

In The Matter Of:
Central Florida Tourism Oversight District

Board of Supervisors Meeting
November 15, 2023

Legal Realtime Reporting
622 E. Washington Street
Suite 200
Orlando, Florida 32801

Original File 11-15-23TourismOversight Board of Supervisors Meeting.txt

Min-U-Script® with Word Index

CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT

BOARD OF SUPERVISORS MEETING

* * * * *

LOCATION: Central Florida Tourism Oversight
District
1900 Hotel Plaza Boulevard
Lake Buena Vista, Florida 32830

DATE TAKEN: November 15, 2023

TIME: 9:31 a.m. - 11:08 a.m.

REPORTED BY: SANDRA D. BROWN, FPR,
Court Reporter and Notary Public
State of Florida at Large

PRESENT:

BOARD MEMBERS: Martin Garcia, Chairman; Charbel Barakat, Vice Chairman; Brian Aungst, Jr.; Ron Peri; and Bridget Ziegler

SPEAKERS: Rabbi Yosef Konikov, Chabad South Orlando; Eddie Fernandez, CFTOD Operational Safety Consultant; Anthony Busby, FAVOB; Lee Mullon, Drummond Carpenter; Trish Murphy, FAVOB; Justin Spears, FAVOB; Debie McDonald; Greg Filak, Celebration CDD; Chris Wills, Disney Defenders; Jimmie T. Smith, Concerned Veterans of America; Craig Sandt, Principal Construction Manager; Katherine Luetzow, Planning & Engineering Manager; Mike Crikis, Director of Environmental Services; Tanya Naylor, Director of Security and Emergency Management; Eric Ferrari, Fire Chief; Jason Herrick, Gas, Water & Wastewater Resources Manager; Anthony Kasper, Engineering & Programs Manager; Kenny Locke, Chief Technical Inspector/Interim Manager

CFTOD STAFF: Glenton Gilzean, Jr., District Administrator; Paula Hoisington, Deputy District Administrator of Administration; Mike Crikis, Deputy District Administrator of Operations; Daniel Langley, Acting Counsel for CFTOD; Kurt Ardaman, Acting Counsel for CFTOD; Eddie Fernandez, Internal Risk Manager; Susan Higginbotham, Chief Financial Officer; Eric Ferrari, Fire Chief; Alycia Mills, Executive Assistant to Mr. Gilzean; Matthew Oberly, External Affairs Director; Rocky Haag, External Affairs Coordinator; Tanya Naylor, Director of Security and Emergency Management; Ron Zupa, IT Service Delivery Manager; Samarth Thomas, Systems Administrator; Katherine Luetzow, Planning & Engineering Manager; Michele Dicus, Human Resources Director; Jason Middleton, Chief Human Resources Officer; Eryka Washington, Director of Communications; Craig Sandt, Principal Construction Manager, Facilities; Kenny Locke, Chief Technical Inspector/Interim Manager; Tiffany Kimball, Contracting Officer; Erin O'Donnell, Town Clerk and Public Records Administrator; Jessica Kelleher, Public Records Associate, Communications; Daniel Bollone, GIS Administrator; Nicole Seipp, HR Generalist; Andrew Heithaus; Yenni Hernandez, Chief Information Officer; Jason Herrick, Manager Gas Water & Wastewater Resources; Anthony Kasper, Manager RCES Engineering and Programs; Andrea Osinski, Senior Procurement Analyst

P R O C E E D I N G S

* * * * *

1
2
3 CHAIR GARCIA: Good morning. Welcome,
4 everyone. Thank you for being here. Thank you for
5 your interest in the work of this Board, and thank
6 you for the interest of the work of this district.
7 We'll call the meeting to order, and first the
8 invocation. I'll turn it over Mr. Gilzean.

9 MR. GILZEAN: Yes, sir. Good morning. At
10 this time, I'd like to introduce Rabbi Yosef
11 Konikov, the founder and head rabbi of Chabad South
12 Orlando. Rabbi Yosef is an outstanding scholar and
13 published author. Rabbi and his wife reside in
14 south Orlando along with their seven children.
15 Rabbi, would you lead us in prayer.

16 RABBI KONIKOV: A great rabbi has taught that
17 it's important to promote charity, both in private
18 and public, so we will begin first with an act of
19 kindness, give charity before we begin an important
20 meeting.

21 O mighty God, Master of the world, let us
22 recognize the importance of the Central Florida
23 Tourism Oversight District, the government body
24 responsible for protecting and bettering the
25 quality of life for citizens and businesses, and to

1 raise the economic opportunities for an area
2 visited by people from the entire globe.

3 The Bible says about Abraham, And he went on
4 his journeys. The Jewish Talmud says, When you
5 return from Egypt to the land of Canaan, Abraham
6 went and lodged in the very same inns where he had
7 lodged on his way to Egypt. The Talmud says, This
8 teaches you etiquette that a person should not
9 change his lodgings.

10 This body of government helps make visits to
11 this district comfortable, and a reason for
12 visitors to return. The same ancient Jewish Talmud
13 states, Pray for the welfare of the government, for
14 without it a man would swallow up his fellow alive.

15 The Jewish stages teach this to mean not
16 necessarily only to avoid one murdering another,
17 but also government -- we need to pray for the
18 spiritual welfare of the government, thereby,
19 allowing it to recognize and respect the divinity
20 within man, which keeps people from taking
21 advantage of one another.

22 We pray that we see the importance of fairness
23 and care for each citizen by recognizing each human
24 being as a creation of Almighty God. We gather in
25 prayer for peace over the world and peace in the

1 land of Israel, which has seen savage massacres
2 last month driven by hatred. Men, women, and
3 children murdered, tortured, raped. Elders
4 executed, babies decapitated, and civilians
5 kidnapped and mutilated.

6 We pray that this government and humans
7 worldwide stand for right over wrong, and be brave
8 to speak up and act to defend and protect humans
9 from terrorism and hatred. We pray that
10 recognizing the divinity within humans will not
11 only help respect and protect them but also instill
12 peace among us. As the verse states, Oseh shalom
13 bimromav. He who makes peace on high, may He make
14 peace among us and among Israel. Because even on
15 high in the heavens, angels have different natures
16 and tasks and missions. How do they get along?
17 Only because He, the almighty, makes peace. His
18 presence, and the awe of him reminds all up on
19 high, that although they are different, they are
20 all here on a mission of God, and, therefore, they
21 work in harmony.

22 Bless us that we humans too feel your
23 presence, almighty God, and bless us to work
24 together in harmony to serve you and make this
25 region and this world a beautiful, friendly, and

1 harmonious place.

2 We pray, the gracious Father and merciful
3 King, bestow your divine blessings upon these
4 members of the Central Florida Tourism Oversight
5 District, and I also recognize our God-given
6 responsibility towards our fellow citizens. Grant
7 us, almighty God, that those assembled here be
8 aware of the importance of every human all created
9 in Your image. Bless them with good health,
10 wisdom, compassion, good cheer, and good
11 fellowship. Oseh shalom bimromav, hu ya'aseh
12 shalom aleinu, v'al kol Yisrael, v'imru, amen. He
13 who makes peace on high, may He bring peace upon us
14 and upon all of humanity, and let us say amen.

15 ATTENDEES: Amen.

16 CHAIR GARCIA: Rabbi, thank you very much for
17 your blessing, for sharing your wisdom with us, and
18 for those very appropriate words at this time.
19 Thank you, sir.

20 Mr. Gilzean, I understand you have a treat for
21 us today for the pledge of allegiance.

22 MR. GILZEAN: Yes, sir. Yes, sir, I do. So
23 today we have the American Legion Post 286 Honor
24 Guard from Orlando. We are grateful for their
25 presence. It is led by Captain Sergeant Buddy

1 Costant, a retired U.S. Marine. Alongside Captain
2 Costant is a Purple Heart recipient, Robert Amos,
3 who fought in Vietnam. Next we have Nestor
4 Serrana, who served in the United States Army in
5 Kuwait and Afghanistan. Additionally, third-class
6 petty officer Les Glima, who served in the United
7 States Navy.

8 Lastly, we have two sons of American Legions
9 with us. Mr. Mark Boudreau, whose father served in
10 the U.S. Army, and Duane Brockmeyer, father served
11 in the United States Marine Corps during the Korean
12 war.

13 Captain, the floor is yours.

14 CHAIR GARCIA: Please stand.

15 (Honor Guard presentation.)

16 ATTENDEES: I pledge allegiance to the flag of
17 the United States of America, and to the Republic,
18 for which it stands, one nation, under God,
19 indivisible, with liberty and justice for all.

20 CHAIR GARCIA: I hope they can hear me.

21 Gentlemen, thank you for your presence and honoring
22 us with your presence, and, most importantly, thank
23 you for your service to this wonderful country.

24 If we can now go over our safety procedures,
25 please.

1 MR. FERNANDEZ: Good morning. Thank you,
2 Mr. Chairman and members of the Board, for allowing
3 a moment to share with our visitors our safety
4 procedures. I'd like to let everyone know that in
5 the event that an evacuation is necessary, if
6 you're facing the two monitors in the front of the
7 room, the doors to your left will lead to an exit
8 at the rear of the building. The doors to your
9 right will lead to an exit where you entered this
10 morning at the front of the building.

11 Please make your way to the ends of the
12 parking lot, and we have employees here in the
13 building that will meet you there and take
14 attendance so that we can make sure everyone has
15 evacuated properly. If you know of anyone who
16 remained in the building and could not make it out,
17 please let the employees know so that when
18 emergency responders arrive, they can tend to those
19 employees.

20 We do have first-aid kits in the building and
21 an AED at the security desk if those become
22 necessary, otherwise, thank you very much and enjoy
23 the meeting.

24 CHAIR GARCIA: Thank you very much. We'll now
25 have public comments. I will ask everyone -- I

1 assume that as you're speaking here, you know what
2 the rules are for public comments. If you don't,
3 we will remind you. And so let's begin with the
4 first -- I've got eight public comments -- we have
5 eight public comments today.

6 Number one, Mr. Busby, please come up and give
7 us your full name. If you're here in a
8 representative capacity, sir, please tell us who
9 you represent.

10 MR. BUSBY: Good morning, honorable Board, and
11 ladies and gentlemen in the crowd. My name is
12 Anthony Busby, and I am the current vice chair for
13 FAVOB Orlando, which is the Florida Association of
14 Veteran-Owned Businesses.

15 So today I'd like to start off by thanking the
16 Board and everybody in attendance for hearing us
17 today. Again, my name is Tony Busby, owner of
18 GreatFlorida Insurance of Lake Nona and Hunters
19 Creek, as well as, as I said before, the current
20 vice chair for FAVOB Orlando.

21 As a small business owner and entrepreneur, I
22 would like to, first-off, thank our friends here at
23 Central Florida Tourism Oversight District, of the
24 Reedy Creek District, for providing a unique
25 opportunity for veteran-owned businesses and

1 entrepreneurs like myself to apply for contracts
2 and do business within the district. A special
3 thanks to Matthew Oberly and Rocky Haag for making
4 me aware of this program. And I truly believe that
5 this program is going to change the lives of many
6 small business owners and entrepreneurs here
7 locally. Thank you.

8 CHAIR GARCIA: Thank you for your comments,
9 sir. And, you know, the Board really has to give
10 Mr. Gilzean credit here. One of the first things
11 he did is initiate action to make sure that
12 business that's provided by this Board and by the
13 district is available to small businesses in
14 Central Florida that simply were not available to
15 them before. And that's been a real goal of the
16 Board, and we're grateful for Mr. Gilzean's
17 leadership with respect to that.

18 You know, the old policy was that they didn't
19 have a procurement policy. There was no rules for
20 someone coming forth and being able to bid here and
21 get business from this district. You know, our
22 revenues are \$200 million a year, and our goal
23 would be to share that with some of the local small
24 businesses. And, you know, the policy before this
25 Board took over was to, essentially, give business

1 to favored businesses of the largest taxpayer in
2 the district.

3 And there's nothing wrong with that if you're
4 in private business, and you decide you want to do
5 business with a handful of people, that's fine.
6 But as a government agency in -- an independent
7 government agency, we must function differently,
8 and we must function in -- with a policy that we
9 provide equal opportunity for others. And so we
10 appreciate Mr. Gilzean's leadership on this front,
11 and we look forward to spreading the wealth with
12 more small businesses in Central Florida.

13 Next, number two, Mr. Mullon.

14 MR. MULLON: Hi, good morning. My name is Lee
15 Mullon with Drummond Carpenter. We're a service
16 disabled veteran-owned small business based right
17 here in Orlando. So I'm here representing Chad
18 Drummond, who is our CEO and our service disabled
19 veteran founder. He could not be here,
20 unfortunately, but I'm happy to represent him and
21 to speak on this important topic.

22 So, Drummond Carpenter, we are an engineering
23 and research firm. It was really founded to help
24 our clients address the most challenging and
25 difficult issues surrounding infrastructure,

1 environmental resiliency, and sustainability. And
2 our firm is only eight years old, and I can tell
3 you how challenging it is to grow an engineering
4 practice in today's competitive industry and
5 market.

6 And I personally would not be here if not for
7 the existing programs that support veteran
8 businesses right here in Central Florida. Notably,
9 Orange County and the City of Orlando, both of
10 which have provided our firm with the opportunity
11 to demonstrate our commitment and our value to
12 addressing these very important projects and doing
13 the important work that will benefit our
14 communities for the decades to come.

15 So I really want to support and applaud all
16 organizations that provide similar opportunities to
17 veterans and veteran businesses because it's helped
18 us grow our practice, create high-paying jobs here
19 locally, to fund our own veteran scholarship
20 program, and to ultimately give back to the
21 communities that we work within, so thank you.

22 CHAIR GARCIA: Sir, thank you for your
23 comments, and I know it warms the heart of my
24 fellow board members to have an opportunity to
25 provide opportunities for former veterans. Thank

1 you for your service, sir.

2 Next, number three, Trish Murphy.

3 MS. MURPHY: Good morning. Thank you for
4 having us. My name is Trish Murphy. I am born and
5 raised right here in the Orlando area, so this is
6 home for me. I'm an Air Force veteran, mom of
7 four, I'm a business owner, and I'm the chair for
8 the Florida Association of Veteran-Owned
9 Businesses, better known as FAVOB.

10 We exist to create opportunities for
11 veteran-owned businesses to thrive. Our vision is
12 to position Florida as the state of choice for
13 veterans who own and operate a business. And this
14 week, for the first time, this district in 55 years
15 has provided an avenue for veterans to bid and win
16 contracts and serve their community.

17 You see, at FAVOB, we don't see veterans as a
18 federally protected class, although they are. We
19 see them as a byproduct of the very best trained
20 military in the world. We see them as an
21 underutilized asset for economic impact in our
22 community. We know what they are made of, and we
23 know they are well suited for business success, and
24 here is why: Veterans know how to lead. We also
25 know how to follow. Veterans have grit. We're not

1 afraid to do the hard work. Veterans show up on
2 time and do what they say they are going to do.
3 Veterans always put the mission first, and last but
4 not least, veterans never quit.

5 So today, on behalf of veteran businesses in
6 the area and FAVOB, thank you for the opportunity
7 to win your business and blow your socks off.

8 CHAIR GARCIA: Ms. Murphy, thank you so much
9 for those very powerful words.

10 MS. MURPHY: Yes, sir.

11 CHAIR GARCIA: And next, number four, Justin
12 Spears.

13 MR. SPEARS: Good morning, esteemed Board. My
14 name is Justin Spears. I'm a proud Navy veteran,
15 and I'm representing FAVOB this morning. Not only
16 am I a proud Navy veteran, I'm also a serial
17 entrepreneur. I have multiple businesses here in
18 Central Florida, so a partnership with FAVOB was
19 very welcomed when Trish reached out to me.

20 So what I'd like to do in light of the
21 conversation today is share some insights into
22 veteran-owned businesses and the benefits that both
23 the business owners, the business employees, as
24 well as the partners and the customers, have.

25 See, Florida is home to a remarkable 185,000

1 veteran-owned businesses. It's a large number, but
2 what does that represent. That represents a vast
3 industry. That represents a vast network of
4 resilience and innovation in our state, really
5 untapped resources for most communities. Notably,
6 these businesses stand a variety of industries, and
7 they bring a significant impact to Florida's
8 economic landscape.

9 So, veterans, we're known for exceptional
10 skills in specific areas such as project
11 management, operations management, logistics,
12 quality assurance. Notably, strategy and
13 innovation, that's a big one that we're taught.
14 These skills are honed, and we implement them
15 throughout our careers. It's not a one-time thing.
16 It's a lot of repetition. The military continues
17 to send us to schools to build on what's the latest
18 and greatest. There's a lot of academics involved
19 to support it, as well.

20 So these skills, they translate into tangible
21 benefits for our partners and our customers:
22 Reliability, strategic thinking, problem solving,
23 and a commitment to excellence. Our partners and
24 customers, they get to experience streamlined
25 services, rapid innovation, organizational

1 efficiency, creating an agile and lean environment
2 to conduct business, and keep implementing
3 innovation.

4 When you engage with a veteran-owned business,
5 you're not just receiving a service or a product.
6 You're benefiting from a mindset that's focused on
7 meticulous execution. Moreover, supporting these
8 businesses impacts our local economies at all
9 levels. So I encourage you to consider the unique
10 value and perspective veteran-owned businesses
11 bring to this landscape, bring to your initiatives,
12 and we welcome the conversation with our team at
13 FAVOB to introduce you to these businesses, to
14 these entrepreneurs, and other key insights that
15 can benefit this district. Thank you for your
16 time, and I look forward to a collaboration. I
17 appreciate it.

18 CHAIR GARCIA: Mr. Spears, thank you for those
19 comments. You say you're proud to be a veteran.
20 What I tell you from this Board, we're proud of you
21 for being a veteran.

22 MR. MULLON: Thank you, my pleasure.

23 CHAIR GARCIA: Next, Ms. Debie McDonald. Good
24 morning, Debie.

25 MS. MCDONALD: Good morning. Good morning,

1 Board. Hello, my name is Debie McDonald, and
2 what's difficult about standing before you time
3 after time is I'm struggling to find the words to
4 describe what I'm seeing.

5 I understand your concerns about a Disney's
6 cultural influence. Whatever you believe, I still
7 adamantly disagree with punishing a private company
8 for their free speech. These grievances should not
9 be settled using the special district as a
10 political platform to fight an unnecessary cultural
11 war.

12 May I remind everyone here that governing a
13 special district is not remotely similar to
14 politics. Governing requires patience, knowledge
15 of the issues, and, above all, the wisdom and poise
16 to make good decisions and to be ethical. I can
17 tell you what governing a board is not. It is not
18 manufacturing controversy for headlines. It is not
19 handing out no-bid contracts to your friends, it is
20 not silencing your staff and causing them to leave
21 in droves. This is not an electoral campaign.
22 This is not a school board. This is not a church.
23 This is not a law firm. This is not a special
24 nomination commission for judges. This is not the
25 Federalist Society. This is not the Urban League.

1 This is not a state-sanctioned slush fund for
2 charter and private schools.

3 This is a real district with real problems
4 that require your undivided attention. The longer
5 you-all govern with only the governor, your
6 political allies, and your partner -- partisan
7 politics in mind, the more the district suffers,
8 the more Central Florida suffers.

9 May I remind the Board that you have a
10 fiduciary responsibility to our community to do
11 what is best for this organization. You have
12 promised to put contracts out for bid, to be
13 transparent, and to be fair. Please put ethics
14 before politics. And to the employees of Reedy
15 Creek, thank you for being the goodness that I've
16 seen in this organization. I have learned the
17 magic is in the people who work here, and I'm
18 humbled to met every single one of you that I have.
19 Thank you.

20 CHAIR GARCIA: Thank you for your comments.
21 Next, number -- we're going to skip six and ask him
22 to speak last because he's a former representative,
23 and we'll go to seven. And this is, I believe -- I
24 can't read the --

25 MR. FILAK: Greg Filak.

1 CHAIR GARCIA: Okay. Thank you. If you're
2 here -- please give us your full name, and if
3 you're here in a representative capacity, please
4 tell us who you represent, sir.

5 MR. FILAK: Yes, sir. Good morning, Board.
6 My name is Greg Filak. I'm the chairman of the
7 Celebration CDD. So, like you, we are a special
8 purpose district. So if you look to your south, we
9 are the community just on the other side of I-4
10 within Celebration. You-all surround us on three
11 sides, so you are our neighbors.

12 We -- our board has been established now
13 for -- just going on 30 years. So we are -- to
14 those folks who aren't familiar, we are an
15 unincorporated piece of Osceola County, but we are
16 what would be a town board if we were incorporated.
17 So, like you, we're responsible for infrastructure
18 around the Celebration community, as opposed to our
19 homeowners', which does traditional homeowners'
20 association activities.

21 I just wanted to come in and introduce myself.
22 Again, our staffs have had relationships, I think,
23 over the past 30 years. Any time we need to do
24 things around our community because you immediately
25 are adjacent to us, conservation areas, some of the

1 water disbursement agreements that we have, water
2 control, those are agreements that we've had
3 existing with your board now for 30 years.

4 So I just wanted to come and introduce myself.
5 I don't have any business in front of the Board.
6 But I think it's best that as neighbors we're
7 introducing ourselves before we do have business so
8 we can build that relationship ahead of time. So
9 I've met with Mr. Gilzean a few times, and with
10 your vice chair, as well. So I appreciate the
11 opportunity to come in, and, certainly, Mr. Gilzean
12 has my contact information if you ever have any
13 questions or comments to bring before our board.

14 CHAIR GARCIA: Thank you very much for your
15 comments, and it's always great to meet our
16 neighbors. And as you have probably learned,
17 Mr. Gilzean has an open door policy, and his door
18 is open to you or any of our neighbors at any time.
19 But thank you for introducing yourself to the
20 Board.

21 MR. FILAK: Appreciate it, thank you.

22 CHAIR GARCIA: Next, number eight, Chris
23 Wills. Mr. Wills.

24 MR. WILLS: Good morning. I want to begin by
25 joining in the sentiment that's been expressed

1 across Walt Disney World property in the last
2 couple days, as well as across our entire nation,
3 in saluting all the veterans that have served our
4 nation and are willing to help serve this district.

5 I wanted to provide you-all some documents.
6 What would be the best way to do that?

7 CHAIR GARCIA: Why don't you give them to
8 Mr. Langley.

9 MR. WILLIS: So what's being handed out to you
10 right now are two proposed constitutional
11 amendments. Oh, I didn't introduce myself
12 properly. My apologies. My name is Chris Willis.
13 I'm here on behalf of Disney Defenders. We are
14 proposing two constitutional amendments: One to
15 restore Reedy Creek and one to prohibit political
16 retaliation in the state of Florida.

17 And then the final document that's in the
18 packet that was just provided to you-all is a pink
19 slip that we are providing to the Board today. It
20 is to put you-all on notice that once these
21 petitions get the signatures needed and the will of
22 the voters expressed in the state, we will restore
23 Reedy Creek, and your services will no longer be
24 needed.

25 As you'll see on the pink slip, it states

1 specifically that the termination is with cause.
2 And we outlined every single reason that over this
3 short term that you-all have served here, it's been
4 chaos and corruption. And so we really need
5 you-all to take a look at these documents, and I
6 actually invite everybody to sign them at
7 disneydefenders.com, including the board members,
8 because as has been said, you-all have a civic duty
9 to the public to do what's best for this district,
10 and that is, in our estimation, and you see on this
11 pink slip, your resignation and make sure that we
12 restore Reedy Creek, which kept this area of the
13 state as one of the best run areas in the entire
14 state, I dare say in the entire world.

15 I'm happy to answer any questions that anybody
16 has, but we certainly hope that you'll take it into
17 consideration and encourage you guys to take a look
18 at the petitions.

19 CHAIR GARCIA: Mr. Wills, thank you very much
20 for your comments and thank you for the materials
21 you shared with the Board.

22 MR. WILLS: Thank you very much.

23 CHAIR GARCIA: Next, we have the pleasure and
24 the privilege of hearing from a former Florida
25 Representative. Mr. Smith, please introduce

1 yourself and welcome.

2 MR. SMITH: Thank you very much, Chair
3 members, and to the people in the audience. My
4 name is Jimmie T. Smith, and I'm with Concerned
5 Veterans for America. We're a national
6 not-for-profit, non-partisan organization that
7 works on policy. And I'm a former state
8 Representative where I was blessed to be the chair
9 of the veterans and military affairs subcommittee.

10 That leads into one of the reasons I'm so
11 proud to be here today because veterans in Florida
12 is a growing population. The changes in policies
13 that we did at the state level has allowed Florida
14 to be the number one state for veterans to want to
15 move. And where that relates to what is going on
16 in the state of Florida, as far as the growth of
17 business, as you can see by FAVOB, is that you have
18 10 percent of all small businesses are veteran
19 owned, even though less than 2 percent serve.

20 Demographically, you're demonstrating by
21 bringing people to Florida and having opportunities
22 to get jobs and build careers here, the ability for
23 them to fundamentally have a future, which is all
24 veterans want when they come home. It allows for
25 prosperity in the community. And change in policy

1 means giving a thank you more than what you
2 sometimes kind of wonder what you should do for
3 veterans. Veterans Day just passed, and people say
4 thank you for your service.

5 Well, this is a thank you, to give the
6 opportunity to change the policy locally following
7 the things the state has done for years allows
8 people, like members of FAVOB and others, to have
9 prosperity, to bring their families here. And the
10 unusual thing is Orlando is one of the growing
11 business -- veteran business populations that has
12 the lowest amount of active duty military here.
13 You're drawing them here through the incentive of
14 being good stewards of good policy and showing true
15 appreciation for veterans like you did earlier with
16 the VFW.

17 And we greatly appreciate it, and, again, what
18 you have done is an example that from the state to
19 the national level, when they do policy, it really
20 matters most when you give opportunity locally.
21 Thank you.

22 CHAIR GARCIA: Representative Smith, thank you
23 very much for your service as an elected official
24 and for your service as a veteran and for
25 continuing to serve the veteran population. That's

1 wonderful. Thank you.

2 MR. SMITH: Thank you very much.

3 CHAIR GARCIA: Next, the consent agenda. Are
4 there any comments, questions, concerning the
5 consent agenda?

6 MR. AUNGST: Move to approve.

7 CHAIR GARCIA: Is there a second?

8 MS. ZIEGLER: Second.

9 CHAIR GARCIA: All in favor, indicate by
10 saying aye.

11 THE BOARD: Aye.

12 CHAIR GARCIA: Let the record reflect the
13 motion passed unanimously.

14 Let's go to the management report.

15 Mr. Gilzean.

16 MR. GILZEAN: Yes, sir. During our meeting
17 today, we have a few employee recognitions, but
18 first I want to thank all the veterans here today
19 and those who have served our great nation. I
20 appreciate each one of our veteran-owned businesses
21 and business owners who offered public comments
22 today. We recently heard from former state rep,
23 Jimmie Smith, who spoke with us.

24 Representative Smith, even though he was so
25 kind and gracious not to share his background, but

1 joined the Army in 1982 at the age of 17. He
2 served in the Gulf War, he had tours in Japan,
3 Korea, Honduras, Belize, and Panama before
4 retiring.

5 Next, I would like to say thank you to
6 Ms. Trish Murphy, the state chair of the Florida
7 Association for Veteran-Owned Businesses.
8 Ms. Murphy is a veteran who served in the United
9 States Air Force as a senior airman.

10 And then also I want to recognize Mr. Justin
11 Spears, entrepreneur, and also founder of MXI
12 Consulting and former U.S. Navy corpsman.

13 The district administration and board of
14 supervisors have made it a point to deepen our
15 impact within the Central Florida region. Since
16 our new procurement policy was enacted, CFTOD has
17 saved all taxpayers nearly \$3.5 million. I
18 recently handed you a copy of all of the bids and
19 the contracts that have been awarded since the new
20 policy, that we can see the breakdown, and we will
21 actually have this documentation available for the
22 public as well.

23 And what's really exciting about it,
24 Mr. Chairman, and members of the board, we brought
25 in a plethora of new businesses to the district who

1 contracts were awarded roughly over \$15 million,
2 and with -- specifically, with the buy local
3 program, we have over \$9 million awarded to local
4 corporations.

5 Additionally, under this administration, we
6 will prioritize procuring goods and materials from
7 companies made here in Florida and also America
8 whenever possible.

9 Next, I'd like to thank Governor Ron DeSantis
10 for recently recognizing our first responders'
11 sacrifice by issuing an annual year bonus through
12 the Florida Essential First Responder program. I
13 am happy to announce the checks have arrived. For
14 those who -- please contact the fire chief and --
15 to obtain your bonus. So, Chief...

16 MR. FERRARI: Thank you.

17 MR. BARAKAT: You're about to receive a lot of
18 emails.

19 MR. GILZEAN: Yeah, you're going to get a lot.
20 Before we move on to acknowledgement, I also want
21 to recognize the veterans one last time. It is
22 estimated among district and RCID staff, there's
23 over 600 years of collective military service.
24 With that said, I just want to take a second and
25 applaud everyone for that.

1 (Applause.)

2 MR. GILZEAN: All right. So now on to the
3 recognitions. At the district, we incentivize and
4 reward our team members who obtain certifications
5 to advance their abilities in their roles. We want
6 to recognize two of them today. Both of these
7 individuals serve the public with excellence, and
8 with their certifications, I'm confident that they
9 will increase their service to our taxpayers and
10 respective department.

11 First, let's start off with Daniel Bollone.
12 Daniel is our geographical information systems
13 administrator tasked with programs to map, analyze,
14 and visualize geographical data in the district.
15 Daniel is being recognized for receiving a
16 certification as a geographic information systems
17 professional. Congratulations on your achievement.
18 Where is Daniel? Oh, come on over.

19 (Applause.)

20 MR. GILZEAN: So, Board members, this is when
21 you get up and you do your photos. This is it.
22 This is that time.

23 (Photograph taken.)

24 MS. ZIEGLER: Congratulations.

25 MR. GILZEAN: All right. The second employee

1 I would like to recognize is Ms. Nicole Seipp.
2 Nicole is our HR generalist and recently completed
3 her senior professional in HR -- I'm sorry, human
4 resource certification. Her manager, Michelle, has
5 noted that the senior professional certification is
6 one of the most demanding and grueling
7 certifications to obtain. This is how great Nicole
8 is. She passed it on her very first, one try. And
9 if -- and that's something truly achievable and
10 also incredible. So with that said, we want to
11 thank Nicole. Nicole was unable to be here today,
12 but thank you, Nicole, for your...

13 (Applause.)

14 MR. GILZEAN: All right. Next, I would like
15 to acknowledge Erin O'Donnell. Erin is our public
16 records administrator. Her workload has grown
17 expedientially over the last year, to say the
18 least. Despite the challenge, Erin has pushed
19 through the immense work and pressure to answer all
20 public records requests with excellence and pride.
21 Thank you, Erin, for your excellent service. You
22 are greatly appreciated.

23 (Applause.)

24 MR. GILZEAN: All right. Now I'd like to
25 recognize Andrew. Where is Andrew? There he is.

1 Andrew. Andrew Heithaus, who recently retired from
2 the district in October, after 20 years of service
3 as a firefighter and paramedic throughout the state
4 of Florida. He served both in the central and
5 southern regions. Andrew started as a firefighter
6 down in south Florida, then transferred to the
7 district as a paramedic. The employees here at the
8 district do incredible work day in and day out, and
9 Andrew is an example of how we contribute to the
10 world class experiences. We appreciate your
11 service and wish you endless enjoyment in years
12 ahead.

13 This is where we pause and we do another
14 photo. So, Andrew, come on up for the photo.

15 (Applause.)

16 (Photograph taken.)

17 MR. GILZEAN: Do you want to come by and take
18 a picture? Is that --

19 MS. ZIEGLER: Do you want one over there?
20 Okay. There you go. Okay. Congratulations.

21 (Applause.)

22 MR. GILZEAN: All right. For our next order
23 of business, I would like to discuss the economic
24 impact our recent enacted procurement policy has
25 created and the savings we brought to all

1 taxpayers. Thanks to the Board and my
2 administration, but specifically Tiffany Kimball
3 and her team, our new procurement policy has
4 created over \$50 million in economic impact. That
5 is the sheet that you have here, and, again, it's
6 available for anyone who wants a copy. Since the
7 enacting of the new policy. Due to these new
8 procurement rules, we have set forward our buy
9 local now initiative that prioritizes contracting,
10 procuring goods, and services from the Central
11 Florida regions and across the state of Florida.

12 The district vision is to bring profound
13 opportunity and prosperity to the region through
14 this initiative. The district procurement team has
15 been listing contracts on the State of Florida's
16 website, My Florida Marketplace, and this practice
17 will continue to go forward.

18 Lastly, starting at the end -- or beginning of
19 next month, CFTOD will launch a new website,
20 oversightdistrict.org/buylocalnow, where we'll host
21 all open bids ensuring local businesses can view
22 and compete for opportunities.

23 As we wrap up today, I am thankful for every
24 team member and the Board for our collective
25 achievements. In these first six months -- can you

1 believe it's been six months? Feels longer than
2 that. Wow -- we have achieved significant and
3 historic progress for taxpayers and those who visit
4 the district.

5 First, this administration was able to
6 negotiate and approve an A unit bargaining
7 agreement that was both fair and generous. On your
8 agenda today, the B unit collective bargaining
9 agreement was negotiated and approved before the
10 current contract expired. This is a first. It's
11 never happened, ever.

12 In addition, we have given non-bargaining
13 employees access to cancer treatment health
14 benefits previously unavailable to them, and also
15 offered other enhanced benefits. As district
16 administrator, along with the Board, we have
17 lowered the millage rate across the district
18 reducing revenue roughly 13 million.

19 Lastly, as we discussed today, we have saved
20 taxpayers millions of dollars through the new
21 procurement policy centered on bringing opportunity
22 to veteran-owned and local businesses. Recently,
23 CFTOD joined the Osceola Chamber of Commerce, the
24 Florida Association of Veteran-Owned Businesses,
25 the African-American Chamber of Commerce of Central

1 Florida, the Hispanic Chamber of Commerce of Metro
2 Orlando, the Lake Nona Regional Chamber, and the
3 St. Cloud Chamber of Commerce. These partnerships
4 will deepen our ability to reinvigorate the local
5 market, spur job creation, and increase economic
6 development in the region.

7 The morale in the Central Florida Tourism
8 Oversight District has also increased as my open
9 door policy continues to be utilized by staff
10 members who have met with me directly. Some staff
11 has shared that this is the first time they've
12 actually had a chance to meet with the district
13 administrator. They've never been invited.

14 I've met with multiple departments across the
15 district through our coffee and conversation
16 collecting countless amount of feedback and acting
17 on it as we increase the employees' wellbeing and
18 work-life balance. Meeting with the fire
19 department in the evening for dinner, on weekends,
20 all has further increased morale throughout the
21 district. As the district administrator, I have
22 memorialized Veterans Day as an official CFTOD
23 holiday starting this year. From now on our staff
24 will be able to honor veterans with this day off.

25 In addition to Veterans Day, I recently

1 announced that employees will be given an extra day
2 off during the Thanksgiving holiday. Our
3 partnership with NeoCity has also been a hit for
4 our employees. This internship program allowed
5 high school students hands-on experience through
6 summer internships here. Thanks to the
7 communications director, Eryka Washington Perry,
8 public records associate, Jessica Kelleher, and
9 also botanist, Danielle Mohan, for their hard work
10 on the NeoCity summer internship initiative. Each
11 one received a thousand dollars excellence award
12 for their hard work. This program would not have
13 been possible without their incredible
14 collaboration and our incredible partners with
15 Career Source.

16 We will continue to allow our team members to
17 work with community partners as a way of them to
18 give back to the region. As a former head of the
19 Central Florida Urban League, I know how rewarding
20 and enjoyable giving back can be.

21 As district administrator, and along with the
22 Board, I look forward to answering all the needs of
23 taxpayers in an efficient, timely, and transparent
24 manner. With that, Mr. Chairman, and members of
25 the Board, that concludes my report.

1 CHAIR GARCIA: Mr. Gilzean, thank you for your
2 report and thank you for your very capable
3 leadership. I don't know if there's any other
4 comments from my fellow directors.

5 MR. BARAKAT: Mr. Chair, if I could, just a
6 couple quick things.

7 CHAIR GARCIA: Yes, sir.

8 MR. BARAKAT: In lieu of -- we're going to go
9 through a lot of contract approvals shortly.
10 Rather than -- I mean, I may have some brief
11 comments on each of those, but I guess just as a
12 global comment, I'd like to thank Mr. Gilzean for
13 the thoroughness in which he engaged in these -- in
14 sort of vetting these new contracts. I think for,
15 you know, the spirit of the new time, new age in
16 this district -- I mean, I think it's exemplified a
17 little bit by our new logo.

18 One, we're looking to operate in greater
19 sunshine, but, two, sort of grow deeper, greener
20 roots -- rootedness in the local district and
21 establish those connections with folks in the
22 community, whether veteran-owned businesses or
23 others, and I think Mr. Gilzean has done a great
24 job of that.

25 I was appreciative of the time spent with him

1 on the phone discussing a lot of these contracts in
2 pretty significant detail. And, Mr. Gilzean, I'd
3 like to thank you for putting up with my many, many
4 detailed questions. You had great answers for all
5 of them. I think we're undoubtedly putting the
6 district in a better place going forward, so thank
7 you for that.

8 Thank you also for acknowledging the Veterans
9 Day holiday. I know your expectations of your team
10 and the work hours that have been put in over the
11 last six months have been significant. And it's
12 good to acknowledge our veterans on Veterans Day,
13 but also acknowledge the greater sacrifices of all
14 of our team by giving them that extra time off.

15 And I also mentioned to you, and I'll mention
16 it publicly, I'd like to maybe consider going
17 forward -- not that it needs a vote but maybe
18 consideration also of Columbus Day when it comes to
19 sort of acknowledging the significance of that day
20 in our country's history, as well. So just for
21 future thought. Thank you.

22 CHAIR GARCIA: Okay. Let's move on to new
23 business, and I've got a comment and a question --
24 first a question for Mr. Langley. We've got a
25 bunch of contracts, and from a logistic standpoint,

1 do we vote on each one, or do we vote all of them
2 at the end? How do you prefer us to do that?

3 MR. LANGLEY: Well, as it's currently laid
4 out, it's anticipated that each item would have a
5 separate vote, but if the Board wants to do all of
6 them at the same time, there's nothing that would
7 prohibit that. Some of these could have been on --
8 I think the district administrator wanted you-all
9 to have the benefit of presentation on some of
10 these. So if you wait until the end, that's fine,
11 if that's the way you want to proceed. Of course,
12 you can take them one at a time. I don't know how
13 many have presentations.

14 MR. GILZEAN: All.

15 MR. LANGLEY: All of them do, so there's going
16 to be, you know, quite a number of presentations
17 today.

18 MR. GILZEAN: There are only a couple.

19 CHAIR GARCIA: So unless any of my fellow
20 board members have an objection, I would propose
21 that we just vote on all of them at the end.

22 MR. AUNGST: Sounds fine. Mr. Chair, the way
23 I see it is we have section 8.1, which has a bunch
24 of subsections, and then we have 8.2, and then 8.3.
25 So, in my mind, we could hear all the 8.1s and then

1 vote on 8.1, and then hear all the 8.2s and vote on
2 8.2. And then 8.3 is the collective bargaining
3 agreement B. Does that make sense?

4 MR. GILZEAN: Yes.

5 MS. ZIEGLER: Yes, it does.

6 CHAIR GARCIA: Yes, great idea. And so the
7 only comment I might have, and Mr. Langley referred
8 to it, is typically for municipalities or special
9 districts like us, these types of contracts would
10 typically be on a consent agenda, and the
11 individual board members would have discussions
12 with their CEO, Mr. Gilzean, if they have any
13 questions. And if there's no questions, then they
14 all get approved on a consent agenda.

15 And because of the emphasis by this Board on
16 transparency, we felt that we wanted to put them on
17 the actual agenda and have the appropriate amount
18 of presentation, but that's not -- I want everybody
19 to understand that doesn't mean that there weren't
20 detailed discussions between Mr. Gilzean and each
21 board member as to each of these contracts. We
22 just want the public to see the business that we're
23 doing and be as transparency -- as transparent as
24 we can, particularly with the dollar amounts that
25 are involved here.

1 So with that, let's go to the first item on
2 the -- which is 8.1. Do we have a -- is there a
3 presentation, Mr. Gilzean?

4 MR. GILZEAN: Sir, yes, sir. You are up.

5 MR. SANDT: Good morning, everyone. Chairman,
6 board of supervisors, my name is Craig Sandt. I am
7 the Oversight District's principal construction
8 manager. Here today to request the approval of the
9 award of a lump sum, fixed fee construction
10 contract, C006397, bridge expansion joint and
11 pedestal repair projects.

12 To provide a little background on this
13 project, district bridges are designed for a
14 hundred-year service life. In an effort to achieve
15 the highest standard of safety to the traveling
16 public, the district, specifically, the planning
17 engineering department, performs biannual
18 inspections of all district-owned bridge
19 structures.

20 As a result of recent inspections performed,
21 it was revealed some preventative maintenance items
22 would require attention. Addressing these items
23 will prolong the service life of these bridge
24 structures. There's a total of seven bridges that
25 require attention. These bridges are all located

1 along the BVD corridor. Six of the bridges are
2 located in the vicinity of Western Way, the other
3 one is located near Bonnie Creek Parkway.

4 The age of these bridges range from 20 to 25
5 years old. Six of the seven bridges require
6 replacement of the expansion joints, which is a
7 typical wear item. And four of the same bridges
8 require pedestal repairs to address the concretes
9 falling.

10 An invitation to bid was sent out to
11 construction contractors which were prequalified in
12 bridge construction by the Florida Department of
13 Transportation. The district received three bid
14 proposals. Based on receiving the proposals, SEMA
15 Construction, Incorporated, provided the lowest,
16 most responsive bid in the amount of \$715,500.

17 Funding for this project is derived from the
18 district's planning engineering's department fiscal
19 year 2024 planned work budget. In conclusion,
20 district staff requests the approval of the award
21 of the contract C006397, bridge expansion joint and
22 pedestal repair project to SEMA Construction,
23 Incorporated, in the amount of \$715,500.

24 CHAIR GARCIA: Thank you, sir.

25 MR. SANDT: Thank you.

1 MS. LUETZOW: Good morning. My name is
2 Katherine Luetzow. I am the manager of planning
3 and engineering for the district, and I have the
4 next two items, 8.1(b) and (c). Both are related
5 to LYNX bus services.

6 So the first item, 8.1(b), is to maintain
7 existing services, and 8.1(c) is to provide a
8 change of increasing a new route. So as you may be
9 aware, LYNX is a standalone government unit
10 providing fixed bus routes to the district allowing
11 mobility service for both guests, visitors, and
12 employees alike traveling to and from the district
13 from various areas outside of the district from
14 Orange and Osceola Counties.

15 The district currently provides portions of
16 the funding for three existing bus routes. The
17 first of which is Link 56. This originates in
18 Osceola County and comes onto district property.
19 It operates 365 days a year, including holidays, at
20 30-minute frequencies.

21 The next link is 306. This also originates in
22 Osceola County down in Poinciana. Again, it's 365
23 days a year, and has a morning and evening pick-up
24 and drop-off service.

25 And our final route is Link 350. This

1 originates in Orange County at the downtown LYNX
2 central station, coming onto property. Again, 365
3 days a year, 30-minute frequencies.

4 On September 28th, the LYNX board of directors
5 voted to do the funding approval for this
6 agreement. It will be our contract C006465. The
7 total amount for maintaining our existing three
8 routes is \$541,953, and it will be split in two
9 equal payments over the fiscal year. This service
10 is provided in our fiscal '24 budget.

11 In addition to maintaining our existing
12 services, we also looked at the possibility of LYNX
13 adding a new route. This route is currently
14 provided today by the district, but it's provided
15 through a private vendor bus service.

16 So we looked at the opportunity to work with
17 LYNX and partner to add that route to LYNX
18 services, and it will provide a cost savings for
19 the district to do so while maintaining that
20 existing service. The next slide, this new route
21 will be Link 307, and it provides drop-offs to the
22 following four locations, primarily hooking into
23 the Disney Springs transfer station as the main hub
24 of connection. It also will be provided for 365
25 days' service at 30-minute frequency.

1 As mentioned, doing this transition provides a
2 cost savings to the district while maintaining the
3 exiting service. And LYNX board of directors did
4 approve the service change on their end, and so
5 today I have before you presenting both of these
6 options for your approval.

7 With your approval, we would anticipate this
8 new route service would start in December, December
9 10th. Adding this new route, the amendment total
10 is \$603,093, and that would bring the total LYNX
11 agreement to \$1,145,046, which would be split into
12 equal payments over this fiscal year, all of which
13 is included within our budget for the year.

14 And with that, are there any questions?

15 CHAIR GARCIA: Any questions?

16 Thank you very much for your presentation.

17 Next.

18 MR. CRIKIS: Good morning. I'm Mike Crikis,
19 and I'm here to talk to you today about
20 district-wide roadside litter control. As you
21 know, we have a beautiful area here with guests
22 from all over the world, and the last thing they
23 want to do is come out and see trash. So, as such,
24 the district has a very robust trash pickup
25 program.

1 The program runs seven days a week, 6:00 a.m.
2 to 10:00 p.m. every day covering the entire
3 district-owned roadway system. That covers about
4 467 center lane miles and 48 specific roadway
5 segments that we have teams out daily, all day long
6 picking up trash, cleaning it up.

7 In case of an emergency where somebody reports
8 trash to us, we have a direct connection to the
9 company, and we call them directly and say, Hey,
10 we've got some issues, can you go pick it up. That
11 way when you drive through, hopefully, you don't
12 see any trash anywhere.

13 In addition, we also clean up around all of
14 our stormwater ponds and our water facilities,
15 which, of course, is great for the environment. It
16 helps us with our stormwater permit to show that
17 we're a reducing load in the permit.

18 We had six bids come in. Our lowest bid was
19 Kings Services who happens to be the current
20 provider. As this is the current provider, I will
21 also point out this contract came in about \$55,000
22 less than last year's contract. So the bidding
23 process and having so many bidders certainly helped
24 the district save money and saves the taxpayers
25 money through this process.

1 And I believe that's about what I've got.
2 We're collecting about 700 pounds or so a month on
3 average of trash, which may not sound like a lot,
4 but when you add up little slips of paper, that's a
5 lot of trash to be picked up, which, again, keeps
6 it from going into the environment and also keeps
7 the place clean and looking better. So, hopefully,
8 you guys will approve this contract today, and we
9 can keep picking up that trash.

10 CHAIR GARCIA: Any questions?

11 MR. AUNGST: Mr. Chair, I have a couple
12 questions. Mike, thank you very much for the
13 presentation. This is something that I have
14 certainly taken extra notice of since being
15 appointed to the Board and making sure that the
16 aesthetics and the environment and the beauty of
17 this district is preserved and maintained in a
18 manner that it should be.

19 So, first, I just wanted to ask, since there's
20 a -- the bid came at a lower number, we're not
21 expecting any lower level of service, it was
22 just --

23 MR. CRIKIS: It is the same scope as previous.
24 It is unchanged scope, so it will be the same
25 service you've always seen.

1 MR. AUNGST: Very good. And we're happy with
2 the current vendor and the service?

3 MR. CRIKIS: Yes. They do a great job, and we
4 have great communication. Jessie, our project
5 manager, is here, and she has a direct line to the
6 company's owner, and they converse back and forth
7 any time trash is noticed or there's an issue.

8 MR. AUNGST: Very good. And can you just let
9 everybody know if we see litter within the
10 district, who do we call? How do we report it?

11 MR. CRIKIS: Well, I guess you can call
12 Jessie, but that will make her phone very, very
13 busy. Do not call 911 if you see litter. You can
14 call any of us here in the district office, and we
15 can take that message.

16 MR. AUNGST: The main district --

17 MR. CRIKIS: Sure.

18 MR. AUNGST: All right. That's good to know.
19 I appreciate it.

20 MR. CRIKIS: If you see something, say
21 something.

22 CHAIR GARCIA: Any other questions?

23 MS. ZIEGLER: Mr. Chairman.

24 CHAIR GARCIA: Yes.

25 MS. ZIEGLER: I just want to thank Mike and

1 your team. I think -- I'm glad the supervisor
2 mentioned this, there was a concern that there
3 would be a change in the level of service because
4 it is world class. And, again, it would be remiss
5 if I didn't highlight that it is the people behind
6 it that has been why it's that way and will
7 continue that way, so thank you for everything you
8 do.

9 MR. CRIKIS: Thank you. The team gets all the
10 credit. They've taken care of this.

11 CHAIR GARCIA: Any other questions? Thank
12 you, Mike, for your report. I appreciate it.

13 MR. CRIKIS: Thank you. I'll be here for one
14 more, which is parking garage operations. I'm here
15 to ask the Board to approve a contract to continue
16 our operations at the parking garage. As you know,
17 we have three parking garages, and we staff those
18 through a contract agency, and they provide various
19 guest services. They maintain, monitor the
20 elevators, the escalators, help guests in and out
21 of traffic situations, help them find their car
22 when they can't, direct them to different places,
23 help keep the garages clean.

24 They have a lot of things going on at the
25 parking garage, and we have a great team out there

1 doing it. They work every day of the year. It's
2 our most guest-facing operation that we have. This
3 is direct contact with visitors coming in to the
4 district. And they work 8:30 till midnight every
5 day of the year, and get pretty busy, particularly
6 around the holidays, which are coming up.

7 So we sent out the contract for bid, and we
8 had four bidders. We have a new bidder that won
9 this bid, and compared to the exact same contract
10 from last year, it's over \$1.289 million saved
11 compared to last year's -- the previous contract,
12 which is a three-year contract, so that is -- the
13 bid process is a significant savings again for the
14 district and for the taxpayers, and it is a
15 three-year contract. Any questions about the
16 parking garages?

17 CHAIR GARCIA: Any questions?

18 MR. CRISIS: I guess litter is more fun. All
19 right. Thank you very much.

20 CHAIR GARCIA: Mike, thanks for your report.
21 Appreciate it.

22 Next.

23 MS. NAYLOR: Good morning, Board Chair, and
24 Board of Supervisors. I'm Tanya Naylor. I'm the
25 director of security and emergency management for

1 the district. I am here to present this agenda
2 item for a three-year contract to provide security
3 services at the administration building, as well as
4 the parking garages, to ensure the safety of our
5 guests and our employees there.

6 The services are -- were formally advertised
7 for bids with a total of four bidders submitting
8 proposals. The lowest responsible bidder was
9 Fidelity Security Agency, who is a buy-local vendor
10 for us. With this bid, we have saved a total of
11 \$754,875 over the prior contract, which was a
12 three-year contract. So I'm requesting your
13 approval today for this contract.

14 CHAIR GARCIA: Any questions?

15 Hearing none, thank you for that report,
16 Tanya. Good work.

17 MS. NAYLOR: Thank you.

18 MR. HERRICK: Good morning, Board Chair, and
19 Board Supervisors, and Administrator Gilzean. Oh,
20 am I not up? One more? I'll introduce myself
21 after.

22 MR. FERRARI: Good morning, Board Supervisor,
23 and board members. My name is Eric Ferrari. I'm
24 the acting fire chief, and I'm here to present this
25 agenda item for request for a three-year contract

1 with Motorola Solutions, contract 006489.

2 This will be for the maintenance repair and
3 replacement of equipment, as well as security
4 monitoring, for the district's two-way radio
5 system. We own a comprehensive radio system in the
6 district that public safety, public works, and
7 security operations operate on in the garage.

8 And we also can join our system with Orange --
9 Orange County and the City of Orlando, and,
10 subsequently, Apopka, for a major system-wide
11 connection. This contract will provide
12 infrastructure security, preventative maintenance,
13 security monitoring, especially in this day of
14 cyber attacks and cyber security issues. And this
15 contract will be awarded to Motorola Solutions.
16 It's a proprietary system. They're really the only
17 vendor that could connect to the system and
18 moderate it and provide maintenance and support to
19 it. And I'm available to answer questions, should
20 you have them.

21 CHAIR GARCIA: Any questions?

22 MR. AUNGST: Mr. Chair, just one. Chief,
23 thank you. You just mentioned it, but I'm familiar
24 with this problem in other jurisdictions.
25 Particularly, high population areas where one

1 department's radio can't communicate with the
2 sheriff or somebody else. You just mentioned that
3 ours are capable of communicating with Orange
4 County, Orlando. How about Osceola County, is
5 there anybody that you work with that this doesn't
6 necessarily compute with, and, if so, how do we
7 address that going forward?

8 MR. FERRARI: That's a great question. Thank
9 you for that. So Osceola County, our systems are
10 not conjoined; however, we do have channels that we
11 can mutually communicate on down in our portion of
12 the district that covers Osceola County. The
13 lion's share of our district is in Orange County,
14 protected by Orange County Sheriff's Office, and we
15 work a lot with them on scenes.

16 So that part of the system, all the way down
17 to Orlando and Apopka, functions much like a cell
18 phone, roaming on to T-Mobile, AT&T, and all the
19 carriers that are seamless to the user. We have
20 that experience with Orange County and Orlando,
21 that seamless experience; however, we can switch
22 over and communicate directly with the Osceola
23 County Sheriff's Office should we need to
24 communicate with them, at the Wide World of Sports
25 and different portions of the district that are in

1 Osceola County.

2 MR. AUNGST: All right. Thank you.

3 CHAIR GARCIA: Any other questions?

4 Thank you for your report, Chief.

5 MR. FERRARI: Thank you.

6 CHAIR GARCIA: Next.

7 MR. HERRICK: My apologies, I just couldn't
8 wait to introduce myself to you-all. Good morning,
9 Board Chairman, Board Supervisors, and
10 Administrator Gilzean. I am Jason Herrick, the
11 manager of the gas, water, and waste resources
12 division at Reedy Creek Energy Services. And, in
13 that role, I'm responsible for several district
14 utility operations, including potable water,
15 reclaimed water, waste water, solid waste, and
16 natural gas.

17 And I'm here today to request Board approval
18 on six different contracts, all of which were
19 recently competitively bid, and all of which I'm
20 requesting award to the low responsive and
21 responsible builder. These requests are for
22 routine maintenance.

23 The first thing we request related to our
24 solid waste operations, specifically, these
25 contracts are for the disposal and transportation

1 of class one waste. Class one waste is essentially
2 the waste that you throw away at home that ends up
3 in the landfill.

4 Today we are operating with one contract for
5 both services, transportation and disposal. And
6 the waste is going to the JED landfill in Holopaw.
7 For this latest solicitation, it turned out to
8 better financially to award the services
9 separately.

10 We're currently paying \$48.71 per ton for the
11 combined services, and with this new solicitation,
12 the cost will be \$45.97 per ton, a reduction of
13 \$2.74 per ton or roughly \$200,000 per year.

14 So starting with class one, disposal, the
15 district customers produce about 75,000 tons of
16 waste each year, class one waste. That waste is
17 collected by Reedy Creek Energy Services personnel
18 and brought to the district transfer station
19 located in the self-service area of the district.
20 An outside vendor then transports the waste to the
21 landfill for disposal.

22 On April 20th of this year, we bid out the
23 transportation and disposal of class one waste. We
24 bid it out so that bidders could bid on both
25 services or it could bid on either service

1 separately.

2 We received three bids, and the results were
3 clear that it would be advantageous to award two
4 separate contracts. So for the disposal services,
5 we are requesting to award a contract to the low
6 responsive and responsible bidder, A.C.M.S. Hearts
7 of Florida landfill in Sumter County, Florida, for
8 a five-year contract, in the total amount of
9 \$10,039,500. That's the first of my six items.

10 The second item is the transportation of class
11 one, and that currently is transported to the JED
12 landfill by a company called Walpole, Incorporated,
13 as a subcontractor to JED landfill. We received
14 three bids for transportation, and we are
15 requesting to award a contract to the low
16 responsive and responsible bidder, happens to also
17 be Walpole, Incorporated, for a five-year contract
18 with a total amount of nine -- excuse me,
19 \$7,972,875.

20 My next contract is related largely to the
21 solid waste operation, as well. RCES maintains and
22 operates a fleet of 40 diesel vehicles for solid
23 waste operations. These vehicles move
24 approximately 130,000 tons of waste each year, and
25 they need to be refueled every night. We also

1 operate and maintain 62 district-owned emergency
2 generators which support and back up power lift
3 stations, pump stations, wells, and operations
4 buildings throughout the district. These
5 generators require fueling twice per year.

6 Additionally, operations requires the delivery
7 of hydraulic fluid and motor oil bulk orders on
8 occasion. An outside vendor provides these fueling
9 services, and the existing contract was expiring so
10 we went out to bid. And we went out to bid on a
11 per gallon unit price basis and received two bids.

12 After reviewing the bids we asked for best and
13 final pricing based on a markup of the oil price
14 information services index, OPIS. Then we compared
15 the results of the two methodologies. We are
16 requesting to award a contract to the low
17 responsive and responsible bidder, Lynch Fuel
18 Company, for a three-year contract for a total
19 amount of \$3,425,486.52 using the markup to OPIS
20 methodology. The markup is for the low bidder is
21 28 cents on top of that index, which is what we're
22 paying in the current contract.

23 The next two requests are related to the
24 wastewater operation. The district-owned
25 wastewater plant treats over 4 billion gallons of

1 wastewater annually and pulling multiple treatment
2 processes that require a chemical addition, such as
3 chlorine, ferric sulfate, and polymer.

4 This request is for the purchase of polymer.
5 Two types of polymer are used at the wastewater
6 plant at two different locations in the treatment
7 process to lower water content in our bio solids.

8 On September 7th we bid out the supply of
9 polymer and received four bids. We're requesting
10 to award a contract to the low responsive and
11 responsible bidder, Polydyne, Incorporated, for a
12 two-year contract in the total amount of
13 \$825,680.50.

14 Also on September 7th we bid out the purchase
15 of ferric sulfate. Ferric sulfate is added to the
16 biological nutrient removal process to assist with
17 phosphorous removal, which is required to maintain
18 compliance with our operating permit, FDEP. We bid
19 out the ferric sulfate and received two bids.
20 We're requesting to award to the low responsive and
21 responsible bidder, Kemira Water Solutions, for a
22 two-year contract in the total amount of
23 \$939,667.73.

24 And the last item for me this morning is
25 related to our solid waste operation, as well, back

1 to solid waste. The district currently owns 288
2 compactors and cardboard balers that are deployed
3 throughout the service area. These assets are
4 utilized 365 days a year. And of the 130,000 tons
5 of waste processed by the solid waste division each
6 year, about half of it goes through these
7 compactors and balers. Each asset requires
8 biannual maintenance. Additionally, when these
9 assets break or fail, they have to be fixed, as
10 well.

11 So on September 18th the maintenance contract
12 for this work was competitively bid, and five bids
13 were received. We're requesting awards to the low
14 responsive and responsible bidder, PTR Baler and
15 Compactor Company, for a three-year contract, the
16 total amount of \$1,142,253.

17 That was a lot really fast.

18 MR. AUNGST: Well done.

19 CHAIR GARCIA: Good job. Any questions?

20 MR. BARAKAT: Mr. Chair, I've got one
21 question. Regarding item 8.1(j), the tank wagon
22 fueling services, you mentioned that we now --
23 we're tying our pricing going forward to -- it's
24 going to float based sort of on market pricing. It
25 sounds like -- I guess I'd like to hear -- I mean,

1 you must have been concluded that the savings
2 taking on that sort of floating risk, obviously,
3 market conditions can change, a lot of uncertainty
4 with the lease and so forth, talk to me a little
5 bit, maybe expand on the logic, the savings versus
6 the fixed fee.

7 MR. HERRICK: Yes. Can we go back to that
8 item on the screen, please? One more. One more.
9 And one more. Let's see if we had it in there.
10 No, we don't have it in there.

11 So we bid it out originally on the unit price
12 basis per gallon, and we have an estimate, we know
13 how many gallons we use every year for both the
14 truck vehicles and the generators. So we were able
15 to use that to come up with an estimate for our
16 annual amount.

17 We also were able to use that same methodology
18 using the add on to the OPIS index, and when we did
19 that using the same gallons, it was clearly
20 beneficial. It wasn't close in terms of the dollar
21 amount. I don't have that exact number in front of
22 me, but -- is it a slide back? Did that have both
23 of them on there?

24 UNIDENTIFIED FEMALE SPEAKER: It has the
25 overall estimated cost.

1 MS. ZIEGLER: Yes.

2 MR. HERRICK: Okay. It was significant, 793,
3 794,000 doing it that way.

4 MR. BARAKAT: Well, that sounds, yeah, pretty
5 significant. I mean, obviously, there's a little
6 risk baked in there, but it sounds like it's one
7 worth taking given that potential savings, so,
8 thank you.

9 MR. HERRICK: I think it's a shared risk
10 between the contractor and ourselves, so...

11 MR. BARAKAT: Right.

12 CHAIR GARCIA: Any other questions?

13 MR. PERI: Yes. Mr. Chairman, we didn't have
14 any questions on 8.1(a), and I do have a question
15 with regard to the pedestal repairs. Okay. So...

16 MR. SANDT: Yes, sir.

17 MR. PERI: Yeah. So if I heard you correctly,
18 you said they're 25 years old.

19 MR. SANDT: Twenty to 25 years.

20 MR. PERI: Twenty to 25.

21 MR. SANDT: Each bridge is a different age,
22 but that's the --

23 MR. PERI: Okay. Having spalling issues after
24 20, 25 years seems a little soon.

25 MR. SANDT: It all depends -- it depends on

1 many different situations, too, though. The
2 majority of these bridges in that corridor are kind
3 of skewed, at a skewed, meaning whatever the bridge
4 is crossing, it's kind of at a little bit of an
5 angle, which doesn't disburse the load as well as
6 being 90 degrees to it. The concrete spalling is
7 something you want to address -- with concrete
8 spalling, if the spalling happens to -- happens to
9 have steel showing in it, too, you run the risk of
10 that steel corroding which would cause further
11 spalling on it. You know, so that --

12 MR. PERI: Is this is a situation --

13 MR. SANDT -- we like to -- it's preventative
14 maintenance for sure.

15 MR. PERI: No, no, I understand. Is this a
16 situation where the rebar is exposed?

17 MR. SANDT: In some places, minor, yes, but
18 it's not necessarily on the full load-bearing
19 pedestal. Pedestals are pretty large, too. And
20 the bridge being set on it. Pedestals are sort of
21 of the bridge substructure which is the foundation.
22 The super structure of the bridge sits on top of
23 that foundation, so it's always wearing on that
24 surface, too. And the majority of them are small,
25 minor spalling, too, but you want to address it

1 because it could lead to more problems down in the
2 future, so...

3 MR. PERI: Yeah, no question. I understand
4 that. Now, in our new contracts, do we -- you
5 know, marine water or carbon fiber or --

6 MR. SANDT: It depends on the situation, too.
7 It just so happens there's a lot of corrosive
8 waters around here through the district, too, so it
9 really depends on where the bridge is or where --
10 what body of water it's crossing. Some don't cross
11 any body of water, too, so it depends on the
12 certain situation as how they're built with
13 anti-corrosive materials, too.

14 But, typically, in the newer bridges, a lot of
15 the rebar is coated. As you know, if you just have
16 a little piece of concrete chip off, and it can be
17 just two inches on a pedestal, you expose a little
18 bit of that steel, and you could end up with issues
19 in the future from corrosion, too. As we all know,
20 if corrosion gets in the metal, metal expands,
21 causes more cracking, so that's what we're trying
22 to avoid here.

23 MR. PERI: Do we have a lot of other bridges
24 that may pose a potential risk --

25 MR. SANDT: Every bridge can propose -- the

1 BVD corridor, we've replaced a lot of bridges over
2 the last ten years on the property, too, doing our
3 roadway expansions. These bridges on the BVD
4 corridor really haven't been addressed or affected
5 by the new ones, too, and that's where we're having
6 some of the issues, too. Like I said, we have
7 biannual inspections, so we're always up on
8 inspecting those bridges for any kind of potential
9 wear items or associated items that need to be
10 addressed. So we like to be proactive in doing
11 that, too, and this is a part of being proactive.

12 MR. PERI: Thank you very much. That gives me
13 a great deal of comfort on driving over those
14 bridges now. I didn't have any cause for concern
15 before, but I wanted to check on that. Thank you
16 very much.

17 MR. SANDT: You're very welcome.

18 CHAIR GARCIA: Thank you, sir. I think
19 that -- any other questions?

20 I think we've now gone through all of the
21 items listed as 8.1, and pursuant to the Supervisor
22 Aungst's suggestion, I think it's time for a
23 motion. Is there a motion?

24 MR. AUNGST: Mr. Chair, I move to approve
25 agenda items 8.1 (a) through 8.1(m).

1 MS. ZIEGLER: Second.

2 CHAIR GARCIA: Any discussion?

3 All in favor, indicate by saying aye.

4 THE BOARD: Aye.

5 CHAIR GARCIA: Let the record reflect the
6 motion passed unanimously.

7 Let's go to 8.2 items.

8 MR. KASPER: Good morning.

9 CHAIR GARCIA: Good morning.

10 MR. KASPER: My name is Anthony Kasper, and I
11 lead the engineering and programs division for
12 Reedy Creek Energy Services. This morning I'm here
13 to present on a capital improvement project known
14 as the Epcot low temperature hot water distribution
15 system renewal project. Short name. This is a
16 project to replace approximately 1,400 feet of
17 24-inch diameter of low temperature hot water
18 supply and return piping to bypass a section that
19 has failed. In addition to restoring capacity, the
20 alignment of the proposed piping will also improve
21 operational flexibility and resiliency in the
22 system.

23 But before I get too far into the project
24 details, I'd like to provide a brief overview of
25 the district's low temperature hot water system at

1 Epcot. At the heart of the system is essential
2 energy plant located on Backstage Lane where there
3 are three hot water boilers with a total output
4 capacity of approximately 81 million BTUs of heat
5 energy. These are used to continuously heat the
6 approximately 300,000 gallons of water in the
7 distribution system to maintain a steady supply
8 temperature of approximately 200 degrees
9 Fahrenheit.

10 The 200-degree water flows out from the plant
11 into the district's distribution system where
12 customers extract heat for a variety of purposes
13 like heating and humidity control for both guests
14 and backstage areas. Like the circulatory system
15 in your body, the distribution system is a closed
16 loop system. The supply lines are the arteries
17 that distribute hot water out to the customers, and
18 the return pipeline are the veins that carry the
19 cooler water back to the plant to be reheated.

20 In total, the district has approximately
21 50,000 feet of supply and return piping that wraps
22 around the perimeter of the park with one
23 connecting segment in the middle to form a figure
24 eight. You can see the red -- or pink line on the
25 diagram.

1 The original 1982 piping configuration used
2 throughout the distribution system is somewhat
3 unique in that it consists of a carrier pipe inside
4 a casing pipe separated by a layer of insulation
5 and an air jack. It is also equipped with a
6 cathodic protection system to help mitigate
7 corrosion. This makes for a very energy efficient
8 and durable system; however, it is one of the
9 robust configurations.

10 Unfortunately, it's uniqueness also makes it
11 challenging to work with when there is a failure,
12 and that was the case here in April 2021. A
13 significant leak developed in the 24-inch return
14 pipeline just south of the energy plant.

15 As I mentioned, it's a closed loop system so
16 any leak needs to be compensated for with makeup
17 water at the plant; however, if a leak is bad
18 enough that it cannot be compensated for, then
19 operation of the entire plant and system can be at
20 risk. That was the case in April of 2021 when this
21 particular leak developed. The rate of makeup
22 water spiked to over 50,000 gallons a day. For
23 reference, in a brand new perfect system, the
24 makeup rate would theoretically be zero gallons per
25 day. And in our current system, it's age and

1 condition, the average makeup rate, aside from this
2 leak, was around 20,000 gallons per day.

3 To protect the integrity of the plant the
4 segment was isolated and removed from service.
5 Water was still able to return to the plant through
6 the other leg of the figure eight, but that mode of
7 operation significantly restricts the capacity of
8 the system.

9 After exploring several options to try and
10 pinpoint the exact location of the leak so that it
11 could be repaired, it was determined that the most
12 efficient and cost-effective solution was to
13 replace the 40-year-old segment and a new
14 alignment.

15 The new alignment, shown in green there, not
16 only restores the lost capacity but also improves
17 system resiliency. This is because we're adding a
18 second connection between the plant and the figure
19 eight of the distribution system. If you look at
20 the pink line on the top of the picture on the
21 right, that is the one and only current connection
22 between the energy plant and the figure eight of
23 the distribution. So by adding the green segment
24 as a secondary connection, that provides us with
25 some additional flexibility in case there's ever

1 any issues on that pink section.

2 In August of 2022, a professional services
3 agreement was executed to prepare a design package.
4 The design includes a new piping configuration that
5 does not require an outer casing pipe making future
6 work on the segment much easier. The design
7 package was included in an invitation to bid that
8 went out to four qualified contractors in May of
9 2023. Bids were submitted by three of the
10 contractors, with the fourth declining to bid due
11 to a lack of available resources needed to meet the
12 project's schedule.

13 And the items that we are seeking approval for
14 today, A, B, C, first and foremost are
15 establishment of a total project budget of \$12
16 million. This project will be funded from an
17 existing bond issuance, known as the Series 2021-2
18 utility revenue bonds.

19 The second item, (b), is approval of \$450,000
20 from that budget for design and support services
21 including construction, engineering, inspection
22 services, weld inspections, asbestos batement
23 services and soil density testing.

24 And the third item, (c), is approval of the
25 contract to the lowest responsive and responsible

1 bidder for a value of \$9,361,843.

2 With that, I am available for any questions on
3 any of those items.

4 CHAIR GARCIA: Any questions?

5 Thank you for your reports, sir.

6 MR. KASPER: Thank you.

7 CHAIR GARCIA: And so is there a motion that
8 we approve items 8.2 (a), (b), and (c)?

9 MR. AUNGST: So moved.

10 CHAIR GARCIA: Is there a second?

11 MR. BARAKAT: Second.

12 CHAIR GARCIA: Any discussion?

13 All in favor, indicate by saying aye.

14 THE BOARD: Aye.

15 CHAIR GARCIA: Let the record reflect the
16 motion passes unanimously.

17 Before we go to public hearing, just a brief
18 comment. It's really music to the --

19 MR. GILZEAN: Mr. Chairman, I apologize. We
20 have one more agenda item, 8.3. It's at the very
21 bottom.

22 MS. ZIEGLER: Collective bargaining.

23 CHAIR GARCIA: It's not on this sheet. I was
24 having trouble with my computer.

25 MR. AUNGST: 8.3, collective bargaining

1 agreement.

2 MS. ZIEGLER: 8.3.

3 CHAIR GARCIA: Oh, yeah. It's not on my
4 sheet. Okay. I'm sorry.

5 MR. GILZEAN: Recognize the chief.

6 CHAIR GARCIA: Chief, come forward, sir.

7 MR. FERRARI: Good morning again. Good
8 morning again, Board Supervisors, and Board Chair.
9 On the agenda there is the collective bargaining
10 agreement B unit, which would take effect January 1
11 of '24. This unit represents Local 2117
12 supervisory team, which would include the captain
13 and battalion chief rank in the fire department.
14 They have direct oversight of the day-to-day
15 operations throughout the district of the
16 firefighters, paramedics, inspectors, and 911
17 dispatchers.

18 It's a much smaller group compared to the A
19 unit that represents all the firefighters, medics,
20 and inspectors. I don't remember the exact number,
21 about 20 in the group. We spent many hours in this
22 room with Susan, and Ms. Paula Hoisington, our
23 legal counsel, myself, negotiating this agreement
24 with the Local 2117 negotiating team, that I must
25 commend. They came very well prepared for the

1 meetings. They ran very smoothly. It's the first
2 time ever, I know in my tenure, and as far as back
3 as we could check, that we've reached an agreement
4 prior to the expiration of an agreement.

5 I know that brings great comfort to the
6 supervisory personnel that know that come start of
7 the new agreement, they'll get their merit
8 increases and things will progress as normal.
9 There will be no time -- no gap where we do not
10 have an agreement.

11 And so there is some financial changes that
12 Susan Higginbotham negotiated with the team, some
13 operational changes that I negotiated with the
14 team, specifically, about leave of absence article
15 that governs how long this B personnel can be out
16 on leave with check-in points and ensuring they
17 come back to work in a timely manner. And also in
18 article 22, they can seize promotions that can give
19 the district and the department the opportunity to
20 also solicit input or applicants from the outside
21 of the organization to compete against internal
22 applicant should we see the need. And that really
23 summarizes the -- a lot of work in a short amount
24 of time. I'm happy to answer questions, if you
25 should have them.

