

**MINUTES OF MEETING
NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

The Board of Supervisors of the North River Ranch Improvement Stewardship District held Multiple Public Hearings and a Regular Meeting on August 17, 2022, at 1:00 P.M., at 8141 Lakewood Main Street, Bradenton, Florida 34202.

Present were:

Pete Williams	Chair
Janice Snow	Vice Chair
John Leinaweaver	Assistant Secretary
Dale Weidemiller (via telephone)	Assistant Secretary
John Blakley	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Jonathan Johnson (via telephone)	District Counsel
Rob Engel (via telephone)	District Engineer
Faith Santoro (via telephone)	Lifestyle Director

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:45 p.m. Supervisors Williams, Snow, Leinaweaver and Blakley were present. Supervisor Weidemiller was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items *(limited to 3 minutes per individual)*

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public

Improvements [Phases I, II, III and IV-C through IV-F]

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

This item was addressed below.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

This item was not addressed.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

Mr. Adams noted that there is a 30 days' notice requirement for the Mailed Notice but, in this instance, property owners were only given 27 days' notice of the Public Hearing. This was discussed with District Counsel and with the affected property owner(s) and the property owner(s) are agreeable to waiving the 30-day requirement.

Mr. Johnson stated that the form of waiver and consent was provided to the Landowner(s) and the language therein will also be included in the Notice and Lien of Record filed so that subsequent owners and purchasers of the property will take title subject to the waiver and consent in place.

C. Presentation of District Engineer Supplemental Report for Project Phases I, II, III and Phases IV-C through IV-F (for informational purposes)

This item was included for informational purposes.

D. Presentation of Master Special Assessment Methodology Report for Phases I, II, III and IV-C through IV-F (for informational purposes)

This item was included for informational purposes.

On MOTION by Mr. Blakley and seconded by Mr. Williams, with all in favor, the Public Hearing was opened.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

No members of the public spoke.

<p>On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the Public Hearing was closed.</p>
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- E. **Consideration of Resolution 2022-20, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170 and 197, Florida Statutes, and Chapter 2020-191 Laws of Florida; Confirming the District's Intention to Issue Special Assessment Bonds, Notes or Other Indebtedness; Providing for Application of True-Up Payments; Making Provisions for Ownership of Real Property by Governmental Bodies and Homeowners Associations; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

This item was not addressed.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-21, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2022/2023; Amending Resolution 2022-04 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-21.

On MOTION by Ms. Snow and seconded by Mr. Williams, with all in favor, Resolution 2022-21, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2022/2023; Amending Resolution 2022-04 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal year 2022/2023 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-22, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams reviewed the proposed Fiscal Year 2023 budget, highlighting increases, decreases and new line items, compared to the Fiscal Year 2022 budget.

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Williams and seconded by Ms. Snow, with all in favor, the Public Hearing was closed.

Mr. Adams presented Resolution 2022-22.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, Resolution 2022-22, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-23, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Williams and seconded by Ms. Snow, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Snow and seconded by Mr. Williams, with all in favor, the Public Hearing was closed.

Mr. Adams presented Resolution 2022-23.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, Resolution 2022-23, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Stantec Consulting Services, Inc., Change Order 5 to Work Authorization No. 1

Mr. Engel presented Change Order 5 to Work Authorization No. 1. This is a proposal to set the Engineering budget for Fiscal Year 2022-2023, on a time and materials basis.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Stantec Consulting Services, Inc., Change Order 5 to Work Authorization No. 1, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Sign Pro Studios Proposal for North Entry Monument

Mr. Adams presented the Sign Pro Studios Proposal for the North Entry Monument.

On MOTION by Mr. Blakley and seconded by Mr. Williams, with all in favor, the Sign Pro Studios Proposal for the design and construction of the North Entry Monument, in a not-to-exceed amount of \$41,950, was approved.

NINTH ORDER OF BUSINESS

Consideration of Sign Pro Studios Proposal for Wildleaf Entry Monument

Mr. Adams presented the Sign Pro Studios Proposal for the Wildleaf Entry Monument.

On MOTION by Mr. Williams and seconded by Ms. Snow, with all in favor, the Sign Pro Studios Proposal for the design and construction of the Wildleaf Entry Monument, in a not-to-exceed amount of \$27,650, was approved.

TENTH ORDER OF BUSINESS

Consideration of Mike Armstrong Landscaping, Inc., Change Order No. 3 for NRR Phase 4A & 4B Landscape and Irrigation

Mr. Adams presented Mike Armstrong Landscaping, Inc., Change Order No. 3. Electrical service and an irrigation controller are being added to the project. This represents a \$20,599.43 increase to the contract.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, Mike Armstrong Landscaping, Inc., Change Order No. 3 for NRR Phase 4A & 4B Landscape and Irrigation, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

On MOTION by Mr. Williams and seconded by Ms. Snow, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of July 13, 2022 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the July 13, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the July 13, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Mr. Johnson stated work is underway on a resolution of the issues with the Jon M. Hall Company (JMH). He hopes to reach a suitable resolution to this matter soon and avoid further litigation, etc.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, delegating authority to the Chair or Vice Chair to negotiate and settle the matter with Jon M. Hall Company, subject to District Counsel’s recommendations, was approved.

A question was raised as to whether the District’s standardized addendum that is to be attached to all contracts is being included. Mr. Johnson replied affirmatively and noted that he reviewed the standardized addendum and made a few comments; it will continue being used.

B. District Engineer: *Stantec*

Mr. Engel stated that the Phase 1 C and D West Project is fully certified and operational; a few cleanup items are pending.

C. Lifestyle Director: *Faith Santoro*

The July Monthly Report was included for informational purposes.

Mr. Weidemiller noted that, for Fiscal Year 2023, funds were budgeted for Ms. Santoro to hire an assistant and asked if that is underway. Ms. Santoro asked if someone should be hired now or if she should wait for Fiscal Year 2023 to commence. Mr. Weidemiller felt that the search should commence, as it will likely take time and the person could start at the beginning of October.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

Mr. Adams reported the following:

- **NEXT MEETING DATE: September 14, 2022 at 1:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on September 14, 2022.

FOURTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

FIFTEENTH ORDER OF BUSINESS

**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

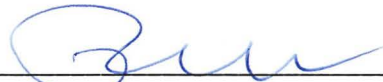
Adjournment

**On MOTION by Mr. Blakley and seconded by Mr. Leinaweaver, with all in favor,
the meeting adjourned at 2:02 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair