

In The Matter Of:
Central Florida Tourism Oversight District

Board of Supervisors Meeting
March 28, 2025

Legal Realtime Reporting
P.O Box 533082
Orlando, Florida 32853- 3082

CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT
BOARD OF SUPERVISORS MEETING

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

DATE TAKEN: March 28, 2025

TIME: 10:30 a.m. - 11:00 a.m.

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

PRESENT:

BOARD MEMBERS: Alexis Yarbrough, Chair; Brian Aungst, Jr.; Bridget Ziegler; John Gilbert; Scott Workman

SPEAKERS: Chaplain Rick Spence, District Chaplain; Jonathan Cox, District Fire Department; Stephanie Kopelousos, District Administrator; Christine Ferraro, Director - RCES; Craig Sandt, Principal Construction Manager; Joey Rodriguez, Manager/Chief Building Official

CFTOD STAFF: Stephanie Kopelousos, District Administrator; Mike Crikis, Deputy District Administrator; Roy Payne, Esquire, General Counsel; Eric Ferrari, Fire Chief; Alycia Mills, District Clerk, Executive Assistant; Tanya Naylor, Director of Security and Emergency Management; Ron Zupa, IT Service Delivery Manager; Samarth Thomas, Systems Administrator; Susan Higginbotham, Chief of Finance; Christine Ferraro, Director - RCES; Roger Smith, Deputy Fire Chief; Eddie Fernandez, CFTOD Operational Safety Consultant; Tiffany Kimball, Contracting Officer; Yenni Hernandez, Chief Information Officer; Katherine Luetzow, Planning & Engineering Manager; Matthew Oberly, External Affairs Director; Heidi Powell, Manager - Financial Reporting Analysis; Douglas Henley, Director of Facilities; Ella Hickey, Building & Safety; Craig Sandt, Principal Construction Manager; Jason Herrick, Manager Gas Water & Wastewater; Holly Hagans, Security and Emergency Management Coordinator; Joel Edwards, Deputy Chief/Fire Marshal; Wendy Duncan, Director - Environmental Sciences; Michele Dicus, Director - Human Resources; Mary Balliet, Senior Human Resources Generalist; Joey Rodriguez, Manager/Chief Building Official; Phil College, Technical Support Analyst

P R O C E E D I N G S

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MADAM CHAIR YARBROUGH: Good morning, everybody. Welcome to the meeting of the Board of Supervisors for Central Florida Tourism Oversight District. Today is March 28th. It is 10:30 a.m.

Welcome. Good morning. We're going to start with our invocation from Chaplain Spence. Is Chaplain Spence here? Good morning, sir.

CHAPLAIN SPENCE: I always want to thank the Board and Stephanie for allowing me -- and Chief Ferrari for allowing me this opportunity to be here, as this is a tremendous blessing for me to be able to do this.

One of the things I wanted to talk about briefly this morning is about King David. He was probably the most famous King of Israel in the Bible, and he was anointed by God by the Prophet Samuel to be King of Israel at the age of 15, but he didn't ascend to the throne until he was 30 years old.

The next 15 years of his life, he had various trials and tribulations that he had to deal with before he was able to become king. He spent ten years of his life with his army running from the

1 King of Israel that was trying to kill him because
2 the king at the time, Saul, did not want David to
3 be the King of Israel.

4 So when God anointed David to be king, he
5 didn't give him a crown, he didn't give him a
6 throne, he gave him Goliath, and he gave him a
7 situation of circumstances that shaped and molded
8 his character to become, at that time, the most
9 successful King of Israel and probably the most
10 famous king that was ever -- been in the history of
11 Israel.

12 And I want to relate that to everyone that's
13 in this room. I believe God has orchestrated our
14 steps, and you're where you're at because that's
15 where God wants you to be. But he didn't give you
16 that department head position, he didn't give you
17 that corner office, he didn't give you that gold
18 badge, he gave you a Goliath in a situation of
19 difficult circumstances that molded your character
20 that made you better at what you're doing now than
21 if he had just given you that position.

22 There's a verse in Jeremiah, 29:11. It's my
23 wife's life verse, so I have this very well
24 memorized. It says, For I know the plans I have
25 for you. They are plans for good, not for evil.

1 And this is the "drop the mic" moment. They're
2 plans for good, not for evil, for a future and for
3 a hope. And that's what we're all here for up
4 there, to make things better for those that are
5 coming behind us.

6 Let me pray, Most gracious Heavenly Father,
7 we're so grateful to be able to assemble like this.
8 We're just thankful for this opportunity to meet
9 freely and just bring our petitions before you and
10 before the people that govern this area.

11 We're blessed to have the leaders we have here
12 in place, and we just ask that you'll continue to
13 orchestrate their steps, to continue to give them
14 divine wisdom and divine insight to be able to see
15 people the way you see people. We're thankful for
16 this country, this opportunity, the blessings you
17 have given to us. And we just pray for the men and
18 women that are on the job today, that you'll be
19 with them as they go about their task and give them
20 wisdom and discernment, and be with the men and
21 women of our Armed Forces to keep them out of
22 harm's way. In Jesus' name, Amen.

23 ATTENDEES: Amen.

24 MADAM CHAIR YARBROUGH: Thank you, Chaplain
25 Spence. Fire Chief, would you lead us in the

1 Pledge of Allegiance?

2 ATTENDEES: I pledge allegiance to the flag of
3 the United States of America, and to the Republic,
4 for which it stands, one nation, under God,
5 indivisible, with liberty and justice for all.

6 MADAM CHAIR YARBROUGH: All right. Mr. Payne,
7 good morning, sir. We are properly noticed and
8 have a quorum?

9 MR. PAYNE: Yes, Chair.

10 MADAM CHAIR YARBROUGH: Okay. Do we have any
11 public comments?

12 MR. PAYNE: We have one -- we have one speaker
13 card for the public comment, Chair.

14 MADAM CHAIR YARBROUGH: Okay.

15 MR. PAYNE: Jonathan Cox.

16 MADAM CHAIR YARBROUGH: All right. Mr. Cox,
17 good morning.

18 MR. COX: Good morning.

19 MADAM CHAIR YARBROUGH: Sir, you have three
20 minutes.

21 MR. COX: Thank you. Well, good morning,
22 Board members, distinguished guests. I could speak
23 passionately and at length about this topic, but
24 I'm going to read from my prepared statement just
25 so I can address everything that I need to.

1 My name is Jonathan Cox, and I have served in
2 the Marine Corps from 2000 to 2009; two combat
3 tours, one in '03 and one in '05. I was assigned
4 to the Fourth Assault Amphibian Battalion and
5 deployed as part of the First Marine Division,
6 mechanized amphibious task logistics operations
7 command, and then again in 2005 as part of
8 Regimental Combat Team 2, Assault Amphibian
9 Battalion Alpha Platoon -- Alpha Company, Second
10 Platoon.

11 During my time in the Marine Corps, I held
12 billets including section leader, training
13 non-commissioned officer, and platoon sergeant, and
14 I was awarded multiple commendations for my
15 superior performance in both operational and
16 leadership roles.

17 Since separating from the military, I've
18 committed my time to public service with my first
19 year -- first nine years in the fire service at
20 Seminole County. I have now been with the District
21 for nine years, six of which on the Special
22 Operations Team.

23 For recent promotional opportunities, I've
24 done everything I can to prepare for them. I meet
25 and exceed all the qualifications needed for them,

1 including Fire Officer I and II, Fire Safety
2 Inspector Instructor III. As of yesterday, I
3 completed my Incident Safety Officer to further my
4 development within this department.

5 In addition to that, I've also completed other
6 advanced training and multiple technical rescue
7 disciplines, including road rescue, confined space,
8 vehicle machinery rescue, hazardous materials
9 response, truck operations, surface water, SPRAT,
10 which is the Society of Professional Rope Access
11 Technicians, countless others.

12 Despite these credentials in 2022, veterans'
13 preference was not offered to me during a
14 promotional process. I only became aware of it
15 during this current process. In 2024 and 2025, I
16 was assessed as the top-ranked candidate, but I was
17 still not selected for promotion. To me this is a
18 clear violation of Florida Statute 295, and the
19 Florida Administrative Code 55 Alpha-7, both of
20 which require that veterans receive preference in
21 both public employment -- employment --
22 appointments as well as promotions.

23 As of today, I've taken several steps to try
24 and address this issue. I've met directly with
25 human resources, the fire chief, the deputy chief,

1 and as well as the district administrator,
2 Stephanie.

3 I've also spoken with my local representative
4 who stated, to him, this appeared to be
5 discriminatory behavior towards veterans. In
6 preliminary discussions with the Florida Department
7 of Veterans Affairs, I was told that my case
8 appears to have merit. I also intend to bring this
9 before the office of the Governor, being that this
10 is a department that he helped institute.

11 While I do have formal avenues to pursue this
12 complaint, I find it deeply discouraging, honestly,
13 to be forced to fight for this right that I feel is
14 both protected by law and earned through my
15 honorable service. It's not about special
16 treatment. Thank you for your time.

17 MADAM CHAIR YARBROUGH: Thank you, sir.
18 Mr. Cox, I'm sure you're aware public comment is
19 not a dialogue with us, but I assure I speak for
20 everyone, thank you for your service.

21 MR. COX: Thank you.

22 MADAM CHAIR YARBROUGH: Do we have any other
23 public speakers?

24 MR. PAYNE: No, Chair.

25 MADAM CHAIR YARBROUGH: Okay. All right.

1 Moving on to consent agenda, Section 5. Consent
2 agenda items are intended to be disposed of without
3 discussion. Would any member like to pull anything
4 off the consent agenda?

5 Seeing none, do we have a motion to approve
6 the consent agenda?

7 MR. AUNGST: So moved.

8 MADAM CHAIR YARBROUGH: Second?

9 MS. ZIEGLER: Second.

10 MADAM CHAIR YARBROUGH: All in favor, aye.

11 THE BOARD: Aye.

12 MADAM CHAIR YARBROUGH: Any opposed? Seeing
13 none, motion passes.

14 Section 6, Reports. District Administrator
15 Kopelousos, good morning, ma'am. How are you?

16 MS. KOPELOUSOS: Good morning, members. I
17 just want to give a brief update and some things
18 that have happened since we last met but also some
19 things coming up. I want to start with, first, our
20 district is unique, as we've all talked about. One
21 of the things that happened a week ago was a fire
22 in a water -- I'm sorry, a walk-in cooler behind
23 Epcot. And the reason I bring this up, it was not
24 a big deal whatsoever, but because it occurred in
25 this district, and because it was visible -- it was

1 right below where the skyliner goes over at Epcot,
2 there was billows of smoke. It got a lot of
3 attention, national attention.

4 So I wanted to share with y'all that it was a
5 water cooler -- I mean, a walk-in cooler that was
6 back behind the buildings at Epcot. Because of our
7 building code, the buildings are not allowed --
8 different structures have to be certain feet apart,
9 and, therefore, nothing else was affected by this.

10 Our team responded effectively and
11 efficiently, took care of it very quickly, and so I
12 just share that with you in that something that got
13 a lot of news and media attention was really not a
14 big deal whatsoever. But it was handled by our
15 team very quickly, they responded quickly, and took
16 care of everything. So I just wanted to share that
17 with you since it did make -- please know if there
18 is a large event that occurs here, you will hear
19 directly from me on that.

20 Also wanted to share the past couple weeks we
21 did recognition for our team. We did the promotion
22 and recognition ceremony for the fire department,
23 and it was great to have a lot of their families
24 that attended to see them get promoted. So it was
25 a great event. I thank the fire chief and his team

1 who put it together.

2 And then we did, for our team at CFTOD,
3 everyone who has hit the five-year mark, we did a
4 breakfast for all of them, and that was well
5 received and just grateful for the team that we
6 have and the work they put in.

7 Coming up this Saturday, we are doing some
8 work with Relay for Life. Jennifer leads our team,
9 who is with the building and safety department, and
10 we will be out at -- why am I drawing a blank?
11 What's the name of the park --

12 ATTENDEES: Maxwell Field.

13 MS. KOPELOUSOS: -- Maxwell Field, which is
14 right behind our fire station to help raise money
15 for the American Cancer Society. So we will do
16 that on Saturday. That is all I have, Chair.

17 MADAM CHAIR YARBROUGH: Any questions? Thank
18 you, Ms. Kopelousos.

19 All right. Moving on to General Business,
20 Section 7.1. Do we have a motion to approve the
21 award of a three-year continuing service
22 contract --

23 Oh, sorry. Did you-all hear me? Do you need
24 me to repeat that?

25 All right. Anybody want to ask Ms. Kopelousos

1 any questions, now that I'm on the record again?

2 All right. Moving on to Section 7.1. Do we
3 have a motion to approve the award of a three-year
4 continuing services contract to seven contractors
5 for district-wide electrical medium and low voltage
6 services?

7 MS. ZIEGLER: So moved.

8 MADAM CHAIR YARBROUGH: Is there a second?

9 MR. AUNGST: Second.

10 MADAM CHAIR YARBROUGH: All right. Chief
11 Ferraro, would you like to present this item? Oh,
12 no, not Chief Ferraro. Chris Ferraro. Sorry, not
13 Chief Ferraro. I know, I saw -- I saw the horror
14 on your face, like, why is she -- I thought I was
15 just doing the pledge today. I'm sorry.

16 MS. FERRARO: I was so excited to have back
17 up. Thank you so much.

18 MADAM CHAIR YARBROUGH: Fire, Ferrari,
19 Ferraro, it all sounds the same. I apologize.
20 Good morning, ma'am. How are you?

21 MS. FERRARO: Good morning. Good morning,
22 Chairman, Board of Supervisors, and District
23 leadership. So just a little bit of detail -- are
24 you going to -- pardon me, sorry.

25 A little bit of expanded detail on the award

1 of continuing service contracts for the utility
2 division electrical services. So a great
3 partnership with the District's procurement
4 service. We issued a request for specialized
5 electrical contractors for a variety of electrical
6 services in medium and high voltage, so 480 volts
7 to 69,000 volt electrical work.

8 We received seven responses. They were scored
9 and discussed in a public meeting in March of 2025.
10 They were scored, and we are asking the Board to
11 award continuing services contracts to the seven
12 firms listed that scored a 90 out of 100 in that
13 selection committee process. Also happy to note
14 that there are several local firms that were
15 included in this award recommendation.

16 So a little bit of additional detail, the work
17 to these contractors will be awarded through a task
18 work order authorization with a specific project
19 scope and cost for each item of work awarded. The
20 intent would be to award to the qualified firm and
21 to kind of spread the work equally among the seven
22 contracts that we're recommending for award today.

23 The next slide are just some pictures of the
24 infrastructure that would be availed for these
25 contractors. We have in the pictures moving from

1 left to right and top to bottom, there's a
2 pad-mounted transformer, the installation of
3 conduit for an electrical duct bank, electrical
4 switch gear on the far top right side, a control
5 cabinet on the bottom left, and then a circuit
6 breaker on the bottom right.

7 That's all I have to report, Chair.

8 MADAM CHAIR YARBROUGH: All right. I have a
9 question. So is there an outside limit on the
10 contract --

11 MS. ZIEGLER: Mic.

12 MADAM CHAIR YARBROUGH: -- sorry. Is there an
13 outside limit on the contract, fiscally? I mean,
14 is there a cap? I know it's task work orders, so
15 there's no specific dollar amount, but is there a
16 cap on this at which point you would come back to
17 us to amend to seek additional approval?

18 MS. FERRARO: We'd be following the District's
19 procurement process for any of the awards. But,
20 Tiffany, I don't want to put you on the spot, but
21 can I defer to the District's chief contracting
22 officer to help me answer that?

23 MS. KIMBALL: So these are construction
24 contracts, so they would normally not have a cap.
25 It would be based on budget, so -- but not project

1 specific, so if she -- if the electrical department
2 had a project-specific project, we would be sending
3 those out for separate bid, and those would be
4 coming to you.

5 But if they're just daily operational tasks
6 and --

7 MADAM CHAIR YARBROUGH: Maintenance; it's
8 maintenance, right?

9 MS. KIMBALL: Exactly.

10 MADAM CHAIR YARBROUGH: Right. So you
11 don't -- you don't put a cap on that at some point?

12 MS. KIMBALL: No.

13 MADAM CHAIR YARBROUGH: So how do we know --

14 MS. KOPELOUSOS: There's a certain amount in
15 our budget for repairs.

16 MADAM CHAIR YARBROUGH: Okay.

17 MS. KOPELOUSOS: And so it would not go over
18 that.

19 MADAM CHAIR YARBROUGH: But how do we know
20 that, I guess, is what I'm asking?

21 MS. KOPELOUSOS: Because we -- we will not
22 allow the task order to go forward. In our
23 process, there are checks and balances, so the task
24 order would not be allowed to go forward unless
25 there's budget within the maintenance agreement to

1 do it.

2 MADAM CHAIR YARBROUGH: Okay. Okay. Well, we
3 can -- we're learning -- we're learning --

4 MS. KOPELOUSOS: Yeah.

5 MADAM CHAIR YARBROUGH: -- but we'll talk
6 about that. Okay.

7 MR. AUNGST: Madam Chair, and just to clarify,
8 so my understanding is this is just a list of
9 approved vendors is that -- that you can then
10 select from. So this would be -- like, we did the
11 civil engineers at the last meeting, or one of the
12 prior meetings, these are the electrical engineers;
13 is that right?

14 MS. FERRARO: These are construction firms for
15 electrical contracting, that's correct.

16 MR. AUNGST: That you could -- that would
17 be -- you would be allowed to choose to then come
18 to us if you needed money, or if it was already in
19 the budget, then you could use that money; is that
20 correct?

21 MS. FERRARO: That's correct. So we've
22 determined that they are qualified, and we have a
23 rate sheet established with them for scopes of work
24 that we would approach them for on a task order
25 basis that would either be approved through the

1 budget or come to the Board at that requisite
2 approval amount.

3 MS. KOPELOUSOS: There's still -- anything
4 under that's approved for us to sign off on would
5 come before the Board.

6 MADAM CHAIR YARBROUGH: Got it. Thank you.

7 Any other questions? No? Okay.

8 Seeing none, all in favor, aye.

9 THE BOARD: Aye.

10 MADAM CHAIR YARBROUGH: Any opposed? All
11 right. Seeing none, motion passes. Thank you, and
12 you're not the chief. You're very lucky.

13 Okay. Moving on to 7.2, which is a motion --
14 do we have a motion to approve an award of a
15 three-year contract for vehicle tire repair and
16 maintenance services to Snyder Tire, Inc., with an
17 approximate expenditure of 1.5?

18 MR. AUNGST: So moved.

19 MADAM CHAIR YARBROUGH: Second?

20 MS. ZIEGLER: Second.

21 MADAM CHAIR YARBROUGH: All right. Who is
22 presenting this one? Again, Ms. Ferraro.

23 MS. FERRARO: Thank you, Chairman. A little
24 bit of background on this award and recommendation
25 to the Board from the utility division.

1 So this is also the result of the procurement
2 process with the District's procurement team. A
3 request for proposal was submitted for mechanics
4 specializing in repair and maintenance of vehicle
5 tires and tire stems for the District's solid waste
6 utility fleet.

7 So the required scope of work, in addition to
8 tires and tire stems, is also roadside assistance,
9 disposal of those tires, and a technician on-site
10 daily to respond to any required replacements or
11 repairs. And the photo here is an example of one
12 of 35 solid waste trucks that are in the District's
13 solid waste fleet.

14 The proposal went out to the public in
15 December 2024. Two bids were received, and they
16 were evaluated in a formal selection committee
17 public meeting in February of 2025. At this time,
18 the utility division is recommending award of
19 Contract C006740 with Snyder Tire, Inc. They are a
20 firm in South Carolina. We did not receive any
21 local bids on this scope of work.

22 We're looking for the contract period for
23 April 1, 2025, through April 1, 2028. The annual
24 amount is approximately one-half million dollars,
25 for a contract total over a three-year time of

1 \$1,420,047. This is covered annually in the
2 operating -- routine operating expense of the solid
3 waste utility and will be approved by the Board
4 annually through the utility budget.

5 MADAM CHAIR YARBROUGH: Any questions? None?
6 All right. All in favor, aye.

7 THE BOARD: Aye.

8 MADAM CHAIR YARBROUGH: Any opposed? Seeing
9 none, motion passes.

10 All right. Item 7.3, we have a motion -- do
11 we have a motion to approve Change Order No. 7 to
12 Contract C005704 with Reedy Creek Energy Services
13 for additional engineering and construction support
14 services for Phase II of the World Drive North
15 Phase III project in the amount of \$1.2 million?

16 Do we have a motion?

17 MR. AUNGST: So moved.

18 MADAM CHAIR YARBROUGH: Second?

19 MS. ZIEGLER: Second.

20 MADAM CHAIR YARBROUGH: All right. Mr. Sandt,
21 good morning. How are you, sir?

22 MR. SANDT: Good morning, Chairman Yarbrough,
23 fellows members of the Board, District
24 administration. Here to seek the approval for
25 Change Order No. 7 for the Reedy Creek Energy

1 Services, Contract C005704, for additional
2 engineering and construction support services of
3 the World Drive North Phase II of the World Drive
4 North Phase III project, \$1.2 million.

5 So these services are for -- they include
6 submittal review, also -- submittal review, utility
7 infrastructure inspection, welding inspection, RFI
8 review in support for utility work associated with
9 Phase II of the Phase III project. Also
10 miscellaneous goods and ancillary professional
11 services.

12 So you probably wondered, what is Phase II of
13 the Phase III project? So I'm glad you're
14 wondering that. So the exhibit real quick that you
15 see up there on the left side where it says, "Begin
16 project," that's basically the beginning of the
17 Phase I of the Phase III project that goes up to
18 just past roundabout two, which is the middle
19 roundabout just around the Grand Floridian area,
20 too.

21 Phase I was all the utility infrastructure
22 underneath the ground, and then some also -- some
23 temporary chore work in through there. Phase II of
24 the Phase III is everything else: the utilities to
25 the north of that roundabout all the way to the end

1 of the project, and all the roadway drainage and
2 the roadway -- finishing the roadway.

3 So basically back in February 2003, the
4 original request was put in and approved. Phase II
5 was initiated back in November 2024 and approved by
6 the Board. That authorization previously was 1.9
7 million. This \$1.2 million request should finish
8 us with the project of World Drive North Phase III,
9 and there will be no change to the overall budget
10 of the World Drive North Phase III project.

11 MADAM CHAIR YARBROUGH: Okay. Thank you,
12 Mr. Sandt.

13 Any questions? Discussion? No? Okay.

14 All right. All in favor, aye.

15 THE BOARD: Aye.

16 MADAM CHAIR YARBROUGH: Any opposed? Motion
17 passes. Thank you, Mr. Sandt.

18 MR. SANDT: Thank you.

19 MADAM CHAIR YARBROUGH: We are on to Item 7.4.
20 Do we have a motion to approve authorizing the
21 District Administrator to negotiate the terms of
22 and execute an agreement with the Florida
23 Department of Transportation to provide \$500,000 in
24 District support for the Sunshine Corridor PD&E
25 Study?

1 MS. ZIEGLER: So moved.

2 MADAM CHAIR YARBROUGH: Second?

3 MR. AUNGST: Second.

4 MADAM CHAIR YARBROUGH: Any discussion?

5 All in favor, aye.

6 THE BOARD: Aye.

7 MADAM CHAIR YARBROUGH: Any opposed?

8 Section 8, Public Hearing. Item 8.1, we have
9 Resolution No. 671, adopting and enacting a new
10 Epcot compilation of codes, 2024 edition.

11 The first item; Mr. Payne, would you please
12 read this for us?

13 MR. PAYNE: Yes, Chair. It's Resolution
14 No. 671, A resolution of the Board of Supervisors
15 of the Central Florida Tourism Oversight District
16 adopting and enacting a new Epcot compilation of
17 codes, 2024 edition, which includes the
18 accessibility code, the building code, the
19 electrical code, the energy efficient code, the
20 fuel gas code, the mechanical code, the plumbing
21 code, the existing building code, the property
22 maintenance code, and the residential code;
23 providing for the repeal of the Epcot compilation
24 of codes, 2018 edition; providing for codification,
25 scrivener's error, severability, conflicts and an

1 effective date.

2 MADAM CHAIR YARBROUGH: Thank you, Mr. Payne.
3 Do we have a motion to approve Resolution 671? Is
4 that what -- 671?

5 MR. AUNGST: So moved.

6 MADAM CHAIR YARBROUGH: Second?

7 MS. ZIEGLER: Second.

8 MADAM CHAIR YARBROUGH: Any discussion? Oh,
9 we can't discuss yet. Public comment, do we have
10 any public comment?

11 Seeing none --

12 MR. PAYNE: I don't think we have any -- any
13 speaker cards.

14 MADAM CHAIR YARBROUGH: -- any discussion?

15 All in favor, aye.

16 THE BOARD: Aye.

17 MADAM CHAIR YARBROUGH: Any opposed? All
18 right. Motion passes.

19 We are now on to -- oh, Mr. Rodriguez might
20 have wanted to say something. Sorry. I'll be
21 honest, I'm new with the resolution process, so,
22 sorry --

23 MS. KOPELOUSOS: Can I -- can I just make a
24 comment? No, the -- they've been working on
25 updating the Epcot code since 2018.

1 MADAM CHAIR YARBROUGH: It's a big deal.
2 Would you like to tell us about it even though we
3 voted on it?

4 MS. KOPELOUSOS: A lot has happened.

5 MADAM CHAIR YARBROUGH: It's my fault. I
6 apologize.

7 MS. KOPELOUSOS: A lot has happened in that
8 timeline, and they have worked diligently to make
9 sure that's updated.

10 MADAM CHAIR YARBROUGH: Yes, I would like to
11 hear about it. Go ahead. I know we voted, but go
12 ahead. I actually talked to Mr. Payne before
13 because I have not done a resolution -- presiding
14 over a resolution process, so I knew I was going to
15 mess it up. I spoke with Mr. Payne, and I still
16 messed it up, so I apologize, sir. Go right ahead.

17 MR. RODRIGUEZ: Well, thank you, Madam Chair,
18 and supervisors. As Stephanie mentioned, you know,
19 we have been working on this quite a long time,
20 since 2018, and a lot of things have happened since
21 then.

22 You know, all building codes in the nation are
23 all updated in intervals and usually keep the same
24 base code. The first Epcot building code was
25 published in 1970, and it was based off the 1967

1 south Florida building code.

2 And as it was updated throughout the years, it
3 was updated to incorporate current technologies and
4 current code philosophies. Well, this is the first
5 time we'll be changing the base code to the 2023
6 Florida Eighth Edition Building Code.

7 So it's a -- it's a big leap for us, and so we
8 appreciate your consideration for this, and, yes,
9 it's been a lot of work.

10 MADAM CHAIR YARBROUGH: It has been a lot of
11 work.

12 MS. KOPELOUSOS: And his whole team has worked
13 diligently to update it to make sure we're getting
14 it right. I mean, as you know, safety is the
15 utmost importance for everyone here on this
16 property, and they do a great job at that. But I
17 just want to thank -- it started before you became
18 the building official, and you spearheaded it to
19 completion, so thank you.

20 MADAM CHAIR YARBROUGH: Yes, thank you. Thank
21 you. Any questions for him even though I know we
22 voted?

23 MR. AUNGST: I just want to say thank you,
24 great job.

25 MADAM CHAIR YARBROUGH: Really amazing. I

1 know some of us are learning still here, but I know
2 what I've heard thus far, it's so impressive, the
3 amount of work and effort that goes into our codes
4 to make sure that all of our visitors are safe, and
5 our structures are safe, and that we can maintain
6 hurricane thresholds.

7 It's really impressive, and I can only
8 imagine -- I've seen the volumes already. It's
9 substantial. I know there has to have been so many
10 hours and labor of love put into that, and we're
11 just really appreciative, so thank you very much.

12 Anything else? No? Okay.

13 All right. Moving on to Item 8.2, another
14 resolution. I'll try to get this one right,
15 Mr. Payne.

16 Item -- Resolution No. 672, modifying the
17 District's high temperature hot water utility rate
18 for the remainder of fiscal year 2025.

19 Mr. Payne, would you please read Resolution
20 No. 672?

21 MR. PAYNE: Yes, ma'am. And this is
22 Resolution No. 672, A resolution of the Central
23 Florida Tourism Oversight District modifying the
24 District's high temperature hot water utility rate
25 for the remainder of fiscal year 2025; and

1 providing for severability conflicts and an
2 effective date.

3 MADAM CHAIR YARBROUGH: Okay. Do we have a
4 motion to approve Resolution 672?

5 MS. ZIEGLER: So moved.

6 MADAM CHAIR YARBROUGH: Second?

7 MR. AUNGST: Second.

8 MADAM CHAIR YARBROUGH: Any comments from the
9 public? Seeing none, Ms. Ferraro, would you please
10 tell us about Resolution 672, ma'am?

11 MS. FERRARO: Yes. Just kind of talk you
12 through this. This is one of the District's
13 utilities, the high temperature hot water system.
14 This is in the north part of the District's utility
15 system, and is in our central energy plant.

16 So the rate for high temperature hot water was
17 set by the Board in September of 2024, and it was
18 set based on a utility cost base for this utility
19 for fiscal '25 of \$4 million.

20 When we build the rate structure, we look at
21 how much we're going to sell and the expenses, and
22 we decide what that rate will be, and that's what
23 the Board have approved.

24 However, in November of 2024, we replaced the
25 primary meter at the District's Central Energy

1 Plant, the District's meter measuring volumes of
2 hot water, and we found that that meter had, in
3 fact, been slowing down for some period of time,
4 and now we're getting a much higher volume being
5 recognize through the metering system.

6 So much so that if we continue to collect at
7 the current rate, we'll be over collected by almost
8 60 percent at the end of year, realizing a revenue
9 of over \$6 million against a \$4 million cost base.

10 So based on that need, we'd like to recommend
11 a rate reduction, and it is significant because of
12 the math associated with this. We're halfway
13 through the year already, and we sell a lot of hot
14 water in the winter. So the original rate set by
15 the Board was just over \$53 per MMBTU, a million
16 British thermal units, and we're recommending a
17 reduction for the rest of fiscal '25 to \$14.09.

18 I do want to assure the Board that the
19 District has always been made whole correctly for
20 the expenses of this utility. Even if that meter
21 was not accurate, we were still forecasting sales,
22 and we were adjusting rates accordingly, so the
23 rates were probably a little bit higher as that
24 meter was slowing down.

25 Also we do have a large meter replacement

1 program planned for the utility division for all of
2 the District's utilities to ensure that we have
3 correct and accurate metering. So I do want to
4 make sure that this will not be happening again.

5 So this is just the math associated with the
6 budget request. We have volumes that we're
7 forecasting now with our new metering equipment of
8 over 116,000 metric BTUs per year, and that's the
9 \$6.3 million in revenue that we previously
10 discussed. When you back that through and you say
11 we want to just land at \$4 million, we reduce the
12 rate to \$14 for the remainder of this year to cover
13 that.

14 So we had originally forecast about 74,000
15 MMBTUs, and we're already at 58,000. So we've
16 already realized about 80 percent of the volume in
17 a half year that we expected for the full year.
18 That's why the rate reduction is so low.

19 This rate will rebound next year as we
20 build -- we do a base-up build every year on
21 utility expenses and expect it to moderate kind of
22 somewhere in the middle, right between that \$53 we
23 were at, and the \$14 that we're at now. So when we
24 get into the budget, you will see a significant
25 increase this year.

1 The graph shown on the top right is a typical
2 chart that we use to talk about rates year over
3 year. That will become familiar in the budget
4 conversations that we'll have. This just shows
5 where we start in '25 and the mid-year adjustment,
6 and there's a picture on the bottom right of just
7 what the meter looks like. It's just a volume
8 metric meter with a display, and the display
9 finally failed, and that's why we -- it became
10 urgent to change it.

11 And that's the end of my report on the hot
12 water rate.

13 MADAM CHAIR YARBROUGH: Thank you. Any
14 questions? Discussion?

15 All right. Seeing none, is there a motion --
16 we have the motion. We're voting.

17 All in favor, aye.

18 THE BOARD: Aye.

19 MADAM CHAIR YARBROUGH: Obviously, I have a
20 mental block on resolutions. Mr. Payne is going to
21 give me a tutorial later. Thank you, Ms. Ferraro.

22 All right. We are through the end of our
23 agenda, it looks like. Do we have any new
24 business? Any member want to discuss anything?
25 Ms. Kopelousos, nothing?

1 All right. Seeing none, we'll stand
2 adjourned. The time is 11:00 a.m. Thanks,
3 everybody, appreciate it.

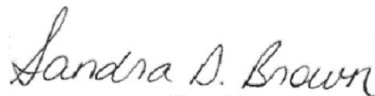
4 (The meeting concluded at 11:00 a.m.)
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C E R T I F I C A T E

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 21st day of April, 2025.



SANDRA D. BROWN
FLORIDA PROFESSIONAL REPORTER

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found (1)
Fourth (1)
FPR (1)
freely (1)
fuel (1)
full (1)
further (1)
future (1)

< G >

Gas (2)
gear (1)
General (2)
Generalist (1)
getting (2)
Gilbert (1)
give (9)
given (2)
glad (1)

go (7)
God (5)
goes (3)
going (6)
gold (1)
Goliath (2)
Good (16)
goods (1)
govern (1)
Governor (1)
gracious (1)
Grand (1)
graph (1)
grateful (2)
great (5)
ground (1)
guess (1)
guests (1)

< H >

Hagans (1)
half (1)
halfway (1)
handled (1)
happened (5)
happening (1)
happy (1)
harm's (1)
hazardous (1)
head (1)
hear (3)
heard (1)
Hearing (1)
Heavenly (1)
Heidi (1)
held (1)
help (2)
helped (1)
Henley (1)
Hernandez (1)
Herrick (1)
Hickey (1)
Higginbotham (1)
high (5)
higher (2)
history (1)
hit (1)
Holly (1)
honest (1)

honestly (1)
honorable (1)
hope (1)
horror (1)
hot (7)
Hotel (1)
hours (1)
Human (3)
hurricane (1)

< I >

II (7)
III (9)
imagine (1)
importance (1)
impressive (2)
Incident (1)
include (1)
included (1)
includes (1)
including (3)
incorporate (1)
increase (1)
indivisible (1)
Information (1)
infrastructure (3)
initiated (1)
insight (1)
inspection (2)
Inspector (1)
installation (1)
institute (1)
Instructor (1)
intend (1)
intended (1)
intent (1)
intervals (1)
invocation (1)
Israel (6)
issue (1)
issued (1)
item (8)
items (1)

< J >

Jason (1)
Jennifer (1)
Jeremiah (1)
Jesus (1)

| | | | |
|------------------------|--------------------------|-----------------------------|--------------------------|
| job (3) | low (2) | Mike (1) | Okay (13) |
| Joel (1) | lucky (1) | military (1) | old (1) |
| Joey (2) | Luetzow (1) | million (11) | one-half (1) |
| John (1) | | Mills (1) | on-site (1) |
| Jonathan (3) | < M > | minutes (1) | operating (2) |
| Jr (1) | ma'am (4) | miscellaneous (1) | Operational (3) |
| justice (1) | machinery (1) | MMBTU (1) | operations (3) |
| | MADAM (58) | MMBTUs (1) | opportunities (1) |
| < K > | maintain (1) | moderate (1) | opportunity (3) |
| Katherine (1) | Maintenance (6) | modifying (2) | opposed (6) |
| keep (2) | Management (2) | molded (2) | ORANGE (1) |
| kill (1) | Manager (6) | moment (1) | orchestrate (1) |
| Kimball (4) | Manager/Chief (2) | money (3) | orchestrated (1) |
| kind (3) | March (3) | morning (15) | order (6) |
| King (10) | Marine (3) | motion (18) | orders (1) |
| knew (1) | mark (1) | moved (7) | original (2) |
| know (14) | Marshal (1) | Moving (6) | originally (1) |
| Kopelousos (17) | Mary (1) | multiple (2) | outside (2) |
| | materials (1) | < N > | overall (1) |
| < L > | math (2) | name (3) | OVERSIGHT (5) |
| labor (1) | Matthew (1) | nation (2) | < P > |
| Lake (1) | Maxwell (2) | national (1) | pad-mounted (1) |
| land (1) | mean (3) | Naylor (1) | pardon (1) |
| Large (3) | measuring (1) | need (3) | park (1) |
| law (1) | mechanical (1) | needed (2) | part (3) |
| lead (1) | mechanics (1) | negotiate (1) | partnership (1) |
| leader (1) | mechanized (1) | new (5) | passes (5) |
| leaders (1) | media (1) | news (1) | passionately (1) |
| leadership (2) | medium (2) | nine (2) | Payne (16) |
| leads (1) | meet (2) | non-commissioned (1) | PD&E (1) |
| leap (1) | MEETING (6) | normally (1) | people (3) |
| learning (3) | meetings (1) | North (7) | percent (2) |
| left (3) | member (2) | Notary (1) | performance (1) |
| length (1) | MEMBERS (4) | note (1) | period (2) |
| liberty (1) | memorized (1) | notes (1) | petitions (1) |
| life (4) | men (2) | noticed (1) | Phase (16) |
| limit (2) | mental (1) | November (2) | Phil (1) |
| list (1) | mentioned (1) | < O > | philosophies (1) |
| listed (1) | merit (1) | Oberly (1) | photo (1) |
| little (5) | mess (1) | Obviously (1) | picture (1) |
| local (3) | messed (1) | occurred (1) | pictures (2) |
| LOCATION (1) | met (2) | occurs (1) | place (1) |
| logistics (1) | meter (8) | offered (1) | planned (1) |
| long (1) | metering (3) | office (2) | Planning (1) |
| look (1) | metric (2) | Officer (6) | plans (3) |
| looking (1) | mic (2) | Official (3) | plant (2) |
| looks (2) | Michele (1) | Oh (4) | Platoon (3) |
| lot (9) | middle (2) | | Plaza (1) |
| love (1) | mid-year (1) | | |

| | | | |
|----------------------|--------------------|-----------------|------------------|
| please (4) | quickly (3) | rescue (3) | Second (15) |
| Pledge (3) | quite (1) | residential (1) | section (6) |
| plumbing (1) | quorum (1) | Resolution (14) | Security (2) |
| point (2) | | resolutions (1) | see (5) |
| position (2) | < R > | Resources (3) | Seeing (9) |
| Powell (1) | raise (1) | respond (1) | seek (2) |
| pray (2) | rate (13) | responded (2) | seen (1) |
| preference (2) | rates (3) | response (1) | select (1) |
| preliminary (1) | RCES (2) | responses (1) | selected (1) |
| prepare (1) | read (3) | rest (1) | selection (2) |
| prepared (1) | real (1) | result (1) | sell (2) |
| PRESENT (2) | realized (1) | revenue (2) | Seminole (1) |
| presenting (1) | realizing (1) | review (3) | sending (1) |
| presiding (1) | really (4) | RFI (1) | Senior (1) |
| previously (2) | reason (1) | Rick (1) | separate (1) |
| primary (1) | rebound (1) | right (34) | separating (1) |
| Principal (2) | receive (2) | road (1) | September (1) |
| prior (1) | received (3) | roadside (1) | sergeant (1) |
| probably (4) | recognition (2) | roadway (3) | served (1) |
| proceedings (1) | recognize (1) | Rodriguez (3) | Service (8) |
| process (8) | recommend (1) | RODRUGUEZ (1) | services (12) |
| procurement (4) | recommendation (2) | Roger (1) | set (3) |
| Professional (4) | recommending (3) | roles (1) | seven (4) |
| program (1) | record (2) | Ron (1) | severability (2) |
| project (12) | reduce (1) | room (1) | shaped (1) |
| project-specific (1) | reduction (3) | Rope (1) | share (4) |
| promoted (1) | Reedy (2) | roundabout (3) | sheet (1) |
| promotion (2) | Regimental (1) | routine (1) | shown (1) |
| promotional (2) | relate (1) | Roy (1) | shows (1) |
| promotions (1) | Relay (1) | running (1) | side (2) |
| properly (1) | remainder (3) | | sign (1) |
| property (2) | repair (2) | < S > | significant (2) |
| Prophet (1) | repairs (2) | safe (2) | sir (6) |
| proposal (2) | repeal (1) | Safety (6) | situation (2) |
| protected (1) | repeat (1) | sales (1) | six (1) |
| provide (1) | replaced (1) | Samarth (1) | skyliner (1) |
| providing (3) | replacement (1) | Samuel (1) | slide (1) |
| Public (14) | replacements (1) | SANDRA (3) | slowing (2) |
| published (1) | report (3) | Sandt (7) | Smith (1) |
| pull (1) | REPORTED (1) | Saturday (2) | smoke (1) |
| pursue (1) | Reporter (3) | Saul (1) | Snyder (2) |
| put (6) | Reporting (1) | saw (2) | Society (2) |
| | Reports (1) | says (2) | solid (4) |
| < Q > | representative (1) | Sciences (1) | sorry (8) |
| qualifications (1) | Republic (1) | scope (3) | sounds (1) |
| qualified (2) | request (5) | scopes (1) | South (2) |
| question (1) | require (1) | scored (3) | space (1) |
| questions (7) | required (2) | Scott (1) | speak (2) |
| quick (1) | requisite (1) | scrivener's (1) | speaker (2) |

| | | | |
|-----------------------------|---------------------------|--------------------------|-----------------------|
| SPEAKERS (2) | talk (4) | trucks (1) | Wastewater (1) |
| spearheaded (1) | talked (2) | true (1) | Water (11) |
| Special (2) | Tanya (1) | try (2) | way (3) |
| specialized (1) | task (7) | trying (1) | week (1) |
| specializing (1) | tasks (1) | tutorial (1) | weeks (1) |
| specific (3) | Team (11) | two (3) | Welcome (2) |
| Spence (5) | Technical (2) | typical (1) | welding (1) |
| spent (1) | technician (1) | < U > | well (8) |
| spoke (1) | Technicians (1) | underneath (1) | Wendy (1) |
| spoken (1) | technologies (1) | understanding (1) | went (1) |
| spot (1) | tell (2) | unique (1) | We're (20) |
| SPRAT (1) | temperature (4) | United (1) | we've (3) |
| spread (1) | temporary (1) | units (1) | whatsoever (2) |
| STAFF (1) | ten (1) | update (2) | wife's (1) |
| stand (1) | terms (1) | updated (4) | winter (1) |
| stands (1) | thank (26) | updating (1) | wisdom (2) |
| start (3) | thankful (2) | urgent (1) | women (2) |
| started (1) | Thanks (1) | use (2) | wondered (1) |
| State (2) | thermal (1) | usually (1) | wondering (1) |
| stated (1) | things (6) | utilities (3) | work (16) |
| statement (1) | think (1) | utility (17) | worked (2) |
| States (1) | Thomas (1) | utmost (1) | working (2) |
| station (1) | thought (1) | < V > | Workman (1) |
| Statute (1) | three (1) | variety (1) | World (5) |
| stems (2) | three-year (4) | various (1) | < Y > |
| stenographic (1) | thresholds (1) | vehicle (3) | y'all (1) |
| stenographically (1) | throne (2) | vendors (1) | Yarbrough (58) |
| Stephanie (5) | Tiffany (2) | verse (2) | Yeah (1) |
| steps (3) | TIME (12) | veterans (4) | year (14) |
| structure (1) | timeline (1) | violation (1) | years (6) |
| structures (2) | tire (5) | visible (1) | Yenni (1) |
| Study (1) | tires (3) | visitors (1) | yesterday (1) |
| submittal (2) | Today (5) | Vista (1) | you-all (1) |
| submitted (1) | told (1) | volt (1) | < Z > |
| substantial (1) | top (3) | voltage (2) | Ziegler (9) |
| successful (1) | topic (1) | volts (1) | Zupa (1) |
| Sunshine (1) | top-ranked (1) | volume (3) | |
| superior (1) | total (1) | volumes (3) | |
| SUPERVISORS (5) | TOURISM (5) | voted (3) | |
| Support (5) | tours (1) | voting (1) | |
| sure (5) | training (2) | < W > | |
| surface (1) | transcript (1) | walk-in (2) | |
| Susan (1) | transformer (1) | want (13) | |
| switch (1) | Transportation (1) | wanted (5) | |
| system (3) | treatment (1) | wants (1) | |
| Systems (1) | tremendous (1) | waste (4) | |
| < T > | trials (1) | | |
| TAKEN (2) | tribulations (1) | | |
| | truck (1) | | |