

# EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA

**All cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of six different sections:**

The first section which is called **Audience Questions and Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.**

The second section is called **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote.

Agendas can be reviewed by contacting the Manager's office at (321) 263-0132 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Thursday, March 4, 2021  
**Time:** 6:15 p.m.  
**Location:** Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, FL 33544

ID: 875 6348 9155  
Passcode: 517495  
Call-in #: 1-929-205-6099

## *Agenda*

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Consent Agenda**
  - A. Approval of the January 14, 2021 Regular Meeting Minutes
  - B. Acceptance of the December 2020 Unaudited Financial Reports
- IV. Business Matters**
  - A. Consideration and Approval of Resolution 2021-03, Designating Local Records Office Exhibit 1
  - B. Discussion on potential services that can produce CDD revenue by Vesta Property Services Exhibit 2
  - C. Review of CIP survey results and discussion on potential projects and prioritization Exhibit 3
  - D. Presentation Traffic Engineer relative to Yale Harbor
- V. Administrative Matters**
  - A. Ratify POs and contracts #145-148, E-Verify Memorandum of Understanding
- VI. Staff Reports**
  - A. **District Manager** – Pond Report
    - Review and Approve GIG Fiber agreement to add lights to the main entry gate at Epperson Ranch Blvd. Exhibit 4
  - B. **District Attorney**
  - C. **District Engineer** Exhibit 5
    - Review and approve contractor for erosion at ditch between CDDs
      1. Site Plan of the area
      2. Steadfast Proposal
      3. Site Masters Proposal
- VII. Audience Comments – New Business** – *(limited to 3 minutes per individual)*
- VIII. Supervisor Requests**
- IX. Adjournment**

