal. Those participating via teleconference were: Mike Crikis, Jeff Holland, and Wendy Duncan, Environmental Sciences; Katherine Luetzow, Planning & Engineering; Bruce Jones, Procurement; Jason Middleton, Human Resources; Joel Edwards, RCFD; and Ray Crooks, RCES.

SAFETY MINUTE

Mr. Classe presented the safety instructions for the Administration Building.

APPROVAL OF MINUTES

Minutes from the June 22, 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 June 7th, the Employee Engagement Committee arranged for District staff to volunteer and make baby blankets for the United Way Community Baby Shower project. This project provides new and expectant parents who are experiencing economic hardship with maternal and early childhood education and resources. The blankets our team made were included in a basket of basic supplies that were distributed to parents in need at the drive-thru baby shower event. We want to thank those employees for taking the time to make a difference, in the lives of people in our community.

Mr. Classe reported that on June 23rd, the Environmental Sciences Department hosted a group of nearly 20 High School girls, across central Florida from a nonprofit organization in Orlando called Tech Sassy Girlz. This organization focuses on helping young girls pursue science, technology, engineering and mathematics (STEM) fields through college preparation, career readiness, mentoring and entrepreneurship.

Mr. Classe reported that on July 18th, the District's Diversity, Equity and Inclusion Committee hosted a Lunch and Learn to talk about Americans with Disabilities Act – ADA Awareness: A Family's Perspective. Our guest speaker was Joey Uvalle along with his mother, Terri. The presentation focused on his road to recovery from a college soccer player to a paraplegic. We had a very successful turnout of District employees from multiple departments including The Fire Department, Environmental Sciences, Finance, Building & Safety, and Planning & Engineering. A total of 40 attendees.

Mr. Classe announced that he would like to congratulate two employees from our Building & Safety Department; Billy Kane and Robyn Weitknecht for passing their final test and becoming ICC Certified Building Officials. We appreciate their dedication and hard work and are extremely proud to have them both on our team. A Certified Building Official is responsible for the development, administration, interpretation, application, and enforcement of the codes adopted by their jurisdiction.

Mr. Classe also wanted to recognize another Building & Safety employee, Jessica Zuazo. We received a call from the Osceola County CAO late Friday. The County had scheduled a grand opening of a splash pad this past Monday immediately after the State pool inspector. Jessica, our pool inspector, completed a pre-inspection for the County on Saturday morning. Message from the County Building Official on Monday reported that items pointed out during the state inspection were exactly as Jessica stated. They had answers ahead of time due to our help which in turn made the state feel more comfortable and the splash pad opened as scheduled.

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 6A – EPCOT Resorts Blvd. – Professional Services Agreement

CONSIDERATION of Request for Board approval to enter into an Agreement for Professional Services with **Vanasse Hangen Brustlin, Inc.**, in the total Not-To-Exceed fee amount of **\$11,481.00**, for area development conceptual design services supporting the EPCOT Resorts Blvd. Area Development Project. The total amount is comprised of a fee in the amount of **\$10,981.00** and reimbursable expenses in the amount of **\$500.00**. 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 A)**

Item 6B – Construction Management Staff Extension – Professional Services Agreement

CONSIDERATION of Request for Board approval to award an Agreement for Professional Services to **The Roderick Group, Inc.**, in the total Not-To-Exceed amount of **\$35,840.00** for the provision of a staff extension to support District projects during the period of August 1, 2022 to January 31, 2023. 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 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. Adams and duly seconded, the Board unanimously approved the Consent Agenda.

REGULAR AGENDA

Item 7A – RCID 2016-2024 Transportation Projects Job Site Safety Observation – Professional Services Work Authorization

Mr. Satterwhite requested Board approval to award a Professional Services Work Authorization to **Colonial Risk Management, L.L.C.**, in the amount of **\$98,800.00** for continued job site safety observation and oversight services. 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. Mr. Classe advised that this service was originally required by the earlier Owner Controlled Insurance Program implemented with the BVD Corridor improvements. We terminated the OCIP but continue the safety program. This is a one-year contract. 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 – Florida Municipal Power Agency (FMPA) – Tolling Agreement

Mr. Crooks requested for Board approval to execute the Transaction Schedule between **Florida Municipal Power Agency (FMPA)** and the Reedy Creek Improvement District for electric energy tolling. RCID will provide the requisite natural gas volumes to FMPA and in turn receive 53MW of energy output from FMPA. The term of the Transaction Schedule is January 1, 2024, through December 31, 2024. Mr. Crooks advised that we have had an agreement with FMPA for about 3 years. 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 D)**

Item 7C – Duke Energy Florida (DEF) – Third Amendment to Service Agreement

Mr. Crooks requested for Board approval to execute the Third Amended and Restated Transaction Schedule between RCID and **Duke Energy Florida (DEF)** Pursuant to the Service Agreement dated September 3, 2010, and the Cost-Based Rates Tariff CBR, FERC Electric Tariff No. 9 (CR-1). Under this Transaction Schedule, RCID will purchase gas-based capacity and energy from DEF for an additional two-year period beginning January 1, 2023, through December 31, 2024. The Third Amendment extends the existing purchase Term of January 1, 2016, through December 31, 2022, to January 1, 2016, through December 31, 2024. Mr. Crooks reported that the District has had a 40+ year relationship with Duke Energy. We receive 65% power from Duke Energy, 25% from FMPA and the remainder, which is about 10% comes from solar. 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)**

8. OTHER BUSINESS

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

Ms. Higginbotham advised that it is now July, so it is time to talk about our FY 2023 budget. Ms. Higginbotham advised that no voting by the BOS is required at this meeting. In June, the preliminary assessed values were received from the Counties (Orange and Osceola), and we have started working on the 2023 Budget. Ms. Higginbotham advised that we will need to file, in August, with the County Property Appraiser our Millage Rate for the TRIM notices. This rate can go down, but it cannot be increased once it has been submitted. Ms. Higginbotham advised that initial meetings have been held with all of RCID's Department Heads. Ms. Higginbotham advised that assessed values increased 9% and are effective as of January 1, 2022. Ms. Higginbotham advised that last year, our assessed values were \$12.4B, but this year, we are recovering at \$13.4B. Ms. Higginbotham advised that the detailed budget will be shown at the budget workshop in August. Ms. Higginbotham advised that Trim Notices' calculation for Millage Rate will be at 9.4952 Mills for Operating and 4.64 Mills for Debt for this coming year and we are working on lowering the millage rate by continuing to obtain estimates for roadway paving projects and the environmental lab building project. Ms. Higginbotham advised that our normal budget workshop will be held at our August 24th BOS meeting and our two budget meetings held on September 14th and September 28th. Ms. Higginbotham advised that certain Millage Rate increases require that the majority of our BOS Members attend these meetings, so please mark your calendars and plan to attend.

Mr. Classe presented RCID Resolution No. 633 for consideration by the Board for approval and adoption. This Resolution is to honor Ms. Kathryn (Kate) Kolbo, who will be retiring from the District on August 31, 2022 after 34 years of service. Mr. Classe then read the Resolution in its entirety.

RESOLUTION NO. 633

WHEREAS, Kathryn B. Kolbo, who served the Reedy Creek Improvement District through outstanding dedication to the District and its landowners, providing the highest level of service and professionalism, ensuring successful operations as a leader in Planning & Engineering; and

WHEREAS, Kathryn B. Kolbo is being recognized and thanked for her outstanding performance, exemplary dedication, and willingness to serve the District; and

WHEREAS, the members of the Board of Supervisors of the Reedy Creek Improvement District feel that Kathryn B. Kolbo merits and deserves the plaudits and appreciation of the Reedy Creek Improvement District;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Reedy Creek Improvement District assembled in regular session this 27th day of July 2022, that the Board does hereby express its sincere appreciation and gratitude to Kathryn B. Kolbo for her outstanding service and dedication to the Reedy Creek Improvement District;

BE IT FURTHER RESOLVED that this Resolution be spread in full upon the minutes of this meeting and that a certified copy be presented to Kathryn B. Kolbo from the Board of Supervisors of the Reedy Creek Improvement District.

ADOPTED this 27th day of July 2022.

Laurence P. Hames, President
RCID Board of Supervisors

ATTEST:

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

Mr. Greer complimented Kate on the wonderful job she has done and wished her well. 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.

Mr. Classe updated the Board on the details for Mr. Jerry Wooldridge's celebration of life on August 3rd.

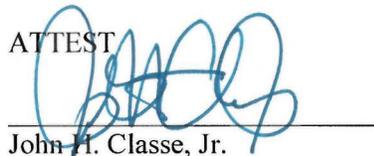
Mr. Classe then presented the Final Thought from Søren Kierkegaard, A Danish Theologian, Philosopher, Poet, 1813-1855, "*Life can only be understood backwards; but it must be lived forwards.*"

There being no further business to come before the Board, the meeting was adjourned at 9:57 a.m.



Lawrence C. Hames
President, Board of Supervisors

ATTEST



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