

LAKEWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

July 7, 2023, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen
Tony Chiofalo
Scott Almand
Ed Hunzeker
Jim Schier

Chair Person
Vice-Chair Person/Assistant Treasurer/ Assistant Secretary
Treasurer/Assistant Secretary
Assistant Secretary
Assistant Secretary

Also attending were:

Jane Gaarlandt
Jennifer Glasgow
Kevin Plenzler
Jonathan Johnson
Heather Ross
Anne Ross
Brett Sealy
Sete Zare
Misty Taylor
Bob Simons
Rob Engel
Mike Kennedy
Scott Schuhle
Suzanne Henke

PFM Group Consulting LLC
PFM Group Consulting LLC (by phone)
PFM Financial Advisors LLC
Kutak Rock
LWRSD
LWRSD
MBS
MBS
BMO
SMR
Stantec
Stantec
US Bank (by phone)
Public

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.

Public Comments

There were no public comments.

SECOND ORDER OF BUSINESS

Administrative Matters

Consent Agenda

Mr. Jensen presented the consent agenda:

- i. Minutes
 - June 2, 2023 Board of Supervisors Meeting
- ii. Agreement between the District and Schroeder-Manatee Ranch, Inc. Regarding the Provision of Accounting (BRU) Services
- iii. Rebate Reports

- **Special Assessment Revenue Bonds, Series 2017 (Del Webb Project)**
 - **Special Assessment Revenue Bonds, Series 2017 (Lakewood National and Polo Run Projects)**
 - **Special Assessment Revenue Bonds, Series 2016 (Villages of Lakewood Ranch South)**
 - **Special Assessment Revenue Bonds, Series 2014 (County Club East Project)**
- iv. **Engineer's Report**
- **Change Order No. 128 Under Specific Authorization No. 91 Stantec East-West Force Main and Water Main Extension Lift Station 12 Project**
 - **Change Order No. 1 Frederick Derr and Company, Inc. Harmony Trail Reduction in scope and Bid Bond (project on hold)**
 - **Change Order No. 1 Gator Grading and Paving, LLC Waterside Trail Project 10" Multi-Use Trail addition**
 - **Change Order No. 2 Gator Grading and Paving, LLC Waterside Trail Project Remove and replace 4" sidewalk**

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

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Matters Relative to the Utility Revenue Bonds, Series 2023 (System Acquisition Project)

- A. Public Hearing on the Adoption of User Fees and Charges Regarding the Provision of Non-Potable Irrigation Water**
 - Public Comments
 - Board Comments
- B. Resolution 2023-20, Adopting User Fees and Charges**
- C. Other Matters** (provided under separate cover)

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the public hearing.

There were no public comments.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District closed the public hearing.

Mr. Johnson provided details of the Resolution.

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2023-20, Adopting User Fees and Charges.

Mr. Sealy noted that in spite of the challenging market conditions the sale of the bonds was successfully completed noting that the closing is set for July 11th.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-21, Establishing BRU Department within the District

Mr. Johnson noted that the special act allows for the District to establish various departments under the supervision of the Board. The resolution provides for the Department to be administered by the Executive Director subject to the grant of authority given to the Executive Director in previous resolutions.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2023-21, Establishing BRU Department within the District.

FIFTH ORDER OF BUSINESS

Consideration of Agreement between the District and City of Sarasota for Realignment of Water Transmission Pipeline

Mr. Johnson noted that the agreement has been reviewed by District Staff as well as negotiated with the City of Sarasota.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District the Agreement between the District and City of Sarasota for Realignment of Water Transmission Pipeline.

SIXTH ORDER

Consideration of Bid Award for Rangeland Parkway Extension from Bourneside Blvd. to Sta. 99+19

- A. Award Recommendation Letter and
Bid Tabulation**
- B. Resolution 2023-22, Award of
Contract**

Mr. Engel provided details recommending awarding the contract to Frederick Derr & Company, Inc. for the total bid amount of \$12,320,666.60. Mr. Simons provided details of the project.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2023-22, Award of Contract to Frederick Derr & Company, Inc. in the amount of \$12,320,666.60.

SEVENTH ORDER OF BUSINESS

Financial Matters

Draw Requests

Mr. Almand presented for the Board's Consideration:

Requisition List for Draw No. 45 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 approved Draw No. 45 - The Villages of Lakewood Ranch South – Pre-Funding.

**Requisition List for Draw No. 22
Northeast Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 22 - Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 66
Lakewood Centre & NW Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 66 - Lakewood Centre & NW Sector – Pre-Funding.

EIGHTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.

NINTH ORDER OF BUSINESS

Staff Reports

Attorney's Report – No Report

Manager's Report – Ms. Gaarlandt noted the August meeting will be the FY24 budget adoption meeting.

Engineer's Report –

**Specific Authorization No. 135
Stantec
Lighterwood Trail and SR-64 Roundabout
Design, Permitting, Construction Phase
Services**

Mr. Engel presented the specific authorization.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 135.

Executive Director's Report –

Executed Documents

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. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the July 7, 2023 meeting.


Secretary/Assistant Secretary


Executive Director