

MINUTES OF MEETING

Board of Supervisors

Reedy Creek Improvement District

January 26, 2022

10:00 a.m.

President Hames called the regular meeting of the Reedy Creek Improvement District Board of Supervisors to order at 10:00 a.m. on Wednesday, January 26, 2022, 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, Don Greer, and Leila Jammal 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, Heidi Powell and Susan Higginbotham, Finance; Jason Middleton, Human Resources; Kerry Satterwhite, Facilities; Amber Lindsey, Facilities Intern; Anthony Kasper and Eileen Ferguson, RCES; Ed Milgrim and Ilana Perras, Milgrim Law Group. Those participating via teleconference were: Craig Sandt, Facilities; Bruce Jones, Procurement; Eryka Washington and Erin O'Donnell, Communications; Lexy Wollstadt, Finance; Kate Kolbo and Katherine Luetzow, Planning & Engineering; Yenni Hernandez, Technology Services; Chief Richard LePere and Deputy Chief Eric Ferrari, Fire Department; Chris Ferraro and Mark Swanson, RCES and Todd Rimmer, WDI.

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

APPROVAL OF MINUTES

Minutes from the December 15, 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 Mike Rickabaugh, Deputy Manager of Building and Safety was appointed a 3-year term to serve on the ICC Evaluation Board of Managers. ICC Evaluation Service is the industry leader in performing technical evaluations of building projects, materials and systems for code compliance. Mr. Classe thanked Mr. Rickabaugh for accepting this position and representing RCID.

Mr. Classe advised that we have a few employees out due to the Omicron virus. Last year the District created a Task Force Committee to develop guidelines for a permanent Flexible Work

Arrangement Program that allows managers to provide employees with remote work and flexible work schedules. The committee members are Jason Middleton, Kerry Satterwhite, Kate Kolbo and Yenni Hernandez.

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 Acquisition – “Brown” Property

CONSIDERATION of Board approval to ratify the purchase of the “Brown” property (approximately 15 acres) in Osceola County by the Reedy Creek Improvement District on December 30, 2021 in the amount of **\$250,000.00**.

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 – WWTP Biological Nutrient Removal (BNR) Treatment Train #4 Rehabilitation (P1122) – Revision of Initial Budget

Mr. Kasper requested Board approval to revise the initial budget from **\$2,750,000.00** to **\$2,800,000.00** for the WWTP Biological Nutrient Removal (BNR) Treatment Train #4 Rehabilitation 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 to cover soft costs for additional work due to supply chain issues delaying schedule. 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 A)**

Item 7B – WWTP Biological Nutrient Removal (BNR) Treatment Train #4 Rehabilitation (P1122) - RCES Soft Costs

Mr. Kasper requested Board approval of an additional amount Not-To-Exceed **\$50,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the WWTP Biological Nutrient Removal (BNR) Treatment Train #4 Rehabilitation 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 – Fort Wilderness Live Front Replacement (P1125A) – Revision of Initial Budget

Mr. Kasper requested Board approval to revise the initial budget from **\$1,957,500.00** to **\$2,007,500.00** for the Fort Wilderness Live Front Replacement project. Funding for this request will be derived from the RCID Series 2021-1 Utility Revenue Bonds (Non-Taxable). Mr. Kasper advised the delay is due to unforeseen challenges with the project. Mr. Kasper also advised that there are 24 switches left to be changed out in the Live Front Replacement Program. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Jammal and duly seconded, the Board unanimously approved the request. **(EXHIBIT B)**

Item 7D – Fort Wilderness Live Front Replacement (P1125A) – RCES Soft Costs

Mr. Kasper requested Board approval of an additional amount Not-To-Exceed **\$50,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the Fort Wilderness Live Front Replacement project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. Funding for this request will be derived from the RCID Series 2021-1 Utility Revenue Bonds (Non-Taxable). Mr. Kasper advised that a portion of the funds is for additional labor cost due to unforeseen challenges during construction.. 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 7E Amendment to Solar Purchase Power Agreement between FL Solar 5, LLC (Origis Energy) and RCID

Ms. Ferguson, representing Mr. Ray Crooks requested Board approval of an Amendment to the Solar Purchase Power Agreement (PPA) between **FL Solar 5, LLC (Origis Energy)** and the Reedy Creek Improvement District dated October 9, 2017, and authorization for the District Administrator to execute said Amendment to the PPA and all documents and attachments therein. The purpose of the Amendment to the PPA is to provide a three (3) year extension to the term of the PPA and establish fixed pricing for the three-year extension. Ms. Ferguson advised that this is the existing large solar ray along the 429. This extension is an addition to the original seventeen-year agreement. 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 7F Second Amendment to the Lease Agreement between FL Solar 5, LLC (Tenant) and RCID

Ms. Ferguson requested Board approval of the Second Amendment to the Lease Agreement between **FL Solar 5, LLC (Tenant)** and the Reedy Creek Improvement District, a political subdivision of the state of Florida ("**Landlord**"), and authorization for the District Administrator to execute said Amendment and all documents and attachments therein. The purpose of the second Amendment to the Lease Agreement is to provide for an additional three three-year extension to the original seventeen-year lease associated with the FL Solar 5, LLC and to be consistent with the associated PPA. 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 7G Amendment to the Solar Purchase Power Agreement between FL Solar 10, LLC (Origis Energy) and RCID

Ms. Ferguson requested Board approval of an Amendment to the Solar Purchase Power Agreement (PPA) between **FL Solar 10, LLC (Origis Energy)** and the Reedy Creek Improvement District dated June 26, 2020, and authorization for the District Administrator to execute said Amendment to the PPA and all documents and attachments therein. The purpose of the Amendment to the PPA is to provide an adjusted negotiated fixed price for each unit of energy generated by the Solar facility for the term of the PPA. Ms. Ferguson advised that the Amendment is due to the impact of COVID-19 causing inflation of cost of materials. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Jammal and duly seconded, the Board unanimously approved the request. **(EXHIBIT E)**

Item 7H RCID Resolution No. 632 – Purchase of Natural Gas from Minnesota Municipal Gas Agency

Ms. Ferguson requested Board approval of **Resolution No. 632** of the Reedy Creek Improvement District authorizing the purchase of natural gas from **Minnesota Municipal Gas Agency**; approving the execution and delivery of a gas supply agreement and other documents relating to said purchase; consenting to the assignment of certain obligations under the gas supply agreement in connection with the issuance of bonds by Minnesota Municipal Gas Agency; and addressing related matters. Ms. Ferguson advised the agreement pursuant to a 30-year prepaid natural gas agreement between Royal Bank of Canada and MMGA and the issuance of gas revenue municipal bonds by MMGA to fund the prepaid natural gas agreement; acknowledging that the MMGA bonds are not the obligation of RCID. 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 F)**

8. OTHER BUSINESS

Mr. Classe announced that today is Ms. Wanda Siskron's last BOS meeting and she will be retiring on January 31st. When Mr. Classe came to the District 7 years ago Wanda helped him get acclimated to the role. Mr. Classe thanked Ms. Siskron for her 9+ years of service and all that she has done to support him and helping him get settled in his new role after Mr. Bill Warren retired.

Item 8A – Appoint District Clerk

Mr. Classe requested Board approval to appoint Ms. Tina Graham as Clerk for the Board of Supervisors. 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.

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

Mr. Classe announced that there is a DE&I Lunch & Learn today to celebrate International Holocaust Day. Our speaker is from the Holocaust Memorial Resource and Education Center of Florida – Stephen Poyner. Mr. Classe invited the Board Members to attend.

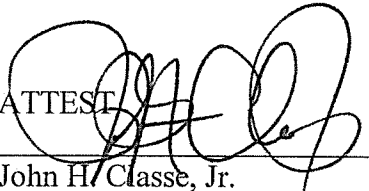
Mr. Classe advised that the next BOS meeting will take place on February 23rd at 9:30 a.m.

Mr. Classe advised that today's Final Thought is from Martin Luther King, Jr., "The quality, not the longevity, of one's life is what is important"


Mr. Classe, one last time thanked Ms. Wanda Siskron for supporting him and for her 9+ years of service by honoring her with a PowerPoint slide that was created showing a picture from 2012 when she started and from 2021 when she finished her career at the District.

There being no further business to come before the Board, the meeting was adjourned at 10:36 a.m.

ATTEST



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



Laurence C. Hames
President, Board of Supervisors