

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

October 18, 2018 Minutes of Continued Public Hearing & Regular Meeting

Minutes of the Continued Public Hearing & Regular Meeting

The Continued Public Hearing & Regular Meeting of the Board of Supervisors for the Grand Oaks Community Development District was held on **Thursday, October 18, 2018 at 2:00 p.m.** at The Smith Ranch located at 4185 State Road 16, St. Augustine, FL 32092.

CONTINUED REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER

Brian Lamb called the Continued Public Hearing & Regular Meeting of the Board of Supervisors of the Grand Oaks Community Development District to order on **Wednesday, October 18, 2018 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Keith Hyatt	Chair	
Dennis Smith	Vice Chair	
Marc Harris	Supervisor	
Dale Taylor	Supervisor	<i>via conference call</i>

Staff Members Present:

Brian Lamb	Meritus	
Tricia Victory	Meritus	
Sarah Warren	District Counsel	
Bill Schaefer	District Engineer	<i>arrived at approximately 2:10 p.m.</i>
Peter Dame	Akerman	

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. OATH OF OFFICE

Mr. Lamb noted that the Supervisors have all recited and signed their Oath of Office.

4. VENDOR/STAFF REPORTS

A. District Counsel

Ms. Warren stated that the bond validation hearing is scheduled for the afternoon of Thursday, November 1, 2018. She noted that the Chair, District Engineer, and a representative from management should plan on attending the hearing.

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- B. District Manager**
- C. District Engineer**

RECESS TO CONTINUED PUBLIC HEARING

1. OPEN THE CONTINUED PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS

MOTION TO:	Open the continued public hearing.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Ms. Warren noted for the record that this is the continued Public Hearing from October 1, 2018.
Bill Schaefer arrived at the meeting.

2. STAFF PRESENTATIONS

Mr. Lamb briefly went over the resolution and Special Assessment Methodology with the Board. Ms. Warren asked a question, and Mr. Lamb answered. Mr. Schaefer then went over the Engineer’s Report with the Board. Ms. Warren asked Mr. Schaefer some questions, and Mr. Schafer answered.
The full discussion is available on audio recording.

Ms. Warren went over the resolution with the Board.

3. PUBLIC COMMENTS

There were no members of the general public present at the hearing.

4. CLOSE THE PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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93 **5. CONSIDERATION OF RESOLUTION 2019-03; IMPOSING SPECIAL**
94 **ASSESSMENTS**

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96 The Board reviewed the resolution.
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98	MOTION TO:	Approve Resolution 2019-03.
99	MADE BY:	Supervisor Hyatt
100	SECONDED BY:	Supervisor Smith
101	DISCUSSION:	None further
102	RESULT:	Called to Vote: Motion PASSED
103		4/0 - Motion Passed Unanimously

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105 ***RETURN TO REGULAR MEETING***
106

107 **5. BUSINESS ITEMS**

108 **A. Consideration of Resolution 2019-04; Supplemental Assessment Resolution –**
109 **Bond Anticipation Note, Series 2018**
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111 Ms. Warren went over the resolution with the Board. Mr. Lamb also went over the details of the
112 Supplemental Assessment Methodology Report with the Board.
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114 *The full discussion is available on audio recording.*
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116	MOTION TO:	Approve Resolution 2019-04.
117	MADE BY:	Supervisor Smith
118	SECONDED BY:	Supervisor Harris
119	DISCUSSION:	None further
120	RESULT:	Called to Vote: Motion PASSED
121		4/0 - Motion Passed Unanimously

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123 **B. Consideration of Proposals for Phase 1 Construction**
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125 Mr. Schaefer updated the Board about the proposals for construction. There were three
126 responsive bidders: A.J. Johns, Barco Duval, and W. Gardner. Mr. Schaefer went over the bids
127 and what was still needed.
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129 *The full discussion is available on audio recording.*
130

131 Ms. Warren went over the process of ranking and awarding the bids. The Board wanted to go
132 ahead and rank the bidders instead of waiting until the next meeting on November 5, 2018.
133

134 Mr. Lamb asked Mr. Schaefer for his recommendation. Mr. Schaefer briefly discussed a few
135 differences between the two lowest bidders. Mr. Schaefer then explained his rankings for all of
136 the bidders in detail to the Board.

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138 *The full discussion is available on audio recording.*

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140 The initial scoring totals from the District Engineer were 89 points for A.J. Johns, 90 points for
141 Barco Duval, and 96 points for W. Gardner. The Engineer's recommendation based on the initial
142 scoring would be W. Gardner as the number one choice, Barco Duval as the number two choice,
143 and A.J. Johns as the number three choice.

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145 The Board, Mr. Schaefer, Ms. Warren, and Mr. Lamb discussed the scoring, ranking, and
146 bidders. They went over the scoring and decided to revise the scores for scheduling and
147 reasonableness of price. The new scoring with revisions for scheduling was 92 points for A.J.
148 Johns, 90 points for Barco Duval, and 96 points for W. Gardner. The recommendation based on
149 the revised rankings would be W. Gardner as the number one choice, A.J. Johns as the number
150 two choice, and Barco Duval as the number three choice.

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152	MOTION TO:	Accept the scoring as 96 for W. Gardner, 92 for A.J.
153		Johns, and 90 for Barco Duval, with W. Gardner as
154		the number one choice, A.J. Johns as the number two
155		choice, and Barco Duval as the number three choice,
156		and authorize staff to move forward with the
157		appropriate notifications and start the process of
158		negotiating a contract.
159	MADE BY:	Supervisor Hyatt
160	SECONDED BY:	Supervisor Smith
161	DISCUSSION:	None further
162	RESULT:	Called to Vote: Motion PASSED
163		4/0 - Motion Passed Unanimously

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165 C. General Matters of the District

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168 6. CONSENT AGENDA ITEMS

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169 A. Consideration of Special Organizational Meeting Minutes August 30, 2018

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171 The Board reviewed the minutes.

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MOTION TO:	Approve the August 30, 2018 minutes.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

Mr. Lamb stated that the next regular meeting will be on November 5, 2018. He also restated that the bond validation hearing will be on November 1, 2018.

Mr. Schaefer briefly provided an update to the Board regarding expenses.

The Board and Mr. Lamb discussed the disbursement process.

7. SUPERVISOR REQUESTS

There were no supervisor requests.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

9. ADJOURNMENT/CONTINUATION

MOTION TO:	Adjourn.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

209 *Please note the entire meeting is available on disc.

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211 *These minutes were done in summary format.

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

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218 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
219 noticed meeting held on 11-5-18.

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Signature

Signature

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Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

Signature

Date

11-15-18

SEAL
Grand Oaks Community Development District
Established August 24, 2018
St. Johns County, Florida

Official District Seal