

## MINUTES OF MEETING

Board of Supervisors

Reedy Creek Improvement District

*June 23, 2021*

9:30 a.m.

Vice-President Greer called the regular meeting of the Reedy Creek Improvement District Board of Supervisors to order at 9:30 a.m. on Wednesday, June 23, 2021 at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were Don Greer, Max Brito and Jane Adams, constituting a quorum of the Board of Supervisors. Others in attendance included; John Classe, District Administrator; Ann Blakeslee, Deputy District Administrator; Wanda Siskron, District Clerk; Tina Graham, Assistant District Clerk, Administration; Chris Quinn and Susan Higginbotham, Finance; Ron Zupa, Technology Services; Bruce Jones, Procurement; Wendy Duncan, Environmental Sciences; Jerry Wooldridge, Jennifer Johnson and Ella Hickey, Building and Safety; Chief Richard LePere, Deputy Chief Eric Ferrari and Jon Shirey, RCFD; and Ed Milgrim, Milgram Law Group. Those participating via teleconference were: Lexy Wollstadt, Finance; Eryka Washington, Communications; Ray Crooks, Mark Swanson and Anthony Kasper, RCES; Kate Kolbo, Planning & Engineering; Yenni Hernandez, Technology Services; Kerry Satterwhite and Craig Sandt, Facilities; Mike Crikis, Environmental Sciences; and Ilana Perras, Milgrim Law Group.

Vice-President Greer asked the attendees to please stand for the Pledge of Allegiance.

### **SAFETY MINUTE**

Mr. Eddie Fernandez is out of town, so Mr. Classe showed a slide of the different emergency exits.

### **APPROVAL OF MINUTES**

Minutes from the May 26, 2021 BOS Meeting were approved and accepted as presented. Mr. Classe proposed that the Minutes from the May 26, 2021 Landowners Meeting be deferred to next year's Landowners Meeting for approval and the BOS agreed.

The District Clerk recorded proof of publication of the meeting notice. **(EXHIBIT K)**

### **REPORTS**

A departmental report was presented by the District Administrator. **(EXHIBIT L)**

Mr. Classe advised that as you notice, we are missing a couple of BOS Members this morning. Mr. Hames is having surgery this morning to repair his Achilles heel which he injured in North Carolina while on vacation,

Mr. Classe advised that this morning we received sad news about BOS Member, Wayne Schoolfield, who was rushed to the hospital the evening of June 22<sup>nd</sup>. His condition is very grave. Mr. Classe asked everyone to please keep Mr. Schoolfield and his family in their thoughts and prayers. Mr. Classe advised that Mr. Schoolfield has been admitted to the ICU at Osceola Regional Hospital in Kissimmee.

Mr. Classe asked Jerry Wooldridge to say a few words about one of our RCID team members, Ms. Jennifer Johnson. Mr. Wooldridge advised that Ms. Johnson is the recipient of the first ever Building Officials Association of Florida (BOAF) Permit Technician of the Year for the entire State of Florida. Ms. Johnson was nominated by Ms. Ella Hickey and Mr. Joey Rodriguez from Building and Safety. Mr. Wooldridge advised that he is very proud of Jennifer and her accomplishments.

Ms. Blakeslee advised that she had nothing to report for the BOS.

#### **CONSENT AGENDA**

Vice-President Greer proceeded to the Consent Agenda and advised that the Consent Agenda exists of general administrative items and items under a specific cost threshold. Any item can be pulled from the Consent Agenda for further discussion, if requested. Consent Agenda items are shown below:

**Item 6A** – CONSIDERATION of Reappointment of **Wayne Allred** to the Board of Appeals for a three-year term to expire June 2024.

#### **Item 6B – ECEP Chiller Plant Rehab. Phase 1 (B1007A) – Revision of Initial Budget**

CONSIDERATION of Request for Board approval to revise the initial budget for the ECEP Chiller Plant Rehab Phase 1 project by reducing approved funding in the Owner-Furnished Material (OFM) line item and increasing funding in the RCES Soft Costs line item. The total budget amount will remain unchanged. Funding for this request will be derived from the RCID Series 2021-2 Utility Revenue Bonds (Taxable).

