

LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.
14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

February 5, 2021, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair
Tony Chiofalo	Vice-Chair/Assistant Secretary
Scott Almand	Treasurer/Assistant Secretary (by phone)
Ed Hunzeker	Assistant Secretary
Jim Schier	Assistant Secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC
Brent Wilder	PFM Financial Advisors, LLC (by phone)
Kevin Plenzler	PFM Financial Advisors, LLC (by phone)
Jonathan Johnson	Hopping Green & Sams (by phone)
Misty Taylor	BMO (by phone)
Brett Sealy	MBS (by phone)
Sete Zare	MBS (by phone)
Scott Schuhle	US Bank (by phone)
Mike Kennedy	Stantec (by phone)
Rob Engel	Stantec (by phone)
Debbie Byerly	SMR
Bob Simons	SMR
Roger Aman	SMR (by phone)
Pamela Curran	NEAL (by phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the meeting to order and proceeded with the roll call. The members in attendance are as outlined above.

There were no public comments.

SECOND ORDER OF BUSINESS

Consideration of Memorandum on E-Verify Requirements

Mr. Johnson noted that new statutory requirements taking effect on January 1, 2021 requires that the District registers with the Department of Homeland Security's E-Verify System.

On MOTION by Mr. Chiofalo, seconded by Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Authorized Staff to register the District with the E-Verify System.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Jensen presented the consent agenda.

- i. Minutes
 - January 8, 2021 Board of Supervisors Meeting

- ii. **Grant of Easement with Memorandum**
- iii. **Engineer's Report**
 - **Change Order No. 93 Under Specific Authorization No. 39**
Stantec
44th Avenue East Phase IV
 - **Change Order No. 6**
Woodruff & Sons, Inc.
Waterside Place Boulevard and Waterside Place Park Earthwork
Additional sitework at Waterside Place – safe up and retest of sanitary manhole #13 off Deer Drive
 - **Change Order No. 7**
Woodruff & Sons, Inc.
Waterside Place Boulevard and Waterside Place Park Earthwork
Roadway: 2 Lift Option 1.5” of asphalt, includes pavement markings and wheel stops
 - **Change Order No. 219039 C**
York Bridge Concepts
Waterside Place
Provide and Install 200LF of floating turbidity barrier
 - **Change Order No. 219039 D**
York Bridge Concepts
Waterside Place
Completion and final accounted pricing for longer piling and pile splicing
 - **Change Order No. 1**
SMR Farms, LLC
Uihlein Ph. III
Reduction of total contract price amount
Reduced amount of plant material /turf

On MOTION by Mr. Chiofalo, seconded by Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the items on the consent agenda.

FOURTH ORDER OF BUSINESS

Business Matters

**Consideration of Financing Matters
Relative to Star Farms Project, Series 2021
Bonds**

- A. **MBS Capital Markets, LLC IBA Supplement**
- B. **Other Matters** *(provided under separate cover)*

Mr. Johnson presented the IBA Supplement in standard form.

Mr. Sealy noted that work continues with the Developer, however, no specific timeline set yet.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the MBS Capital Markets, LLC IBA Supplement.

There were no other matters to consider at this time.

FIFTH ORDER OF BUSINESS

**Consideration of Financing Matters
Relative to Sweetwater Project, Series 2021
Bonds**

- A. MBS Capital Markets, LLC IBA Supplement**
- B. Other Matters** *(provided under separate cover)*

Mr. Johnson presented the IBA Supplement in standard form.

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the MBS Capital Markets, LLC IBA Supplement.

There were no other matters to consider at this time.

SIXTH ORDER OF BUSINESS

**Consideration of Bid Award for Lorraine
Road at Rangeland Parkway and Lorraine
Road at 44th Avenue East Traffic Signals**

- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2021-16, Award of Contract**

Mr. Engel noted that two (2) bids were received and presented the recommendation to award the contract for Lorraine Road at Rangeland parkway and Lorraine Road at 44th Avenue East Traffic Signals to MSB Services, LLC for the total bid amount of \$1,449,650.00. Mr. Engel noted that this project is subject to reimbursement from Manatee County, however, the reimbursement agreement with the County stipulates three (3) bids. A letter has been sent to the County asking for written confirmation that the County accepts the two (2) bids. Mr. Jensen asked that the County be contacted by phone as well.

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2021-16, Award of Contract subject to written confirmation from Manatee County.

SEVENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 26
Lakewood Centre & NW Sector
Series 2018 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 26 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 19
Lakewood Centre North
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 19, Lakewood Centre North – Pre-Funding.

**Requisition List for Draw No. 2
Northeast Sector Phase 2C
Series 2020 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 2 for Northeast Sector Phase 2C.

**Requisition List for Draw No. 14
The Villages of Lakewood Ranch South
Pre-Funding - Landowner/County
Construction Funding Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Construction Funding and approved payment of Requisition List No. 14 for The Villages of Lakewood Ranch South.

EIGHTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.

NINTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No Report

Attorney's Report – Mr. Johnson noted that a memorandum providing more details on Amendment 12, which dealt with a variety of conflict of interest issues, would be sent out shortly. The first portion of Amendment 12 was implemented in the 2019 session which worked out favorably for Landowners serving on district boards. It has been somewhat unclear whether the second provision containing a lobbying ban, which has to be implemented by December 2022, would be considered in the 2021 session or the 2022 session. It seems likely that it will be addressed in the 2021 session. It is significant as depending on how lobbying is ultimately defined, it may put Landowners serving on district boards such as the Stewardship District in a position of being prohibited from lobbying Manatee County on issues relative to their real estate projects.

Engineer's Report

**Discussion Regarding Extension of
Contractor Prequalification Period**

Mr. Kennedy noted that the 3-year period for the current list of pre-qualified contractors expires on March 2, 2021 and recommended extending the period for an additional two years as allowed in the original RFP to March 2, 2023.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved extending the current prequalification period for another two years.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Jensen asked for a motion to adjourn the meeting.

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the February 5, 2021 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson