

MINUTES OF MEETING

Board of Supervisors

Reedy Creek Improvement District

December 14, 2022

9:30 a.m.

President Hames called the regular meeting of the Reedy Creek Improvement District Board of Supervisors to order at 9:30 a.m. on Wednesday, December 14, 2022, at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were President Larry Hames, Max Brito, Leila Jammal, and Don Greer, constituting a quorum of the Board of Supervisors. Others in attendance included; John Classe, District Administrator; Tina Graham, District Clerk; Tracy Borden, Assistant Clerk, and Ryan Conrad, Administration; Ron Zupa, Technology Services; Chris Quinn, Heidi Powell, and Susan Higginbotham, Finance; Anthony Kasper, RCES; Chief Richard LePere, Deputy Chief Eric Ferrari, and Tanya Naylor, Emergency Services; Ed Milgrim and Ilana Perras, Milgrim Law Group, Bruce Jones and Debbie Reich, Procurement; Katherine Luetzow and Lee Pulham, Planning & Engineering; Eddie Fernandez, Human Resources; Eryka Washington and Erin O'Donnell, Communications; and Jacob Blume. Those participating via teleconference were: Yenni Hernandez, Technology Services; Michele Dicus and Kimberly Ferretti, Human Resources; and Mike Crikis, Environmental Sciences.

President Hames asked the attendees to please stand for the Pledge of Allegiance.

SAFETY MINUTE

Mr. Eddie Fernandez presented the safety instructions for the Administration Building. Mr. Fernandez identified the locations of the emergency exits as well as the evacuation procedures. Mr. Fernandez thanked employees and senior leadership for their safety efforts and wished everyone happy holidays.

APPROVAL OF MINUTES

Minutes from the November 16, 2022 BOS Meeting were approved and accepted as presented.

The District Clerk recorded proof of publication of the meeting notice.

REPORTS

Mr. Classe advised that we would like to recognize Debbie Reich, Procurement and Finance Administrative Assistant; today for her 20 years with RCID. Debbie will be retiring effective December 31, 2022. Ms. Reich was presented with a plaque from Mr. Jones and Mr. Quinn. Ms. Reich thanked Mr. Jones and Mr. Quinn and said that she is very appreciative to RCID and had a wonderful 20 years.

Mr. Classe reported that after a few weather delays, flu vaccines were administered to employees and dependents during the week of November 14th.

Mr. Classe announced that the National Step Challenge is a health and wellness competition focused on improving employee fitness and fighting hunger. It was conducted by Go365 and open to all Go365 users nationwide. The District participated in the large group category. The RCID team place 12th, which, resulted in 5000 meals, donated in our name to "Feed America". Mr. Classe thanked everyone who participated and helped RCID with this achievement.

Mr. Classe reported that last Friday, the Red Cross Big Red Bus was parked here at our building from 8:30-1:30 for employees to donate blood. Employees from numerous departments came out to donate.

CONSENT AGENDA

President Hames 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 could be pulled from the Consent Agenda for further discussion, if requested. Consent Agenda items are shown below:

Item 6A – World Drive North Phase III – Professional Services Work Authorization

CONSIDERATION of Request for Board approval to issue a Work Authorization under RCID's Master Agreement with **Consor Engineers, LLC**, in the Not-To-Exceed total amount of **\$23,876.00**, for bid proposal review services in support of the World Drive North Phase III Project. Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. **(EXHIBIT A)**

Item 6B – World Drive North Phase III – Cloud Based Digital Information Repository Service

CONSIDERATION of Request for Board approval to enter into a multi-year, multi-project license agreement with **Newforma**, permitting an unlimited number of users to access the Newforma Project Cloud proprietary digital information repository service for a one-time fee of **\$25,548.00**. The fee for the service permits use of the system in conjunction with the administration of the World Drive North Phase III construction project. Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. **(EXHIBIT A)**

President Hames asked if anyone had a 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 Mr. Brito and duly seconded, the Board unanimously approved the Consent Agenda.

REGULAR AGENDA

Item 7A – ECEP Chiller Plant Rehabilitation Phase 2 (B1015) – Initial Budget

Mr. Kasper requested Board approval to establish an initial budget of **\$6,900,000.00** for the ECEP Chiller Plant Rehabilitation Phase 2 project. Funding for this request will be derived from the RCID Series 2021-2 Utility Revenue Bonds (Taxable). Mr. Kasper advised that this request is to replace chillers 1 and 2 located at Epcot Central Energy Plant. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Greer and duly seconded, the Board unanimously approved the request. **(EXHIBIT B)**

Item 7B – ECEP Chiller Rehabilitation Phase 2 (B1015) – Construction Services

Mr. Kasper requested Board approval to execute an agreement with **Harper Limbach, LLC**, in the amount of **\$3,896,130.00** for construction services for the ECEP Chiller Plant Rehabilitation Phase 2 project. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount. Funding for this request will be derived from the RCID Series 2021-2 Utility Revenue Bonds (Taxable). Mr. Kasper advised that four bids were received and Harper Limbach, LLC was the lowest responsible bidder. The goal is to have both chillers active early summer 2023. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Jammal and duly seconded, the Board unanimously approved the request. **(EXHIBIT B)**

Item 7C – ECEP Chiller Plant Rehabilitation Phase 2 (B1015) – RCES Soft Costs

Mr. Kasper requested Board approval of an additional amount Not-To-Exceed **\$230,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the ECEP Chiller Plant Rehabilitation 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 will be derived from the RCID Series 2021-2 Utility Revenue Bonds (Taxable). President Hames 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 B)**

PUBLIC HEARING

Item 8A – Resolution No. 637 – First Reading – Amending the RCID Land Development Regulations.

President Hames then called a Public Hearing to order at 9:44 a.m. Ms. Pulham requested Board approval of Ordinance/Resolution No. 637 on the first reading, amending the RCID Land Development Regulations to incorporate amendments required by the recent Comprehensive Plan 2032 update, which was found in compliance on July 15, 2022. The Planning Board held a duly noticed public hearing on November 18, 2022 and recommended approval by the Board of Supervisors after finding 1) The amendments are consistent with and promote the intent of the Comprehensive Plan; 2) will not adversely affect other implementation programs for elements of the Comprehensive Plan; and 3) promote the public health, safety, and welfare within the District. The amendments fall within three general categories: 1) Updates to definitions and references to various statutes, codes, and manuals. 2) Updates to reflect specific amendments to the 2032 Comprehensive Plan. 3) The third category of amendments is the greatest in number and address how we conduct development reviews, how we regulate what, where, how something is required to be constructed, altered, or protected. This duly noticed public hearing is the first of two required for approval of an Ordinance/Resolution to amend the Land Development Regulations.

President Hames 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. President Hames then closed the Public Hearing at 9:56 a.m. **(EXHIBIT C)**

ORDINANCE/RESOLUTION NO. 637

An ORDINANCE/RESOLUTION OF THE REEDY CREEK IMPROVEMENT DISTRICT AMENDING THE RCID LAND DEVELOPMENT REGULATIONS FOR COMPLIANCE WITH THE 2032 COMPREHENSIVE PLAN; TO UPDATE DEFINITIONS; TO UPDATE REFERENCES, STANDARDS, AND PROCEDURES FOR USES; GROWTH; INFRASTRUCTURE; STREETS AND RIGHTS-OF-WAY; PARKING, LOADING, AND CIRCULATION; LANDSCAPING; SIGNS; WETLANDS; STORMWATER MANAGEMENT; GROUNDWATER PROTECTION; EROSION CONTROL; SANITARY SEWER; SOLID WASTE; FLORA AND FAUNA; CONSISTENCY REVIEW; DEVELOPMENT REVIEW; SUBDIVISION REVIEW; AMENDMENT OF COMPREHENSIVE PLAN; PLANNING BOARD; AND PLANNING AND ENGINEERING DEPARTMENT

WHEREAS, the Reedy Creek Improvement District Board of Supervisors, pursuant to Chapter 163, Florida Statutes, adopted on November 15, 1991 by Resolution No. 244, a joint comprehensive plan along with the City of Lake Buena Vista and the City of Bay Lake; known as the "1991 Reedy Creek Improvement District Comprehensive Plan"; and

WHEREAS, Section 163.3202, Florida Statutes, require that the Reedy Creek Improvement District adopt and enforce Land Development Regulations that are consistent with and implement the Reedy Creek Improvement District Comprehensive Plan; and

WHEREAS, Reedy Creek Improvement District Planning Board has been established and designated as the Local Planning Agency for the Reedy Creek Improvement District; and

WHEREAS, the Reedy Creek Improvement District Planning Board after public notice conducted public hearings and found the proposed Land Development Regulations to be consistent with and promote the intent of the Reedy Creek Improvement District Comprehensive Plan, do not adversely affect other implementation programs for elements of the Reedy Creek Improvement District Comprehensive Plan, and promote the public health, safety, and

welfare within the Reedy Creek Improvement District and therefore recommended adoption by the Reedy Creek Improvement District Board of Supervisors; and

WHEREAS, the Reedy Creek Improvement District Board of Supervisors, the Lake Buena Vista City Council and the Bay Lake City Council after public notice conducted joint public hearings and by Resolution No. 289, on March 30, 1994, adopted the Reedy Creek Improvement District Land Development Regulations; and

WHEREAS, the Reedy Creek Improvement District Board of Supervisors, upon recommendation by the Reedy Creek Improvement District Planning Board finds and determines that the adoption of the proposed amendments to the Land Development Regulations are consistent with and implement the Reedy Creek Improvement District Comprehensive Plan and that adoption thereof would be in the best interest of the Reedy Creek Improvement District.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Board of Supervisors of the Reedy Creek Improvement District, on this 14th day of December, 2022, as follows:

SECTION ONE: Purpose and Intent. This Resolution is enacted to carry out the purpose and intent of, and exercise the authority set out in Chapters 163 and 166, Florida Statutes, and the provisions of the Reedy Creek Improvement District Comprehensive Plan.

SECTION TWO: Title and Adoption. The regulations as set forth in Exhibit "A" and adopted hereby shall be known as and may be referred to as "An Ordinance/Resolution of the Reedy Creek Improvement District Amending the RCID Land Development Regulations for compliance with the 2032 Comprehensive Plan; to Update Definitions, References, Standards, and Procedures for Uses; Growth; Infrastructure; Streets and Rights-of-Way; Parking, Loading, and Circulation; Landscaping; Signs; Wetlands; Stormwater Management; Groundwater Protection; Erosion Control; Sanitary Sewer; Solid Waste; Flora and Fauna; Consistency Review; Development Review; Subdivision Review; Amendment of Comprehensive Plan; Planning Board; and Planning and Engineering Department..

SECTION THREE: Conflicts. All ordinances, resolutions, parts of ordinances or parts of resolutions in conflict with the Land Development Regulations adopted hereby are superseded and repealed to the extent of such conflict.

SECTION FOUR: Severability. If any provision or portion of this Ordinance/Resolution is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of the Ordinance/Resolution shall remain in full force and effect.

SECTION FIVE: Copy Availability. A certified copy of this enacting Ordinance/Resolution and the attached amendment to the Reedy Creek Improvement District Land Development Regulations and any future amendments thereto, shall be filed with the Clerk of the Reedy Creek Improvement District. The District shall also make copies available to the public for a reasonable reproduction charge.

SECTION SIX: Codification. It is the intention of the Reedy Creek Improvement District Board of Supervisors that sections of the land Development Regulations may be renumbered or re-lettered and the correction of typographical or scrivener errors which do not affect the intent may be authorized by Planning staff without need of public hearing, by filing a corrected recodified copy of same with the Clerk of the Reedy Creek Improvement District.

SECTION SEVEN: Jurisdiction. This Ordinance/Resolution and the attached amendment to the Land Development Regulations shall be a minimum standard and shall apply to and be enforced throughout the unincorporated and incorporated boundary of the Reedy Creek Improvement District, Florida including the City of Lake Buena Vista, Florida and the City of Bay Lake, Florida.

SECTION EIGHT: Effective Date. This Ordinance/Resolution shall become effective immediately upon final passage and adoption.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of Supervisors of the Reedy Creek Improvement District, Florida, this 14h day of December 2022.

OTHER BUSINESS

Item 9A – 2023 RCID BOS Calendar

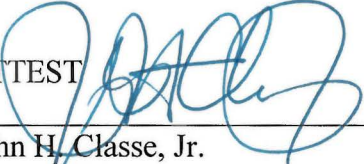
Mr. Classe requested Board approval of the 2023 RCID BOS Calendar that was included in the Board packages. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Jammal and duly seconded, the Board unanimously approved the request.

President Hames then asked if there was any further business to discuss.

Mr. Classe advised that today's Final Thought is from Jackie Joyner-Kersey, World Class Track and Field Athlete, "*It's better to look ahead and prepare, than to look back and regret.*"

There being no further business to come before the Board, the meeting was adjourned at 9:58 a.m.

ATTEST



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



Laurence C. Hames
President, Board of Supervisors