



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors' Meeting
September 4, 2019**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.kbarranchcdd.com

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

New Tampa Regional Library located at 10001 Cross Creek Blvd., Tampa, FL 33647

Board of Supervisors	Frank Morales Vicki Shuster John Bowersox Craig Margelowsky R. Dirk Selland	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO RD • SUITE 100 • WESLEY CHAPEL, FL
33544

WWW.KBARRANCHCDD.COM

Board of Supervisors
K-Bar Ranch Community
Development District

August 27, 2019

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, September 4, 2019 at 6:00 p.m.** at the New Tampa Regional Library located at 10001 Cross Creek Blvd. Tampa, FL 33647. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on August 7, 2019..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for July 2019..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report Tab 3
 - B. Consideration of Proposals for Tree Replacement on Wild Tamarind Tab 4
 - C. Consideration of Proposal to Mow Borough Pit..... Tab 5
 - D. Consideration of Proposal to Maintain Borough Pit..... Tab 6
- 5. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
[Angel Montagna](#)
District Manager

Tab 1

MINUTES OF MEETING

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

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, August 7, 2019 at 6:00 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Blvd., Tampa, FL 33647.

Present and constituting a quorum were:

Frank Morales	Board Supervisor, Chairman
John Bowersox	Board Supervisor, Assistant Secretary
Vicki Shuster	Board Supervisor, Assistant Secretary
Craig Margelowsky	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Tonja Stewart	District Engineer, Stantec Consulting
	<i>(via conference call)</i>

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Montagna asked if there were any audience comments. Melinda Morales requested to hold an event at the Amenity Center in January. A discussion ensued.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved Ms. Morales' request to hold an event at the Amenity Center in January for K-Bar Ranch Community Development District.
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THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on July 3, 2019**

Ms. Montagna presented the July 3, 2019 meeting minutes. There were no changes made to the meeting minutes.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on July 3, 2019 as presented for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June 2019

Ms. Montagna presented the Operation and Maintenance Expenditures for June 2019.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for June 2019 (\$45,605.57) as presented for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Ms. Montagna presented and reviewed the Field Inspection Report dated July 15, 2019. A discussion ensued regarding CLM's performance. The Board decided to terminate their services for landscape maintenance.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors authorized District staff to terminate CLM's contract (term 30 days) and to negotiate a contract for landscape maintenance services with the second highest ranked bidder (Yellowstone Landscape) for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of CLM's Proposals

Ms. Montagna presented CLM's proposals. No Board action was taken.

SEVENTH ORDER OF BUSINESS

Consideration of Resumes for Vacant Board Seat

Ms. Montagna presented the resumes for vacant seat #5. A discussion ensued. The Board nominated R. Dirk Selland to vacant seat #5 on the Board.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors appointed R. Dirk Selland to vacant seat #5 on the Board of Supervisors for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Administer Oath of Office to Newly Appointed Supervisor

Ms. Montagna, a notary public in the State of Florida administered the Oath of Office to R. Dirk Selland. Mr. Selland swore and affirmed to the oath and executed the oath of office. Mr. Selland accepted compensation for Board meeting attendance.

NINTH ORDER OF BUSINESS

Review of Form 1 and Sunshine Amendment

Ms. Montagna gave Mr. Selland the new Supervisor package. Mr. Babbar briefly reviewed the Form 1 and Sunshine Amendment.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-05, Designating Officers of the District

Ms. Montagna presented and reviewed Resolution 2019-05, Designating Officers of the District.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Resolution 2019-05, Designating Officers of the District as follows: Frank Bowersox – Chairman, Vicki Shuster – Vice Chairman, John Bowersox, Craig Margelowsky, R. Dirk Selland, and Angel Montagna as Assistant Secretaries for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Contract for Professional Technology Services

Ms. Montagna presented and reviewed the contract for Professional Technology Services.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the contract for Professional Technology Services as presented for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals to Switch Swing Seats to Yellow

Ms. Shuster presented the reviewed the proposals she obtained to switch the swing seats. A discussion ensued.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with four in favor and one opposed (Craig Margelowsky), the Board of Supervisors approved switching the swing seats (2 - #S-026-Y and 2 - #S-274-Y-Y) for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Ratification of Investigation of Mistflower Slope Depression

Ms. Montagna presented and reviewed the proposal from Site Masters of Florida for the investigation of the Mistflower slope depression.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors ratified the approval of Site Masters of Florida's proposal to investigate the Mistflower Slope Depression (\$800.00) for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Contract for Janitorial Services

Ms. Montagna presented and reviewed the contract for Janitorial Services.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Janitorial Services Contract with United Building Maintenance Corp as presented for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Discussion Regarding Mr. Becker's District Land Issue

Ms. Montagna presented Mr. Becker's issue to the Board. A discussion ensued. Ms. Montagna will send all of Mr. Becker's emails to Mr. Selland.

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposal for Camera on Dumpster

Ms. Montagna presented and reviewed the proposal for the dumpster camera. The Board decided to table this item until their next meeting.

SEVENTEENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2019/2020 Final Budget

Ms. Montagna asked for a motion to open the public hearing on the fiscal year 2019/2020 final budget.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Final Budget for K-Bar Ranch Community Development District.

Ms. Montagna presented the fiscal year 2019/2020 final budget. She stated that the budget had not changed since the proposed budget was approved. There were no audience comments on the budget.

Ms. Montagna asked for a motion to close the public hearing on the fiscal year 2019/2020 final budget.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Final Budget for K-Bar Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-06,
Adopting Fiscal Year 2019/2020 Fund
Budget**

Ms. Montagna presented Resolution 2019-06, Adopting Fiscal Year 2019/2020 Fund Budget.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved Resolution 2019-06, Adopting Fiscal Year 2019/2020 Final Budget (\$865,300) for K-Bar Ranch Community Development District.

NINETEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2019/2020 Special Assessments**

Ms. Montagna asked for a motion to open the public hearing on the fiscal year 2019/2020 special assessments.

On a Motion by Mr. Bowersox, seconded by Mr. Margelowsky, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Special Assessments for K-Bar Ranch Community Development District.

Ms. Montagna presented the fiscal year 2019/2020 special assessments. There were no comments.

Ms. Montagna asked for a motion to close the public hearing on the fiscal year 2019/2020 special assessments.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Special Assessments for K-Bar Ranch Community Development District.

TWENTIETH ORDER OF BUSINESS

**Consideration of Resolution 2019-06,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Montagna presented Resolution 2019-06, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Resolution 2019-06, Imposing Special Assessments and Certifying an Assessment Roll for K-Bar Ranch Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Consideration of Resolution 2019-07,
Setting the Meeting Schedule for
Fiscal Year 2019/2020**

Ms. Montagna presented Resolution 2019-07, Setting the Meeting Schedule for Fiscal Year 2019/2020.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved Resolution 2019-07, Setting the Meeting Schedule for Fiscal Year 2019/2020 as presented for K-Bar Ranch Community Development District.

TWENTY-SECOND ORDER OF BUSINESS Staff Reports

A. District Chairman

Mr. Morales gave updates regarding the following items:

- Fountain Repairs over \$500 should come before the Board
- Retaining Wall – Bricks coming off
- Message Board – John will install
- Trash Cans – Combos 6332 and 1521

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the purchase of a charger for the lift chair for K-Bar Ranch Community Development District.

- Mistflower – 2 Maples are down – Mr. Brown to handle
- Signage needed for 4 ponds in Laurel Vista (No Fishing, No Trespassing, and Alligator Warning)

B. District Counsel

No Report.

C. District Engineer

Ms. Stewart updated the Board regarding the borough pit. She encouraged residents to reach out to code enforcement to state their concerns.

Ms. Montagna will obtain a proposal to mow the borough pit and a proposal to maintain it.

Ms. Stewart and Mr. Babbar gave an update on the Stone Creek ponds.

On a Motion by Mr. Margelowsky, seconded by Mr. Morales, with all in favor, the Board of Supervisors approved entering into an agreement to continue to pay for the Stone Creek pond maintenance for one year for K-Bar Ranch Community Development District.

D. District Manager

Ms. Montagna stated that the next Board of Supervisors' meeting will be held on Wednesday, September 4, 2019 at 6:00 p.m. at the New Tampa Regional Library.

Ms. Montagna presented Campus Suite's Agreement for the District's ADA Website Services.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Campus Suite's Agreement for the District's ADA Website Services for K-Bar Ranch Community Development District.

TWENTY-THIRD ORDER OF BUSINESS Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests. Mr. Bowersox requested that the wind screens be removed. He also stated that there is a tree down at Wild Tamarind.

Mr. Margelowsky inquired about the control of the light poles.

TWENTY-FOURTH ORDER OF BUSINESS Adjournment

Ms. Montagna stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 7:41 a.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT