

MINUTES OF MEETING

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' SPECIAL MEETING MINUTES**

Tuesday, September 3, 2024, at 11:00 a.m.

**8141 Lakewood Main Street,
Bradenton, FL 34202**

Board Members present via phone or in person:

Pete Williams	Chairperson	(via phone)
Janice Snow	Vice Chairperson	
John Leinaweaver	Assistant Secretary	
John Blakley	Assistant Secretary	

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting – District Manager	
Venessa Ripoll	PFM Group Consulting – District Manager	(via phone)
Amanda Lane	PFM Group Consulting – District Accountant	(via phone)
Kwame Jackson	PFM Group Consulting – ADM	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
John McKay	J.H. McKay LLC	(via phone)
Cori Morgan	Lifestyle Manager	(via phone)
Joe Brown	Kutak Rock – Special Counsel	
(via phone)		
Mike Kennedy	Stantec	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The Board of Supervisors' Special Meeting for the North River Ranch ISD was called to order at approximately 11:02 a.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no public comments.

SECOND ORDER OF BUSINESS

Business Matters

**Review and Consideration of Jon M. Hall
Case Settlement Agreement**

Mr. Brown provided an overview of the settlement agreement, noting that the version circulated earlier in the day included proposed revisions and input from the attorneys representing the defendants. He explained that the settlement agreement is not solely between the District and Jon M. Hall, but also included other entities that were previous defendants in the case. He stated that the settlement agreement only concerns contracts for North River Ranch ISD Phase 1C and Phase 1D West projects with Jon M. Hall, case number 2022CA3863. He explained that the agreement stipulates that no party admits fault or liability for any of the allegations that have been raised but provides for the District to make payment of \$500,000.00 to Jon M. Hall for settlement and closing of the litigation. He provided an overview of the allegations and associated counterclaims included in this litigation. He explained that paragraph three of the document agrees to dismissal of the lawsuit with prejudice by all parties. He further explained that the payment would be made within 30 days of the district's execution of the agreement and the dismissal would occur within seven days of Jon M. Hall's receipt of the settlement sum. He stated that the agreement provided that all parties release each other of any and all claims known or unknown. He reviewed the remaining provisions and terms in the settlement agreement.

Mr. Leinaweaver inquired if this settlement agreement eliminates all litigation between Jon M. Hall and North River Ranch ISD. Mr. Brown and Mr. Engel confirmed that the only dispute was over Phase 1C and Phase 1D West projects.

Mr. Blakley inquired on the approval procedure for the settlement agreement and Mr. Brown stated that he, along with the designated Board member, would make decisions regarding any comments from Jon M. Hall's representation.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Blakley, with all in favor, the Board approved the Jon M. Hall Case Settlement Agreement in substantial form, subject to the Chair or Vice Chair delegating the authority to approve in final form after a final review and sign off from district staff.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel –** No report.
- District Engineer –** No report.
- District Manager –** Ms. Carvalho stated that the next Board of Supervisors meeting will be September 11, 2024, at 1:15 p.m.
- Field Manager –** No report.
- Lifestyle Manager –** No report.

Audience Comments and Supervisor Requests

There were no further comments at this time.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho called for a motion to adjourn.

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the September 3, 2024, Special Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was adjourned at 11:18 a.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson