

**WEST VILLAGES IMPROVEMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 9, 2022**

A. CALL TO ORDER

The June 9, 2022, Regular Board Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 11:50 a.m. in the Public Safety Bilding Training Room located at 19955 Preto Boulevard, Venice, Florida 34293 and via Zoom: <https://us02web.zoom.us/j/87509654850>, Meeting ID: 875 0965 4850, Dial In: 1-929-436-2866.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on May 26, 2022, and June 2, 2022, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

Chairman	John Luczynski	Present in person
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present via Zoom
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present in person

Staff members in attendance were:

District Manager	Todd Wodraska (via Zoom)	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Lindsay Whelan (via Zoom)	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry
District Operations' Manager	Mike Smith	Special District Services, Inc.

Also present were the following: Kevin Shaughnessy, Lex Van Brero, Ghyll and Bruce Theurer, John Meisel, Mike Milak, and Bob Roehrig.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

Mr. Meisel made comments regarding the irrigation rate study that was approved by the District Board and reviewed the water use rates, capital recovery fee, and the well availability charged that resulted from the study. Mr. Meisel also stated that the owner of wells 74 & 75 was the

Gran Paradiso Property Owners Association, but no well availability fee is being paid by users to Gran Paradiso. Mr. Meisel requested that a public meeting be held to discuss the irrigation system. An informal meeting is being planned and a date will be determined. Once the meeting has occurred, there may be a more formal public workshop planned, if needed.

Mr. Milak noted that there was a fish kill in the Renaissance irrigation lake and asked if there was any water testing being done. Operations' Manager Mike Smith stated that water testing was done as soon as the fish kill was detected. The District contractor, Pond Professionals, came out on the Friday before Memorial Day and again on Memorial Day to clean up the dead fish. There was further discussion regarding this item.

Mr. Roehrig asked for an update on the area along Gran Paradiso's western boundary where foot and golf cart traffic was creating a path from usage. This property is owned by the District and this matter was discussed at recent meetings and determined that because of the maintenance agreement between the District and Gran Paradiso, that area was the responsibility of the POA to maintain or landscape to help stop use of that area by residents. If the POA wishes to improve the area with landscaping, that plan should first come to District staff for approval.

F. APPROVAL OF MINUTES

1. May 19, 2022, Regular Board Meeting

The minutes of the May 19, 2022, Regular Board Meeting were presented for consideration.

A MOTION was made by Mr. Lewis, seconded by Ms. Masney approving the minutes of the May 19, 2022, Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

1. Consider Resolution No. 2022-08 – Adopting a Proposed Budget for Fiscal Year 2022/2023

Resolution No. 2022-08 was presented, entitled:

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Crosley presented the Fiscal Year 2022/2023 Proposed Budget for District Proper and Units of Development Unit 1 through 9. There was a review and discussion of District Proper and each individual Unit of Development and any increases or decreases to those budgets. The proposed expenditures are \$3,891,501.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-08, as presented, setting the Public Hearing for August 18, 2022.

2. Consider Change Order No. 1 under Work Authorization No. 51 – Miscellaneous Engineering Services

It was explained that Change Order No. 1 under Work Authorization No. 51 to Stantec was in the amount of \$10,000 and related to the boundary amendment and will be developer funded.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving Change Order No. 1 under Work Authorization No. 51 to Stantec in the amount of \$10,000, which is related to the boundary amendment and will be developer funded

H. UNIT OF DEVELOPMENT NO. 3

1. Consider Resolution No. 2022-09 – Awarding U.S. 41 Project

Resolution No. 2022-09 was presented, entitled:

RESOLUTION 2022-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WEST VILLAGES IMPROVEMENT DISTRICT
REGARDING THE AWARD OF A CONSTRUCTION
CONTRACT; PROVIDING A SEVERABILITY CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.**

DeMoya Group was the only contractor who submitted a bid for this project. Mr. Malave of Dewberry indicated that this bid seemed to be a competitive bid and was a reasonable price in relation to current projects which are similar. DeMoya Group is a very reputable firm and other Dewberry staff members are currently working with DeMoya on other projects and only speak very favorably of them. The contract amount awarded is for the amount of \$9,305,602.04.

A **MOTION** was made by Ms. Masney, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2022-09, awarding the U.S. 41 Project to DeMoya Group in the amount of \$9,305,602.04, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

I. UNIT OF DEVELOPMENT NO. 9

**1. Public Hearing on Establishment of Unit of Development No. 9
a. Proof of Publication**

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on May 24, 2022, and May 31, 2022, as legally required.

b. Receive Public Comment on Confirming Unit of Development No. 9

There was no public comment on the establishment of Unit of Development No. 9.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

c. Consider Resolution No. 2022-10 – Confirming Unit of Development No. 9

Resolution No. 2022-10 was presented, entitled:

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING AND CONFIRMING THE DESIGNATION OF THE “WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 9;” PROVIDING FOR THE RECORDING OF A NOTICE REGARDING SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan went over the boundary map and described the area as approximately 470 acres. It was noted that the proposed school site was not included within the boundaries of Unit of Development No. 9.

A MOTION was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-10, as presented.

2. Consider Resolution No. 2022-11 – Adopting Bond Validation Resolution

Resolution No. 2022-11 was presented, entitled:

RESOLUTION 2022-11

A RESOLUTION OF WEST VILLAGES IMPROVEMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$63,905,000 PRINCIPAL AMOUNT WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 9) IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION BY THE DISTRICT OF CERTAIN PUBLIC IMPROVEMENTS PERMITTED BY THE WEST VILLAGES IMPROVEMENT DISTRICT ACT AND OTHER APPLICABLE FLORIDA LAW; APPROVING A FORM OF A MASTER TRUST INDENTURE; APPROVING AND APPOINTING A TRUSTEE; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE FOREGOING BONDS; AUTHORIZING AND APPROVING OTHER MATTERS RELATING TO THE FOREGOING BONDS; AND PROVIDING AN EFFECTIVE DATE.

It was explained that this resolution authorizes District staff to petition the court for their consent to issue a maximum cap of \$63,905,000 for the principle purpose of financing the construction and acquisition of the project for specific benefit of certain lands.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-11, as presented.

J. ADMINISTRATIVE MATTERS

1. District Engineer

There was no District Engineer Report at this time.

2. District Attorney

There was no District Attorney Report at this time.

3. District Operations' Manager

It was noted that District Staff was looking at some sections of roadways that may need resurfacing. Those areas are at the rear entrance of Islandwalk on Preto Boulevard and some sections that are within Gran Paradiso.

4. District Manager

Mr. Crosley reported that the District was in receipt of a letter of resignation from Mr. Dobrin, effective November 9, 2022. Mr. Dobrin has submitted his intent to run for the City of North Port Commission Seat 5. Mr. Crosley wished him the best of luck seeking election and thanked him for his service to the District over the past 4 years. Mr. Dobrin noted that he would thank the team on his last day and that he appreciated that sometimes we are very passionate, but we are all good people who respect each other.

It was noted that the next meeting was scheduled for July 14, 2022.

K. BOARD MEMBER COMMENTS

There were no further Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:20 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Dobrin and passed unanimously.

Wm. Croxley
Secretary/Assistant Secretary

J. C. S.
Chair/Vice Chair

WEST VILLAGES IMPROVEMENT DISTRICT

SIGN-IN SHEET

MEETING DATE: June 9, 2022

Please print your name & address below.

Print Name **LEGIBLY**

Address/Company

Robert Roehrig	13195 Campanile Ct, Venice (Gran Paradiso)
JENNIS HOLZBAUM	13920 Umbria ST.
TOM DESANE	13897 KARINA ST (ISCANDWICK)
R. + S. England	20618 Trotton Loop
John Miesel	13419 Campanile Ct Venice FL
Linda Olson-Colombo	20259 Passagio Dr, Venice, FL.
Shawn Bray	20699 Granlago Dr, Venice, FL
Pam Kantola	13220 Amerigo Ln, Venice, FL
Carol Rowland	20243 Granlago Dr. Venice FL
PHILLIP EPSTEIN	12495 GHIORGETTI CIR #102 VENICE
Mike Milak	11697 RENAISSANCE BL.
BOB BROWN	20691 VILLAZZANO ST VENICE FL