

1 **MINUTES OF MEETING**

2 **CITY CENTER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the City Center Community Development
5 District was held on Tuesday, May 10, 2022 at 1:02 p.m. at the Ramada, 43824 Highway 27, Davenport,
6 Florida, with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Kevin Mays	Board Supervisor, Vice Chairman
11 Michael Osborn	Board Supervisor, Assistant Secretary
12 Kevin Kramer	Board Supervisor, Assistant Secretary

13 Also present were:

14 David McInnes	District Manager, DPF Management & Consulting
15 Tracy Robin <i>(via phone,</i> 16 <i>joined in progress)</i>	District Counsel, Straley Robin Vericker
17 Mark Wilson <i>(via phone)</i>	District Engineer, Kimley-Horn and Associates

18 *The following is a summary of the discussions and actions taken at the May 10, 2022 City Center CDD*
19 *Board of Supervisors Regular Meeting.*

20 **SECOND ORDER OF BUSINESS – Audience Comments**

21 There were no members of the public in attendance at the meeting.

22 **THIRD ORDER OF BUSINESS – Administration Items**

23 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular
24 Meeting Held February 8, 2022

25 On a MOTION by Mr. Mays, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board approved
26 the Minutes of the Board of Supervisors Regular Meeting Held February 8, 2022, for the City Center
27 Community Development District.

28 B. Exhibit 2: Consideration for Acceptance – The March 2021 Unaudited Financial Report

29 Mr. McInnes noted that the arbitrage rebate was slightly higher than expected, adding that
30 there were contingencies that could be pulled from as needed. Mr. McInnes advised that
31 the District was at 43% of the adopted budget so far, which was a good sign for the current
32 fiscal year.

33 On a MOTION by Mr. Mays, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board accepted
34 the March 2021 Unaudited Financial Report for the City Center Community Development District.

35 *(Mr. Robin joined the meeting at 1:05 p.m.)*

36 **FOURTH ORDER OF BUSINESS – Business Items**

37 A. Exhibit 3: Consideration of Yellowstone Landscape Addendum

38 The Board discussed the pricing, timing, and urgency of the addendum. In response to questions
39 from the Board, Mr. Robin advised as to the distinction between the standard tax roll and special
40 assessments levied. Mr. Robin recommended increasing the budget as opposed to levying a special
41 assessment, due to the collection mechanism and the timing of the discussion. Mr. McInnes
42 suggested that the Board could approve this addendum for the proposed budget, and that he could
43 then work with Yellowstone to amend their contracts for the desired starting date.

44 On a MOTION by Mr. Mays, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board approved
45 the Yellowstone Landscape Addendum, directing the District Manager to work with the vendor until the
46 contract's expiration at the end of the fiscal year, for the City Center Community Development District.

47 B. Exhibit 4: Consideration and Adoption of **Resolution 2022-04**, Approving Proposed Budget

48 Mr. McInnes gave an overview of the proposed budget's line item increases over the previous fiscal
49 year, noting increases for district management services, auditing services, and landscaping as
50 adopted. Mr. McInnes also suggested allocating some funds as seed money for some form of capital
51 improvements, with a \$100,000 fund amount under Line 47. Mr. Robin provided additional
52 information on how high watermark budgets worked, noting that the approved budget could be
53 reduced further but not increased. Mr. McInnes noted that the due date for the proposed budget was
54 June 15.

55 The Board requested for Line 47 to be relabeled to Maintenance Contingency.

56 On a MOTION by Mr. Kramer, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board adopted
57 **Resolution 2022-04**, Approving Proposed Budget, as amended, for the City Center Community
58 Development District.

59 C. Exhibit 5: Consideration and Adoption of **Resolution 2022-05**, Approving the Withdrawal and
60 Abandonment of the Petition to Contract the Boundaries of the District

61 Mr. Robin advised that this Resolution was by request from the Chair and the developer's counsel,
62 explaining that this petition to contract the District's boundaries had been filed in 2017 but had
63 been dormant for the past three years. Mr. Robin stated that he was in agreement with the
64 developer's current assertion that it was in the best interest of the District to leave its boundaries
65 intact.

66 On a MOTION by Mr. Mays, SECONDED by Mr. Osborn, WITH ALL IN FAVOR, the Board adopted
67 **Resolution 2022-05**, Approving the Withdrawal and Abandonment of the Petition to Contract the
68 Boundaries of the District, for the City Center Community Development District.

69 D. Exhibit 6: Presentation of the Polk County Number of Registered Voters for City Center – 187

70 This item was provided for informational purposes. Mr. Robin stated that the transition of the Board
71 to resident control would not begin before 2024, assuming that there were 250 registered voters
72 within the District by this point.

73 **FIFTH ORDER OF BUSINESS – Staff Reports**

74 A. District Manager

75 Mr. McInnes recalled that the Board had previously adopted a parking and towing policy, but had
76 instructed not to engage the policy until staff returned with ideas on procedure and enforcement.
77 Mr. McInnes stated that Mr. Robin had drafted a contract with a tow truck company, the form of
78 which had been accepted by the company, and that he had a copy for the Vice Chair to sign. Mr.

79 McInnes recommended an off-duty deputy for making phone calls to the company as needed for
80 observed violations of policy following issuance of a code enforcement warning notice. Mr. Robin
81 provided additional details on what the warning and subsequent penalty process entailed for the
82 landowner.

83 B. District Attorney

84 Mr. Robin stated that he had nothing additional to report.

85 C. District Engineer

86 Mr. Wilson stated that he could follow up with the County engineer on the next steps related to
87 Grandview Parkway as a dedicated County road, if the Board so desired. The Board expressed
88 approval for continuing communications with the County, and Mr. Robin noted that a resolution
89 would be brought back to the Board for authorization when it came time.

90 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

91 There being none, the next item followed.

92 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

93 No members of the public were present at the meeting to provide any comments.

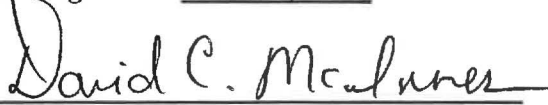
94 **EIGHTH ORDER OF BUSINESS – Adjournment**

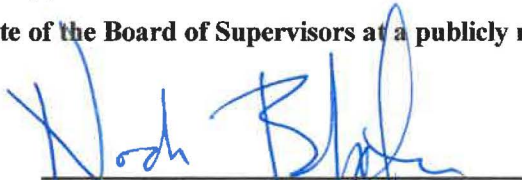
95 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
96 adjourn the meeting. There being none, Mr. Kramer made a motion to adjourn the meeting.

97 On a MOTION by Mr. Kramer, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board adjourned
98 the meeting at 2:00 p.m. for the City Center Community Development District.

99 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
100 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
101 *including the testimony and evidence upon which such appeal is to be based.*

102 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
103 meeting held on June 14th, 2022 .

104 
Signature


Signature

105 David C. McInnes
Printed Name

NOAH BLAKE
Printed Name

106 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman