MINUTES OF MEETING
PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Peace Crossing Community Development District held a Regular Meeting on May 2, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present were:

Kevin Mays	Vice Chair
Michael Osborn	Assistant Secretary
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Kate John	Kutak Rock LLP
Travis Fledderman (via telephone)	District Engineer
Rob Engle (via telephone)	Stantec Consulting Services, Inc
Art Phillips	Phillips & Jordan Inc.

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 11:02 a.m.

Supervisors Mays, Kramer and Osborn were present. Supervisors Breakstone and Onorato were not present.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Consideration of Resolution 2024-37, Approving Proposed Budget(s) for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2024-37. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This is a Landowner-funded budget with expenses funded as they are incurred.

On MOTION by Mr. Mays and seconded by Mr. Kramer with all in favor, Resolution 2024-37, Approving Proposed Budget(s) for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Fiscal Year 2024/2025 Budget Funding Agreement**

Mr. Torres presented the Fiscal Year 2024/2025 Budget Funding Agreement.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Torres presented Resolution 2024-38.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Insert January 9, 2024

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, Designating the Location of the Local District Records Office; and Providing an Effective Date**

This item was tabled.

SEVENTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

C. Respondent: Stantec Consulting Services, Inc.

D. Competitive Selection Criteria/Ranking

These items were included for informational purposes.

E. Award of Contract

- **Consideration of Form of Agreement for Professional Engineering Services**

Noting that Stantec Consulting, Inc. (Stantec) was the sole respondent to the RFQ for Engineering Services, Mr. Eckert stated, if the Board finds that Stantec meets all the requirements of the RFQ/Selection Criteria, awarding the contract to Stantec can proceed. The options are to reject the respondent and readvertise or to authorize Staff to negotiate a contract with the respondent.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, accepting the response from Stantec Consulting Services, Inc., the sole respondent to the RFQ for Engineering Services, as a qualified response, and awarding the contract for Engineering Services to Stantec and authorizing Staff to negotiate and prepare the Contract/Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Review/Ranking of Proposals for Lake Wales Spine Road Civil Site Work**

Mr. Eckert distributed the Evaluation Criteria and the score sheet to the Board Members.

Mr. Fledderman stated three bids were received for the Spine Road Project. The base bid includes the road itself. Alternative #1 includes the minimum amount of work within

Thompson Nursery Road, which is minimal turn lanes. Alternative #2 is a built out signalized intersection with street lighting.

Mr. Eckert stated each box on the score sheet must be completed. Phillips & Jordan will receive 75 points, as the proposer submitting the lowest cost proposal. He reviewed the scoring procedure and noted that the Board Members have seen these packages previously.

Mr. Fledderman reviewed the base bid amounts as follows:

Phillips & Jordan Inc.	$12,274,272.02
Ripa & Associates	$12,854,965.25
Tucker Paving Inc.	$13,482,234.90

Mr. Eckert stated that the bid amounts are shown on Page 94 of the agenda, as they are included in the Meeting Minutes of the last meeting.

The Board and Staff discussed the bids and completed the Evaluation Criteria Matrix. Mr. Eckert reported the final scores and rankings as follows:

#1	Phillips & Jordan Inc.	98.5 points
#2	Ripa & Associates:	95.3 points
#3	Tucker Paving Inc.	93.3 points

At a Board Member's request, the schedules were reviewed as follows:

Phillips & Jordan Inc.	372 days
Ripa & Associates	361 days
Tucker Paving Inc.	301 days

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, awarding Phillips & Jordan Inc. 98.5 points; awarding Ripa & Associates 95.3 points; awarding Tucker Paving Inc. 93.3 points; authorizing Staff to negotiate a contract with Phillips & Jordan Inc., for this work after the protest period has expired, contingent upon the sale of the CDD bonds, and authorizing the Chair or Vice Chair to execute, was approved.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of March 7, 2024 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the March 7, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated that most of the work related to the financing is done.

B. District Engineer (Interim): Stantec

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: June 6, 2024 at 11:00 AM**
  - **QUORUM CHECK**

Supervisors Mays, Kramer and Osborn confirmed their in-person attendance at the June 6, 2024 meeting.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 11:25 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair