

**WEST VILLAGES IMPROVEMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
NOVEMBER 10, 2022**

**A. CALL TO ORDER**

The November 10, 2022, Regular Board Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 11:10 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

**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 November 1, 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 via Zoom
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Christine Masney	Present in person
Vacant		

Staff members in attendance were:

District Manager	Todd Wodraska	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Manager	Andrew Karmeris	Special District Services, Inc.
District Manager	Michelle Krizen	Special District Services, Inc.
Finance	Michael McElligott	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry

Also present were the following:

Peter L. Dame- Akerman LLP, Erika Klevers- Goodwyn Mills and Cawood, Bill Conerly- Kimley Horn, Craig Garrett, Lex Van Brero, Ann McGinnis Messina, John Meisel, John Coughlin, Mike Milak, Victor Dobrin and Seamus McCaffery.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC**

Ms. Messina of the Renaissance community noted her concerns regarding the trees behind her home after Hurricane Ian and the fact that they could fall onto her home. Operations' Manager Mike Smith advised that he had an arborist look at the tree and the preliminary field inspection was deemed to not be compromised, even after wind speeds in excess of 115 mph from Hurricane Ian. The final report is currently pending.

Mr. McCaffery noted that the preserve behind his home in IslandWalk had turned into a swamp and had increased wild hog and fire ant activity. In addition, he believes it poses a security issue for wildlife and pedestrian traffic. It was suggested that the HOA be consulted regarding the security in IslandWalk via the preserve regarding access to IslandWalk property.

Mr. Meisel stated that he was looking forward to joining the District Board and requested a copy of the City of North Port's approval for the purchase of the legacy school site from 2016. Mr. Meisel also thanked Victor Dobrin for his service to the District Board for the past 4 years.

Mr. Dobrin advised that he was interested in pursuing any future resident seats on the District Board, as they become available. Mr. Dobrin also stated that he had reviewed information on the District website regarding irrigation matters in Gran Paradiso and felt that the information was being presented in a biased way. Mr. Dobrin asked that the District take a look at the invoices Gran Paradiso HOA received from BrightView Landscape Services related to hurricane cleanup that occurred on District property. There was a lengthy discussion regarding hurricane expenses and possible Federal Emergency Management Administration ("FEMA") claims for reimbursable items and irrigation well availability fees.

#### **F. APPROVAL OF MINUTES**

##### **1. August 18, 2022, Public Hearing & Regular Board Meeting**

The minutes of the August 18, 2022, Public Hearing & Regular Board Meeting were presented for consideration.

A **MOTION** was made by Ms. Masney, seconded by Mr. Luczynski approving the minutes of the August 18, 2022, Public Hearing & Regular Board Meeting, as presented.

#### **G. GENERAL DISTRICT MATTERS**

##### **1. Consider Resolution No. 2022-27 – Adopting a Fiscal Year 2021/2022 Amended Budget**

Resolution No. 2022-27 was presented, entitled:

##### **RESOLUTION NO. 2022-27**

##### **A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING AN AMENDED FISCAL YEAR 2021/2022 BUDGET.**

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2022-27, as presented, reflecting total revenues of \$17,649,944 and expenses of \$4,294,724. Upon being put to a vote, the **MOTION** carried 3 to 0 because Mr. Luczynski's Zoom audio was not working at the time of voting.



## **2. Consider Ratification of Dewberry Work Authorization for Emergency FEMA Consulting Services**

Mr. Ellis presented the work authorization for emergency FEMA consulting on damages occurred during Hurricane Ian. Proposed tasks and corresponding fees are: Task 1 Field Inspections not to exceed \$30,000; Task 2 Consulting Coordination/Project Meetings not to exceed \$5,000; Task 3 Other Direct Costs not to exceed \$3,000; and Task 4 Additional Services per the fee schedule of charges.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley ratifying the work authorization for emergency FEMA consulting on damages occurred during Hurricane Ian, as follows: Task 1 Field Inspections not to exceed \$30,000; Task 2 Consulting Coordination/Project Meetings not to exceed \$5,000; Task 3 Other Direct Costs not to exceed \$3,000; and Task 4 Additional Services per the fee schedule of charges. Upon being put to a vote, the **MOTION** carried 3 to 0 because Mr. Luczynski's Zoom audio was not working at the time of voting.

After the vote, there was further discussion regarding inspections, hurricane damages and the assistance process.

## **3. Review Proposals for FEMA Consulting Services**

The District solicited bids through a Request for Proposals from contractors interested in providing disaster project management and grant management consulting services related to the Federal Emergency Management Administration ("FEMA") Public Assistance Program related to Hurricane Ian (the "Project"). The only proposal received was from Goodwin Mills Cawood. Erica Klevers, who was present for the meeting via Zoom, summarized her experience providing applicant services for 16 years regarding FEMA claims. One FEMA requirement is that all consulting services contracts must contain a "not to exceed" included in the contract which staff assured the Board would be included in any FEMA Consulting Services agreement. The deadline to submit for public assistance is November 2, 2022.

## **4. Consider Resolution No. 2022-28 – Awarding Contract for FEMA Consulting Services**

Resolution No. 2022-28 was presented, entitled:

### **RESOLUTION 2022-28**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT REGARDING THE AWARD OF A DISASTER PROJECT MANAGEMENT AND GRANT MANAGEMENT CONSULTING SERVICES CONTRACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously approving the award of the contract for FEMA Consulting Services to Goodwin Mills Cawood

and further authorizes the Chairman to negotiate a not to exceed amount with the approved contractors.

The Regular Board Meeting was then recessed and the Public Hearing on the Revised Assessment Report of Benefits was opened.

## **H. UNIT OF DEVELOPMENT NO. 1**

### **1. Public Hearing – Revised Assessment Report of Benefits**

#### **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 October 4, 2022, and October 11, 2022, as legally required.

#### **b. Receive Public Comment on Regarding Revised Assessment Report of Benefits**

There was no public comment regarding the Revised Assessment Report of Benefits

#### **c. Consider Resolution No. 2022-29 – Adopting a Revised Assessment Report of Benefits**

Resolution No. 2022-29 was presented, entitled:

### **RESOLUTION 2022-29**

#### **[UNIT NO. 1 2022 BOUNDARY AMENDMENT]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; ADOPTING THE REVISED ASSESSMENT REPORT OF BENEFITS RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; APPROVING THE BENEFIT CALCULATION FOR THE DISTRICT'S SERIES 2017 BONDS; PROVIDING FOR THE RECISSION OF PRIOR DEBT ASSESSMENT RESOLUTIONS AND THE REALLOCATION OF DEBT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

It was explained that adopting the Revised Assessment Report of Benefits was the final step in approving the amendment to the financing reports due to the Unit 1 boundary amendment that is a result of the legislative boundary amendment that occurred earlier in 2022. The reports included as exhibits in this resolution are identical to the ones approved by the Board in August, updating the assessment report of benefits to revise the acreage that was added as the result of the legislative boundary amendment, which will result in a slight decrease in assessments to Unit 1.



A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-29, as presented.

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

## **2. Consider Amendment to BrightView Agreement Relative to Contract Extension**

The District and BrightView entered into an agreement for Landscape and Irrigation Maintenance Services on September 27, 2021. That contract can be amended and may also be renewed for four (4) additional one (1) year terms. This amendment is for the addition of landscape and irrigation services for areas set forth in the map exhibits for the additional amount of \$240,078.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley and passed unanimously approving the Amendment to the BrightView Agreement, as presented.

## **I. UNIT OF DEVELOPMENT NO. 6**

### **1. Consider Ratification of Work Authorization No. 3 – Amendment 2 – Regulatory Assistance Services for Reuse Distribution System FDEP Permit**

It was explained that the purpose of this work authorization with Kimley Horn and Associates, Inc. was to extend the work authorization in one-year increments, commencing October 1, 2022, for fees not to exceed \$100,000 annually for regulatory assistance services related to the reuse distribution system Florida Department of Environmental Services Permit No. FLAB07114.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously ratifying Work Authorization No. 3 – Amendment 2 – Regulatory Assistance Services for Reuse Distribution System FDEP Permit No. FLAB07114, as presented.

## **J. UNIT OF DEVELOPMENT NO. 8**

### **1. Consider Preliminary Supplemental Engineer's Report**

It was explained that this report was consistent with the Master Report relative to the first bond issuance for Unit 8 and a supplement to that Master Report.

Bill Conerly from Kimley Horn presented the Supplemental Engineer's Report. Mr. Conerly confirmed that the costs reflected in the report were reasonable for the scope of the project. There were no questions from Board Members.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley and passed unanimously approving the Preliminary Supplemental Engineer's Report, as presented.

### **2. Consider Preliminary Supplemental Assessment Report**

It was explained that this report was consistent with the Master Report relative to the first bond issuance for Unit 8 and a supplement to that Master Report. Mr. Karmeris presented the Supplemental Assessment Report and confirmed that the costs reflected in the report were fairly and reasonable allocated, as shown in the Engineer's Report to the lands within Unit 8. There were no questions from Board Members.

Ms. Whelan thanked both Andrew Karmeris and Todd Wodraska for calling in to the meeting as, they were dealing with a hurricane at the time of this meeting.

### **3. Consider Resolution No. 2022-30 – Delegated Award Resolution**

Resolution No. 2022-30 was presented, entitled:

#### **RESOLUTION 2022-30**

**A RESOLUTION OF WEST VILLAGES IMPROVEMENT DISTRICT SUPPLEMENTING ITS RESOLUTION 2020-10 BY AUTHORIZING THE ISSUANCE OF ITS WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 8), SERIES 2022 IN A PRINCIPAL AMOUNT OF NOT EXCEEDING \$17,000,000 FOR THE PRINCIPAL PURPOSE OF ACQUIRING AND CONSTRUCTING PUBLIC IMPROVEMENTS FOR THE SPECIAL BENEFIT OF ASSESSABLE LANDS WITHIN UNIT NO. 8 OF WEST VILLAGES IMPROVEMENT DISTRICT; DELEGATING TO THE CHAIRMAN OR VICE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE NEGOTIATED SALE OF SUCH BONDS TO FMSBONDS, INC. BY EXECUTING AND DELIVERING TO SUCH UNDERWRITER A BOND PURCHASE AGREEMENT AND APPROVING THE FORM THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A SECOND SUPPLEMENTAL TRUST INDENTURE; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS THE TRUSTEE, REGISTRAR AND PAYING AGENT FOR SUCH BONDS; MAKING CERTAIN FINDINGS; APPROVING FORM OF SAID BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE BY THE UNDERWRITER OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND THE LIMITED OFFERING MEMORANDUM IN CONNECTION WITH THE OFFERING AND SALE OF SUCH BONDS AND THE EXECUTION OF THE LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY AND BETWEEN THE DISTRICT AND THE DEVELOPER(S) REQUIRED TO BE DELIVERED IN CONNECTION WITH THE ISSUANCE OF SAID BONDS; AUTHORIZING CERTAIN OFFICIALS OF WEST VILLAGES IMPROVEMENT DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.**



Mr. Dame presented the delegated award resolution, which is the next step in order to issue bonds up to a maximum amount of \$17,000,000 and authorizes the District Chairman to finalize the actual terms and provisions of the bonds.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-30, as presented.

**K. ADMINISTRATIVE MATTERS**

**1. District Engineer**

Mr. Ellis reported that on September 28, 2022, pursuant to the website NEXRAD, operated by the National Weather Service, an agency of the National Oceanic and Atmospheric Administration, FAA, U.S. Air Force and Department of Defense, Hurricane Ian exceeded a 1,000-year storm event. The 24-hour rainfall amount was reported at 19 inches and there were some reports of street flooding. The District has reached out to Universal Engineering Services to evaluate the District-owned roads within Gran Paradiso because they were submerged for a significant amount of time. The District is also working with the IslandWalk community to provide a second outfall area of drainage in order to allow for future rainfall events.

**2. District Attorney**

Ms. Whelan reported, based on the uncertified County elections, it appeared that John Meisel won the District Board seat and will be installed at the December meeting, once the election has been certified.

Ms. Whelan also reported that Unit 9 bonds had been validated and a final judgement had been received.

**3. District Operations' Manager**

Mr. Smith reported that significant storm damage occurred throughout the District as a result of Hurricane Ian. He noted that recovery had begun to correct the significant damage to the street lighting and landscape loss due to the high winds. Recovery will be a lengthy process. Supervisor Masney complimented Mr. Smith for his leadership and the challenges that he and his staff endured in the aftermath of the storm.

**4. District Manager**

Mr. Crosley reported that the current District Hydrologist, Dave Kelly of ECT Inc., was transitioning his position over to the firm RESPEC Company LLC. He further noted that staff would be presenting an agreement at the next meeting for the Board consideration in order to engage Mr. Kelly and RESPEC for those same services.

In addition, the fiscal year 2020/2021 financial audit had been completed and was posted on the District's website.

Mr. Crosley noted that the next meeting was scheduled for December 8, 2022.

**L. BOARD MEMBER COMMENTS**

Ms. Masney noted that she wanted to thank the residents in the District for their efforts in cleaning up after the storm, which showcased what the spirit of community really was after such an unfortunate disaster.

Ms. Masney also requested that the District Engineer evaluate the current conditions at the intersection of West Villages Parkway and the main entrance to the Publix shopping center because, in her opinion, it is a challenge for vehicles to negotiate when multiple vehicles are present.

**M. ADJOURNMENT**

There being no further business to come before the Board, the Special Board Meeting was adjourned at 12:42 p.m. on a **MOTION** made by Mr. Buckley, seconded by Ms. Masney and passed unanimously.



Secretary/Assistant Secretary



Chair/Vice Chair



## SIGN-IN SHEET

Please print your name & address below.

<u>Craig Garrett</u>	<u>Sun Newspapers</u>
<u>LEX VAN BREDO</u>	<u>20870 GRANLARD DR</u>
<u>Ann McGinnis Messing</u>	<u>11710 Tequesta Ln</u>
<u>John Meisel</u>	<u>13419 Campanile Ct</u>
<u>John Coughlin</u>	<u>20300 CONCORD IL. Venice FL</u>
<u>MIKE MILAK</u>	<u>#11697 Renaissance BL. Venice</u>
<u>VICTOR DOBRIN</u>	<u>REALE CIR.</u>
<u>SEAMUS M'Caffery</u>	<u>FASSIO ST.</u>