#### **Item 6C – ECEP Chiller Plant Rehab. Phase 1 (B1007A) – RCES Soft Costs**

CONSIDERATION of Request for Board approval of an additional amount Not-To-Exceed **\$50,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the ECEP Chiller Plant Rehab. Phase 1 project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. Funding for this request will be derived from the RCID Series 2021-2 Utility Revenue Bonds (Taxable). **(EXHIBIT A)**

**Item 6D – EPCOT Resorts Blvd. Bridge Replacement Phase II Utility Relocation – Owner-Furnished Material (OFM)**

CONSIDERATION of Request for Board approval of additional Owner-Furnished Material (OFM) in the amount of **\$10,000.00** for the EPCOT Resorts Blvd. Bridge Replacement Phase II Utility Relocation project. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds.

**Item 6E – EPCOT Resorts Blvd. Bridge Replacement Phase II Utility Relocation – RCES Soft Costs**

CONSIDERATION of Request for Board approval of an additional amount Not-To-Exceed **\$40,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the EPCOT Resorts Blvd. Bridge Replacement Phase II Utility Relocation project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. **(EXHIBIT B)**

**Item 6F – World Drive North Phase 3 – RCES Soft Costs**

CONSIDERATION of Request for Board approval of an additional amount Not-To-Exceed **\$50,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the World Drive North Phase 3 project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. **(EXHIBIT C)**

**Item 6G – North American Energy Standards Board, Inc. (NAESB) Base Contract for the Sale and Purchase of Natural Gas**

CONSIDERATION of Request for Board approval of the North American Energy Standards Board, Inc. (NAESB) Base Contract for the Sale and Purchase of Natural Gas between **Tenaska Marketing Ventures (TMV)** and the Reedy Creek Improvement District and authorization for the District Administrator to execute said Base Contract. RCID will utilize this Base Contract with TMV as part of its portfolio of natural gas commodity suppliers. **(EXHIBIT D)**

Vice-President Greer asked if anyone had any reason to bring up any items on the Consent Agenda for further discussion. No items were pulled from the Consent Agenda for review. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the Consent Agenda.

**REGULAR AGENDA**

**Item 7A – Proposed/Union Ratified Collective Bargaining Agreement for Unit “B”**

Mr. Classe requested Board approval to authorize the District Administrator or Deputy District Administrator to execute Proposed/Union Ratified Collective Bargaining Agreement for Unit “B” (Supervisory) for Reedy Creek Firefighters, IAFF Local 2117. Mr. Classe advised that he was happy

to present the Unit B Agreement between the District and the Union which consists of Captains/Battalion Chiefs that will be effective from January 2021 for three years. Mr. Classe advised that the B Unit Members have voted and approved the agreement. Mr. Classe advised that negotiations will likely begin on the new Unit A agreement in the very near future. Mr. Jon Shirey was introduced and he has taken over the position of Union President over the last six months. Mr. Shirey advised that huge strides have been made in the relationship between the Union and the District. Vice-President Greer asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request. **(EXHIBIT E)**

**Item 7B – Memorandum of Understanding – No. 2021-1**

Mr. Classe requested Board approval for a change to the Unit A Agreement between Reedy Creek Improvement District and the Reedy Creek Firefighters' Association, IAFF Local 2117, regarding Union leave time. Mr. Classe advised that this request is due to the change in how the Union leave bank is managed as negotiated in the new Unit B agreement. Since the leave bank covers both Unit A and Unit B, a change in the Unit A agreement is needed in order to implement the new leave bank program. Mr. Classe advised that there will be a couple of tweaks in the present document so approval is requested of the attached MOU in substantial form. Upon final acceptance of the minor language adjustments between the Union and the District, including Legal Counsel, the District Administrator will sign the MOU. Vice-President Greer asked if there were any public comments on this request and there were none. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the request. **(EXHIBIT F)**

**Item 7C – RCID 2016-2024 Transportation Projects Job Site Safety Observation – Amendment of Professional Services Agreement**

Mr. Quinn requested Board approval to increase the Professional Services Agreement between RCID and Colonial Risk Management, LLC, and to add to the fee the amount of \$78,000.00 and to extend the term of the agreement to June 20, 2022, for continued job site safety observation and oversight services. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. Mr. Quinn advised that this request is an annual amendment to this Agreement for job site safety observation to be extended for one year. Mr. Quinn advised that this request is through a third party's oversight of construction sites. Vice-President Greer asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request. **(EXHIBIT G)**

**Item 7D – Flamingo Crossings Blvd. Pedestrian Bridges – Budget Reallocation**

Mr. Classe requested Board approval to reallocate funds for the Flamingo Crossings Blvd. Pedestrian Bridges project as shown on the attached Exhibit H. Mr. Classe advised that this project was delayed due to COVID and changes due to relocation of towers because of site consideration. The project overall budget has been impacted by the tighter construction and material supply market conditions. Therefore, this is the reason for reallocation of funds. Mr. Classe advised that project will begin immediately upon approval of budget reallocation. Mr. Classe advised that these bridges will make the roads safer for college housing and employees back on property. Vice-President Greer asked if there were any public comments on this request and there were none.

Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the request.  
**(EXHIBIT H)**

**Item 7E – Flamingo Crossings Blvd. Pedestrian Bridges – Construction Services Agreement**

Mr. Classe requested Board approval to award a Lump-Sum Fixed-Price Agreement for Construction Services in the amount of **\$10,022,208.00**, to **Hoar Construction, LLC**, for the construction of two pedestrian bridge structures, site work, and landscaping associated with the Flamingo Crossings Blvd. Pedestrian Bridges project. Staff also requests Board authorization for the District Administrator or Deputy District Administrator to execute change orders up to an aggregate amount of **10%** of the additional contract amount. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. Mr. Classe advised that this request will cover two bridges, four towers and landscaping. Mr. Classe advised that these bridges are similar to the ones at Disney Springs. They are prefabricated steel and are put together by the contractor in Alabama who will bring them to site and piece together and set in-place. Bridge #1 will be across Western Way and Bridge #2 will be across Hartzog Road. Mr. Satterwhite advised that Bridge #2 will be first one with a completion date of January 21, 2022. Staff requested a modification to the recommendation by adding the following language: “This request includes Board authorization for RCID’s and/or RCES’s direct purchase of miscellaneous goods and ancillary professional services as necessary for the project.” Vice-President Greer asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request.  
**(EXHIBIT I)**

**Item 7F – World Drive North Phase II – RCES Soft Costs**

Mr. Kasper requested Board approval of an additional amount Not-To-Exceed **\$100,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the World Drive North Phase 2 project. This request includes Board authorization for RCID’s and/or RCES’s direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. Mr. Kasper advised that this request is due to challenges in electrical not seen on design portion of project, engineering re-design, field inspection and cut-over to new system. Vice-President Greer asked if there were any public comments on this request and there were none. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the request.  
**(EXHIBIT G)**

**Item 7G – Holiday Inn Club Vacation, Incorporated (HICV) and RCID – Construction Reimbursement Agreement**

Ms. Kolbo requested Board approval for the execution by the District Administrator of a Construction Reimbursement Agreement, in substantial form, between **Holiday Inn Club Vacation, Incorporated (HICV)** and RCID. The agreement will allow for the widening by HICV of a section of Hartzog Road from two lanes to four and the reimbursement in the amount of **\$593,500.00** by RCID to HICV at the completion of this work. Ms. Kolbo advised that this request is for the area of road at Hartzog Road at the southern portion of Flamingo Crossings where the existing road transitions to 2-lanes toward Orange Lake Resort. Approximately 300 linear feet of

road will be constructed and HPCV has asked if they could perform the work and be reimbursed for this work. Ms. Kolbo advised that Jon M. Hall has a hard bid for this project. Ms. Kolbo advised that RCID will perform its own inspection. Vice-President Greer asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request. **(EXHIBIT J)**

**8. OTHER BUSINESS**

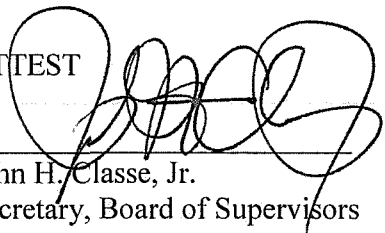
Vice-President Greer then asked if there was any further business to discuss.


Mr. Classe advised that the next BOS meeting will be held on July 28<sup>th</sup> at 9:30 a.m. The Boardroom will be set-up pre-pandemic style for the July BOS meeting.

Mr. Classe then presented the Final Thought from Kellie Elmore, Published Photographer & Author, "*Some of the best memories are made in flip flops.*"

There being no further business to come before the Board, the meeting was adjourned at 10:00 a.m. Vice-President Greer then advised that the BOS Members would take a short break before the Audit Committee meeting.

ATTEST

  
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John H. Classe, Jr.  
Secretary, Board of Supervisors

  
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Donald R. Greer  
Vice President, Board of Supervisors