1 CHAIR GARCIA: Any questions?

2 Well, chief, thank you for your report.

3 Appreciate it.

4 MR. FERRARI: Thank you.

5 CHAIR GARCIA: Is there a motion on this item?

6 MR. AUNGST: Move to approve agenda 8.3.

7 CHAIR GARCIA: Is there a second?

8 MS. ZIEGLER: Second.

9 CHAIR GARCIA: Any discussion? All in favor,
10 indicate by saying aye.

11 THE BOARD: Aye.

12 CHAIR GARCIA: Let the record reflect the
13 motion passes unanimously.

14 And so what I was going to say is it's music
15 to the ears of this Board to see that the
16 procurement process is resulting in savings. And
17 thank you for your leadership on that, Mr. Gilzean.
18 And it's also wonderful to see that there's new
19 vendors that are having opportunities to do work
20 with the district. That was the whole objective,
21 and now we see the fruits from that effort. So we
22 are grateful for that.

23 Next, let's go to public hearings, resolution
24 656. Mr. Langley.

25 MR. LANGLEY: Resolution No. 656, "A

1 resolution of the Board of Supervisors of the
2 Central Florida Tourism Oversight District adopting
3 the amended building and safety department fee
4 schedule; adopting and amending building permits,
5 plan reviews, plan revisions, State of Florida
6 surcharge fees, temporary structures, manufactured
7 buildings and trailers, building relocations,
8 elevator, escalator, material and dumbwaiter
9 permits, certificate of operation fees, annual
10 registered attraction inspection fees, structure
11 demolition, service call technician response,
12 alternative materials and methods requests,
13 temporary certificate of occupancy, certificate of
14 occupancy, contractor registration, investigation
15 fee, special equipment, reinspection fee, change of
16 contractor fee, renew expired permit fee, and other
17 fees; providing for severability, conflicts, and an
18 effective date."

19 This is a public hearing. I believe we a
20 presentation.

21 CHAIR GARCIA: Yes, sir. Is there public
22 comment?

23 MR. GILZEAN: Presentation.

24 MR. LOCKE: My name is Kenny Locke. I am the
25 chief technical inspector for the district's

1 building department, and I also serve as the
2 interim manager of the department currently.

3 This proposed resolution increases our fees
4 approximately 30 percent year over year, and that
5 is a direct result of the budgeting process that we
6 went through this past year where we were asked to
7 cover more of our expenses than we had in previous
8 years. So the only way that we can do that is
9 through these fees.

10 Our last fee increase was in 2016, I believe,
11 and it was also about a 30 percent increase at that
12 point in time. When we did the evaluations, we
13 followed the same process and procedure that we did
14 back in 2016, and we evaluated and compared our fee
15 structure against multiple other jurisdictions
16 through the state, so to make sure we were running
17 in parallel to what fees that they assess.

18 There is no one standardized methodology
19 that's assigned to any building department for how
20 they generate their fees, so we had to look at a
21 variety to see what was comparable and appropriate
22 for our district. If you have any other questions.

23 CHAIR GARCIA: Any questions?

24 MR. AUNGST: Yes, Mr. Chair. Mr. Locke, thank
25 you for your presentation. I appreciate your

1 service to the district, and especially your role
2 as interim director. I appreciate you stepping
3 into that role.

4 This is an area that's of interest to me
5 because I deal with building permitting every day
6 on behalf of clients and developers. I saw that we
7 had some comparables listed in the agenda item:
8 Orange County, Osceola County, Miami-Dade, Tampa,
9 Gainesville, City of Tallahassee. Just generally,
10 what we're proposing today, is that consistent or
11 comparable with what these other jurisdictions are
12 seeing?

13 MR. LOCKE: Yes, sir. And we had to go
14 through -- matter of fact, if you don't mind, I
15 think we have a slide for that.

16 MR. AUNGST: That would be great.

17 MR. LOCKE: It's not in the -- we don't have a
18 slide for that? Okay. I apologize, I thought we
19 had a slide for that.

20 But, yes, we did have to go across and look at
21 multiple jurisdictions because some of the fees
22 that we assess, other jurisdictions don't, and we
23 had to find jurisdictions who had similar charges,
24 if you will, to see where we were apples and
25 apples.

1 And in most cases, we are below the maximum
2 that we can find. Hillsborough County tends to be
3 the highest that we saw. But we are on par with
4 the jurisdictions like Tallahassee and other places
5 that when you look at the overall equivalent
6 population -- we don't actually have a population
7 here, but on any given day, you could have 200,
8 300,000 people on property. That's about the
9 equivalent in Gainesville or Tallahassee, and our
10 fees are in those same ballparks for those areas.

11 MR. AUNGST: Right. And, in my view, a permit
12 fee and application fee should be commiserate to
13 what it actually costs the government to do the
14 work, that the permit where the application is
15 requiring the staff to do this. So I just want to
16 make sure that's what this is based on, it's based
17 on the actual cost to the district in your
18 department to process these permits, to do the
19 inspections, to issue the permits to -- you know,
20 reply with comments back and forth with that kind
21 of stuff.

22 MR. LOCKE: Yes, sir, that is -- there's no
23 surplus in these.

24 MR. AUNGST: Perfect. And then the other
25 thing is that, you know, our taxpayers are getting

1 what they pay for. So I know that our district
2 goes out of its way to do inspections on the
3 weekends, at night, a lot of unique inspections
4 that other jurisdictions don't have to do. Like,
5 when you're inspecting lighting and things like
6 that in these unique attractions.

7 So I just want to make sure that -- you know,
8 I want Disney to get their permits as quickly as
9 possible, and I don't want there to be any delay in
10 that. And if they're paying more, we should make
11 sure that our service is at least as good as it's
12 always been. So if you need anything in that realm
13 for your department, please talk to Mr. Gilzean.
14 Because, like I said, this is -- you know, one of
15 the very first things I asked the first time I
16 stepped in this room was about building permitting,
17 and it's important to me to make sure that we have
18 the highest level of service for our taxpayers.

19 MR. LOCKE: Yes, sir, understand. And if I
20 could just have a moment to state that our
21 performance measures that we place on ourself,
22 they're not statutory, they're -- our performance
23 measures are the most aggressive that I've ever
24 seen in any building department. And the staff
25 that we have that that executes plan reviews and

1 inspections is unparalleled. I would put them
2 against anybody that you would care to mention in
3 the state, in the country, even the world. The
4 level of expertise and professionalism is
5 unmatched.

6 MR. AUNGST: Excellent. Thank you so much. I
7 appreciate that. Thank you.

8 CHAIR GARCIA: Thank you. Are there any other
9 questions by fellow Board members?

10 MR. BARAKAT: Well, Supervisor Aungst beat me
11 to it, so thank you. I share his interest and
12 concern on the topic. Obviously, fundamentally,
13 I'm a little bit -- always a little nervous about
14 raising fees, but I'm a hundred percent -- I want
15 to make sure they're justified, and I think our
16 department, your department, is well known and well
17 regarded throughout the state, throughout the
18 country for very good reasons.

19 So as long as you are continuing to maintain
20 that high level of responsiveness, it's reasonable
21 for us to expect those costs are going to go up
22 over time, certainly since 2016. I don't need to
23 tell anybody in this room what -- you know, what
24 the cost -- just basic inflation to keep up,
25 30 percent. A 30 percent increase might just be an

1 inflation adjustment for that period of time. So I
2 think that's quite reasonable under the
3 circumstances. So, with that, I am supportive, and
4 thank you for your inquiry on this.

5 CHAIR GARCIA: Any other questions or
6 comments?

7 Thank you, sir, for your report. And I guess
8 we need to ask if there's any public comment, Mr.
9 Langley?

10 MR. LANGLEY: Yes.

11 CHAIR GARCIA: Are there any public comments?
12 Hearing none, is there a motion?

13 MR. BARAKAT: I'll say A Motion.

14 MR. AUNGST: Second.

15 CHAIR GARCIA: Any discussion?
16 All in favor, indicate by indicating aye.

17 THE BOARD: Aye.

18 CHAIR GARCIA: Let the record reflect the
19 motion passes unanimously.

20 Next, resolution 657. Mr. Langley.

21 MR. LANGLEY: Resolution No. 657, "A
22 Resolution of the Board of Supervisors of the
23 Central Florida Tourism Oversight District updating
24 referenced codes and standards within the Epcot
25 compilation codes, 2018 edition and incorporating

1 references into the 2018 Epcot building code, 2018
2 Epcot electrical code, 2018 Epcot fuel gas code,
3 2018 Epcot mechanical code, and 2018 Epcot plumbing
4 code as enforced within the Central Florida Tourism
5 Oversight District; providing for severability,
6 conflicts, and an effective date."

7 This, too, is a public hearing, but we also
8 have a staff presentation first. Thanks.

9 CHAIR GARCIA: Okay. Sir, you're up again.

10 MR. LOCKE: Yes, sir. Thank you. For the
11 record, Kenny Locke, interim manager for the
12 building safety department. On December 31st of
13 2023, the State of Florida will adopt the eighth
14 edition of the Florida Building Code. Pursuant to
15 Chapter 2023-5, the rules of Florida -- the laws of
16 Florida, the district has the requirement to adopt
17 a building code that is, at least, as stringent as
18 what the State of Florida is enforcing.

19 As such, what we are proposing, at this point
20 in time, is the upgrade of all of our reference
21 standards in our building code to match that of the
22 Florida Building Code. And it would be adopted and
23 enforced on the same date, December 31st, 2023.

24 That makes sure that we are on par with everything
25 that we enforce within the district, that we are no

1 less stringent than any requirement enforced
2 statewide.

3 CHAIR GARCIA: Does that conclude --

4 MR. LOCKE: Yes, sir.

5 CHAIR GARCIA: Any questions? Any comments?

6 Thank you for that report, sir, and I believe
7 we need to offer, is there any public comment on
8 this resolution?

9 Hearing none. Is there a motion?

10 MR. BARAKAT: Mr. Chair, if I could, just one
11 really brief comment, just to underline the changes
12 in the Florida Building Code. I was somewhat
13 involved indirectly through the Florida
14 Homebuilders Association. These are important
15 changes, good changes, but it is also important
16 that the Epcot building code be the gold standard
17 above and beyond the state requirements, so I'm
18 happy for the change.

19 CHAIR GARCIA: Thank you for that comment.

20 Any other comments or questions? If not, is there
21 a motion?

22 MR. BARAKAT: I'll so move.

23 MR. AUNGST: Second.

24 CHAIR GARCIA: Any discussion?

25 All in favor, indicate by indicating aye.

1 THE BOARD: Aye.

2 CHAIR GARCIA: Let the record reflect the
3 motion passes unanimously.

4 Next, is there any unfinished business or
5 other business?

6 Hearing none, we will stand adjourned. Thank
7 you all for joining us today.

8 (Time ended 11:08 a.m.)

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

STATE OF FLORIDA
COUNTY OF ORANGE

I, SANDRA D. BROWN, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

Dated this 17th day of November, 2023.

Sandra D. Brown

SANDRA D. BROWN
FLORIDA PROFESSIONAL REPORTER