MINUTES OF MEETING

Board of Supervisors

Reedy Creek Improvement District

December 15, 2021

9:30 a.m.

President Hames called the regular meeting of the Reedy Creek Improvement District Board of Supervisors to order at 9:30 a.m. on Wednesday, December 15, 2021, at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were President Larry Hames, Max Brito, Jane Adams, and Don Greer, constituting a quorum of the Board of Supervisors. Others in attendance included; John Classe, District Administrator; Wanda Siskron, District Clerk; Tina Graham, Assistant Clerk, Administration; Ron Zupa, Technology Services; Chris Quinn and Susan Higginbotham, Finance; Kerry Satterwhite, Facilities; Anthony Kasper, RCES; Chief Richard LePere; Ed Milgrim and Ilana Perras, Milgrim Law Group. Those participating via teleconference were: Craig Sandt, Facilities; Bruce Jones, Procurement; Erin O'Donnell, Communications; Lexy Wollstadt, Finance; Kate Kolbo, Planning & Engineering; Yenni Hernandez, Technology Services; Deputy Chief Joel Edwards; Mike Crikis, Environmental Sciences and Todd Rimmer, WDI.

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

SAFETY MINUTE

Mr. Eddie Fernandez was not in attendance, so Mr. Classe read Mr. Fernandez's annual holiday message for 2021.

APPROVAL OF MINUTES

Minutes from the November 17, 2021 BOS Meeting were approved and accepted as presented.

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

REPORTS

Mr. Classe reported that on November 18th, Native American Heritage Month was celebrated with a Lunch and Learn. The guest speaker was from UCF, Dr. Daniel Murphree.

Mr. Classe advised that on December 1st, the District hosted a holiday event for the Cities of Bay Lake and Lake Buena Vista residents at the Lake Buena Vista Wyndham. There were 36 attendees.

The residents were updated on new District projects. The Wyndham is the hurricane evacuation location for the cities.

Mr. Classe showed a few slides from the 80th anniversary of the attack on Pearl Harbor held on December 7th. RCFD Firefighter/Paramedic, Jose Ortiz, was named the Pipe Major of the American Firefighters and Police Pipes and Drums for the memorial. The group paid tribute at the USS Missouri and USS Arizona Memorial on December 5th.

Mr. Classe reported that on December 9th, the District's Tropical Holiday Luncheon was held at Paradise Cove. There were 179 employees who attended. Mr. Classe showed a slide of the pineapple decorating contest which was won by the Environmental Sciences team.

Mr. Classe reported that on December 10th, we celebrated the 20th anniversary of the RCID EMS Team by hosting a breakfast at the Wyndham. Four of the founding members still work at the District; Wendi Moldthan, Jason Franklin, Scott Underwood, and Travis Branum.

Mr. Classe reported that the District donated one of our utility trucks to Palm Beach State College. This allows students to get real world experience by using this type of equipment. Making this type of donation can help close the skills gap in our state colleges and universities by building strong Energy and Manufacturing programs that have industry-driven curriculum.

Mr. Classe advised that we would like to recognize Emanuel (Manny) Godwin, Fleet Service Technician, today for his 20 years with RCID. Manny will be retiring effective December 24, 2021. Mr. Godwin was presented with a plaque from Mr. Satterwhite and Mr. Welfel. Mr. Welfel advised that Manny worked in the air room with air packs and safety equipment. Mr. Welfel advised that Manny also performed work on all types of District vehicles. Mr. Welfel thanked Manny for his service and told him that he would be missed.

CONSENT AGENDA

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

Item 6A – Land Donation – Flamingo Crossings, LLC

CONSIDERATION of Request for Board approval to authorize the District Administrator to accept donation of land by Special Warranty Deed from **Flamingo Crossings, LLC** to Reedy Creek Improvement District. There is no cost to the District for this land donation. **(EXHIBIT A)**

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

REGULAR AGENDA

Item 7A – World Drive North Phase 2 – Owner-Furnished Material (OFM)

Mr. Kasper requested Board approval of additional Owner-Furnished Material (OFM) in the amount of **$175,000.00** for the utility system improvements included in the World Drive North Phase 2 project. Funding for this request will be derived from the RCID Series 2018-1 Utility Revenue Bonds (Non-Taxable). Mr. Kasper advised that this request is due to an unforeseen conflict and will cover the cost of 800 ft. of new electrical cable and conduit. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Greer and duly seconded, the Board unanimously approved the request.

Item 7B – World Drive North Phase 2 – RCES Soft Costs

Mr. Kasper requested Board approval of an additional amount Not-To-Exceed **$175,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the utility system improvements included in the World Drive North Phase 2 project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. Funding for this request will be derived from the RCID Series 2018-1 Utility Revenue Bonds (Non-Taxable). Mr. Kasper advised that this request will cover the additional level of effort to address the unforeseen conflicts discussed in Item 7A. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request.

Item 7C – Utility Agreement – Vista Way Apartments

Mr. Milgrim requested Board approval to authorize the District Administrator to execute on behalf of the District the proposed Utility Agreement (in substantial form) with the landowner (and its successors and assigns) of the **Vista Way Apartments** and related properties. The District agrees to amend its territorial agreement to remove the Vista Way Apartments and related properties from the District's service area as to potable water and wastewater. The owner of the Vista Way Apartments and related properties agrees to enter into an agreement with Orange County Utilities to provide potable water and wastewater services and for the owner to construct any improvements and pay any capital charges in connection therewith. RCID agrees to continue to provide potable water and wastewater service until the transition occurs. Mr. Milgrim advised that this request is for a new buyer of this property to close during the 1st quarter of 2022. Mr. Milgrim advised that the new owner will pay approximately $2M for wastewater/water main and any costs related to this action. Mr. Classe advised that RCID will not be serving anyone else outside of the District after this sale goes through. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the request. **(EXHIBIT B)**

Item 7D – Property Exchange – Walt Disney Parks and Resorts U.S., Inc.
Mr. Milgrim requested Board approval to authorize the District Administrator to execute on behalf of the District the proposed Land Swap Agreement and License Agreement with Walt Disney Parks and Resorts U.S., Inc. (its successor and assigns). Mr. Milgrim showed a couple of slides with the exact locations of the two properties. Mr. Milgrim advised that this request is for property along a portion of RIB #5 and along World Drive North Phase 2, near the Car Care Center. Mr. Milgrim advised that no monies are required, just an exchange of property. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request. **(EXHIBIT C)**

Item 7E DMS – Fiber Optic Project – Revision of Initial Project Budget
Mr. Satterwhite requested Board approval to revise the initial project budget for the DMS Fiber Optic Capital Improvement Project from **$8,000,000.00** to **$10,500,000.00.** The increase in the budget is mostly related to labor and material increases since the initial budget was established. The additional funding will be transferred from savings in other projects. There is no impact to the overall 2016-2024 Transportation Projects budget. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. We are experiencing some delay in getting some of the materials. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the request. **(EXHIBIT D)**

Item 7F DMS – Fiber Optic Project – Phase II CE&I and Testing Services
Mr. Satterwhite requested approval to enter into an Agreement for Professional Services with **AE Engineering, Inc.**, in the Not-To-Exceed total amount of **$126,606.00**, for construction engineering, inspection, and testing services in support of the DMS Fiber Optic Project. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the additional contract amount. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. Mr. Satterwhite advised that this request is for CE&I for this project. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Brito and duly seconded, the Board unanimously approved the request. **(EXHIBIT E)**

Item 7G DMS – Fiber Optic Project – Phase II Construction Services Agreement
Mr. Satterwhite requested approval to award a Lump Sum Fixed Price Agreement for Construction Services in the amount of **$4,543,000.00** to the lowest responsive bidder, **Superior Construction Company Southeast, LLC**, for construction of fiber optic communication systems in multiple locations District-wide in support of the DMS-Fiber Optic Project. This request includes authorization for RCID's direct purchase of miscellaneous goods and services necessary for the project. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. Mr. Satterwhite advised that bidding was recommended with fixed pricing. Mr. Satterwhite advised that the three bids received were substantially higher than amount budgeted. President Hames asked if there were any public comments on this request and there were