

# Lakewood Ranch Stewardship District

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[www.lakewoodranchstewardship.com](http://www.lakewoodranchstewardship.com)

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**BOARD OF SUPERVISORS  
LAKEWOOD RANCH  
STEWARDSHIP DISTRICT**

**Friday, November 12, 2021 9:00 a.m.  
Schroeder-Manatee Ranch, Inc.  
14400 Covenant Way  
Lakewood Ranch, FL 34202**

For those attending the meeting telephonically, the call-in information for the meeting is as follows:

**Number: 1-844-621-3956**  
**Participant code: 790 393 986#**

## **BOARD OF SUPERVISORS MEETING AGENDA**

### **Call to Order / Roll Call**

- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **Administrative Matters**

#### **1. Consent Agenda**

- I. **Joint Letter by Hopping Green & Sams, P.a. and Kutak Rock LLP**
- II. **Fee Agreement between the District and Kutak Rock LLP**
- III. **Minutes**
  - **October 8, 2021 Board of Supervisors Meeting**
- IV. **Resolution 2022-05, Ratifying the Sale of the Series 2021 Special Assessment Revenue Bonds (Sweetwater Project)**
- V. **Amended and Restated Disclosure of Public Financing (Sweetwater Project)**
- VI. **Engineer's Report**
  - **Change Order No. 104 Under Specific Authorization No. 109**  
**Stantec**  
**Waterside East-West Roadway Project**
  - **Change Order No. 108 Under Specific Authorization No. 79**  
**Stantec**  
**Waterside Neighborhood 8**
  - **Change Order No. 106 Under Specific Authorization No. 118**  
**Stantec**  
**Lakewood Centre CORE Roadways Project**
  - **Change Order No. 15**  
**Woodruff & Sons, Inc.**  
**Waterside Place Boulevard and Waterside Place Park Earthwork**  
**Waterside Park off of Deer Drive: 30" Corrugated Pipe, install additional cleanouts west of Volleyball Courts**



- Remove & reinstall underdrain in beach area; surcharge load of sand, quantity overrun – Volleyball sand
- Change Order No. 4  
MSB Services, LLC  
Lorraine Rd & Rangeland Pkwy Traffic Signalization  
Concrete add-ons sidewalk improvements (4 Ramps) on Lorraine at 44<sup>th</sup> Ave E.
- Change Order No. 1  
Westcoast Electric Services, Inc.  
Waterside Place Island Park – Site Lighting and Electrical  
Cost to supply permit and NOC for Island Park Electrical Installation
- Change Order No. 4-Final  
Woodruff & Sons, Inc.  
White Eagle & Malachite / 44<sup>th</sup> Ave E Traffic Signals  
Final reconciliation of quantities (Sod and Concrete Curb & Gutter)

### Business Matters

3. Consideration of Financing Matters Relative to Star Farms Project, Phase 1/2, Series 2021 Bonds
  - A. Public Hearing on the Imposition of Special Assessment
    - Public Comments
    - Board Comments
  - B. Supplemental Engineer’s Report
  - C. Supplemental Assessment Methodology Report
  - D. Resolution 2022-06, Levying Special Assessments
  - E. Resolution 2022-07, Delegation Resolution
    - a. Thirty-Sixth Supplemental Trust Indenture
    - b. Bond Purchase Contract
    - c. Preliminary Limited Offering Memorandum
    - d. Continuing Disclosure Agreement
  - F. Other Matters (*provided under separate cover*)
4. Consideration of Landscape and Irrigation Maintenance Agreements
  - A. Altec for Core Phase II
  - B. NDL for Masters, Lorraine to Players
  - C. NDL for Lorraine SE Sector
5. Consideration of Employee Handbook
6. Consideration of Empower Retirement Proposal for 457B Plan for Stewardship Employees

### Financial Matters

7. Draw Requests (*provided under separate cover*)
8. Compilation Report

### Other Business

9. Staff Reports
  - Attorney’s Report



- Engineer's Report
  - **Specific Authorization No. 128**  
**Stantec**  
**Services Associated with the Lakewood Ranch Stewardship District**  
**Deer Drive Traffic Modeling Support**
  - **Specific Authorization No. 129**  
**Stantec**  
**Waterside East Water Main Extension**  
**Design, Permitting, Construction Phase, and Survey Services**
  - **Specific Authorization No. 130**  
**Stantec**  
**Lakewood Centre – CORE Phase 3**  
**Design, Permitting, Construction Phase, and Survey Services**
  - **Proposal**  
**Formella Construction**  
**Waterside Sign F**  
**Labor, Material, and Equipment**
- District Manager's Report
- Executive Director's Report

**Audience Comments**  
**Adjournment**

If you are interested in obtaining any of the materials for the agenda, please reach out to Jane Gaarlandt at (407) 723-5900 or [gaarlandtj@pfm.com](mailto:gaarlandtj@pfm.com)

