

**MINUTES OF MEETING
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Eden Hills Community Development District was held Tuesday, **January 21, 2020** at 5:00 p.m. at The Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

Lauren Schwenk <i>via phone</i>	Vice Chairman
Jack Berry	Assistant Secretary
Matthew Cassidy	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Roy Van Wyk <i>via phone</i>	Hopping Green & Sams
Dennis Wood <i>via phone</i>	Wood & Associates Engineering

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 19, 2019 Landowners' and Board of Supervisors Meetings

Mr. Showe asked for any comments, corrections, or changes to the December 19, 2019 Landowners' and Board of Supervisors meeting minutes. The board had no changes.

On MOTION by Mr. Rhinehart, seconded by Mr. Berry, with all in favor, Minutes of the December 19, 2019 Landowners' and Board of Supervisors Meetings, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Imposition of Special Assessments

Mr. Showe asked for a motion to open the public hearing.

On MOTION by Mr. Berry, seconded by Mr. Rhinehart, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Engineer's Report

Mr. Showe noted that Mr. Wood could answer any questions about the Engineer's Report. The board had no questions.

ii. Presentation of Assessment Methodology

Mr. Showe presented the tables in the methodology. Table 1 shows the current development plan for the property which is 739 units. Table 2 lays out all the items as detailed in the Engineer's Report for a total infrastructure of \$16.9 million. This is laid out in terms of bonds, for a maximum of \$22 million under the Master Assessment Methodology. They levy the benefit of those improvements to each lot in Table 4. Table 5 takes that \$22 million and places a par debt on each lot of that amount. Table 6 translates that to an annual debt service amount. Table 7 shows the preliminary assessment roll, which will be adjusted as the project goes on and as they issue different phases of bonds. The board had no questions on the methodology.

iii. Consideration of Resolution 2020-35 Levying Special Assessments

Mr. Showe presented Resolution 2020-35 which levies the Special Assessments. Attached as exhibits will be the Engineer's Report and the Methodology. Mr. Showe noted that this resolution lays out all the findings the board is making. Section 'M' details out that the estimated costs and improvements are reasonable and it is proper to assess those.

**At this time, Mr. Van Wyk joined the meeting via phone.*

Mr. Van Wyk asked Mr. Showe if it was his opinion that the assessments he has outlined are reasonably and fairly apportioned across the property types. Mr. Showe answered yes. Mr. Van Wyk asked if it was Mr. Showe's opinion that the benefit received by the parcel is equal to or greater than the burden placed on those parcels by the Special Assessment. Mr. Showe answered yes.

Mr. Van Wyk asked Mr. Wood if it was his opinion that the costs associated with the improvements is reasonable for the area and the type of location that it is to be constructed. Mr. Wood answered yes. Mr. Van Wyk asked Mr. Wood if there was any reason to believe that the improvements could not be constructed as outlined in the report. Mr. Wood answered no.

Mr. Van Wyk noted that the methodology consultant explained the benefits received to the parcels from the construction. The resolution makes findings about the intent to construct the project, and that the need is there for the improvements to be constructed, as outlined in the Engineer's Report for the benefit of the property. Moving forward with the imposition of Special Assessments, counsel and staff will come back when the bond is issued with specific dollar amounts and they will supplement Resolution 2020-35 with another resolution. The board had no questions on Resolution 2020-35.

Mr. Showe asked for any public comments, and noted that only staff and members of the board were present.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Resolution 2020-35 Levying Special Assessments, was approved.

Mr. Showe asked for a motion to close the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Review of Proposals for Phase 1 Construction

Mr. Wood noted there were three bids on the project; Tucker Paving, QGS, and RIPA. Mr. Wood presented the proposals and noted that he took the sidewalk and import fill out of the bid because not every proposal included it. Mr. Wood presented the comparable adjusted bid that he created. The adjusted bid for Tucker was \$2,804,729.36, QGS was \$2,828,825.51, and RIPA was \$3,206,028.70. Mr. Wood presented his rankings with Tucker having 98 points, QGS with 96.3, and RIPA with 90.15. Mr. Wood suggested awarding the bid to Tucker Paving. The board had no further questions for the engineer.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Mr. Wood's Rankings of Tucker Paving #1 with 98 Points and Awarding of Contract to Tucker Paving, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Professional Engineering Services Agreement

Mr. Showe presented the Engineering Services Agreement between the Eden Hills CDD and Wood & Associates Engineering. Mr. Showe noted that at the prior meeting, the board selected Wood & Associates as the #1 ranked provider for engineering services.

On MOTION by Mr. Berry, seconded by Mr. Rhinehart, with all in favor, the Professional Engineering Services Agreement between Eden Hills CDD and Wood & Associates Engineering, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Polk County Property Appraiser 2020 Data Sharing & Usage Agreement

Mr. Showe noted that Ms. Burns had previously signed the agreement in advance of the calendar year. He stated that this agreement would be needed in case they collect assessments on the roll. It may or may not be needed based on timing.

On MOTION by Mr. Berry, seconded by Mr. Rhinehart, with all in favor, the Polk County Property Appraiser 2020 Data Sharing & Usage Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk reminded the board that validation was scheduled for January 29th.

B. Engineer

Mr. Wood had nothing further to report.

C. District Manager's Report

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

January 21, 2020

Eden Hills CDD

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Showe adjourned the meeting at 5:12 p.m.

On MOTION by Mr. Rhinehart, seconded by Mr. Berry, with all in favor, the meeting was adjourned at 5:12 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman