

**MINUTES OF MEETING
BABCOCK RANCH
COMMUNITY INDEPENDENT SPECIAL DISTRICT**

The Board of Supervisors of the Babcock Ranch Community Independent Special District held multiple Continued Public Hearings and a Regular Meeting on Thursday, April 26, 2018 at 1:00 p.m., at 14750 SR 31, Punta Gorda, Florida 33982.

Present at the meeting were:

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| Gary Nelson | Chair |
| Bill Vander May | Vice Chair |
| Gail Maltese | Assistant Secretary |
| Kathy Valentine | Assistant Secretary |

Also present were:

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| Craig Wrathell | District Manager |
| Cindy Cerbone | Wrathell, Hunt & Associates |
| Jonathan Johnson <i>(via telephone)</i> | District Counsel |
| Alyssa Willson | Hopping, Green & Sams |
| Brett Rocklein <i>(via telephone)</i> | District Engineer |
| Camille Evans | Bond Counsel, Greenberg Traurig |
| John Broderick | Ops Construction – Kitson & Partners |
| Justin Guerra <i>(via telephone)</i> | Kitson & Partners |
| Jon Meyer | TCU Utilities Director – Kitson & Partners |
| Erica Wood <i>(via telephone)</i> | Kitson & Partners |

FIRST ORDER OF BUSINESS

Call to Order

Mr. Wrathell called the meeting to order at 1:05 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Wrathell stated that Supervisors Nelson, Vander May and Valentine were present, in person. Supervisors Maltese was not present at roll call. Supervisor Andres was not present.

THIRD ORDER OF BUSINESS

Public Comments *[any members of the public desiring to speak on a specific agenda item may address the Board]*

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS

Matters Relating to State Infrastructure Bank Loan

Mr. Wrathell stated that, as Ms. Willson was coordinating with legal counsel for the Department of Transportation (DOT) on documents. Ms. Willson recommended opening the Continued Public Hearing and continuing it to the next meeting date.

A. Continued Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

- i. Affidavits/Proof of Publication**
- ii. Mailed Notice to Property Owner(s)**
- iii. Engineer’s Report for Offsite Improvements**
- iv. Offsite Road Improvement Special Assessment Methodology Report**
- v. Consideration of Resolution 2018-23, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming and Levying Special Assessments on Property Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for by Chapters 170 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida; Confirming the District’s Intention to Obtain a State Infrastructure Bank Loan; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

On MOTION by Mr. Vander May and seconded by Ms. Valentine, with all in favor, the Continued Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Vander May and seconded by Ms. Valentine, with all in favor, continuing the Continued Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements, to May 24, 2018, at 1:00 p.m., at this location, was approved.

****Supervisor Maltese arrived at the meeting at 1:08 p.m.****

B. Consideration of Agreement Between Babcock Ranch Community Independent Special District and Babcock Property Holdings, L.L.C., Regarding Contributions in Lieu of Assessments

Mr. Wrathell gave an explanation of the Agreement, as it relates to the upcoming assessment proceedings. This item was deferred to the next meeting.

FIFTH ORDER OF BUSINESS

Continued Public Hearing to Consider Adoption of Resolution 2018-20, Adopting Utility Policies Manual for Babcock Ranch Waste Services; Providing for Severability and an Effective Date (*Utility Policies Manual to be provided under separate cover*)

Mr. Wrathell stated that the Utility Policies Manual for Babcock Ranch Waste Services was being modified and recommended opening and continuing the Continued Public Hearing to the next meeting.

On MOTION by Mr. Vander May and seconded by Ms. Valentine, with all in favor, the Continued Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Vander May and seconded by Ms. Valentine, with all in favor, continuing the Continued Public Hearing to Consider Adoption of Resolution 2018-20, Adopting Utility Policies Manual for Babcock Ranch Waste Services; Providing for Severability and an Effective Date, to May 24, 2018 at 1:00 p.m., at this location, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-24, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2018; Confirming District’s Provision of Master Infrastructure Improvements and Adopting an Engineer’s Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2018 Bonds; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2018 Special Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2018-24 and read the title. He presented the Engineer’s Report and the Final Supplemental Special Assessment Methodology Report For Phase 2A dated April 18, 2018, which were previously approved. A Board Member noted formatting issues with the Exhibits and Tables. Ms. Cerbone stated they would be corrected.

On MOTION by Mr. Vander May and seconded by Ms. Valentine, with all in favor, Resolution 2018-24, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2018; Confirming District’s Provision of Master Infrastructure Improvements and Adopting an Engineer’s Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2018 Bonds; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2018 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2018

Mr. Wrathell presented the Unaudited Financial Statements as of March 31, 2018.

On MOTION by Mr. Vander May and seconded by Ms. Valentine, with all in favor, the Unaudited Financial Statements as of March 31, 2018, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of March 29, 2018 Public Hearings and Regular Meeting Minutes

Mr. Wrathell presented the March 29, 2018 Public Hearings and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Vander May and seconded by Ms. Valentine, with all in favor, the March 29, 2018 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A*

There being no report, the next item followed.

B. District Engineer: *Kimley-Horn & Associates*

There being no report, the next item followed.

C. Field Operations Manager

Ms. Cerbone provided the following update:

- P&T Lawn and Tractor Services Inc., Pinescape Services, Tony’s Lawn and Landscaping LLC and Davey Tree Expert Company attended the mandatory pre-bid meeting.
- Sealed bids are due on or before May 11, 2018 at 11:00 a.m.
- She will assist Mr. Evans with the bid opening and proposal review for presentation at the next meeting.

D. Construction Manager

There being no report, the next item followed.

E. District Manager: *Wrathell, Hunt and Associates, LLC*

i. NEXT MEETING DATE: May 24, 2018 at 1:00 P.M.

The next meeting will be on Thursday, May 24, 2018 at 1:00 p.m., at this location.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

In response to a Board Member's inquiry, Mr. Wrathell stated that the audit was underway, if not already completed; the June 30 statutory deadline for submittal would be met.

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

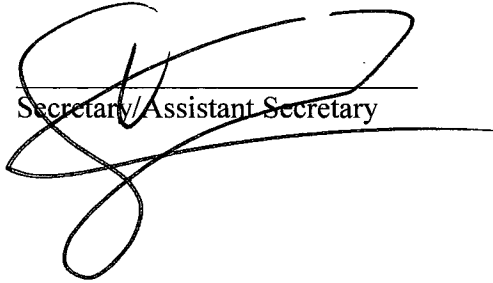
TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Ms. Maltese and seconded by Ms. Valentine,
with all in favor, the meeting adjourned at 1:26 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair