



Rizzetta & Company

K-Bar Ranch Community Development District

Board of Supervisors' Meeting July 1, 2020

**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	Vacant 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

June 23, 2020

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, July 1, 2020 at 6:00 p.m.** to be conducted via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-112) and pursuant to Section 120.54(5)(b)2., Florida Statutes. 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 June 3, 2020 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for May 2020 Tab 2
- 4. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Presentation of Action Item List
- 5. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report and Landscaper's Response Tab 3
 - B. Discussion Regarding Re-Opening of Facilities
 - C. Consideration of Proposals for the Round-A-Bout Enhancements (previously tabled) Tab 4
 - D. Consideration of a Board Supervisor Replacement Tab 5
 1. Administer Oath of Office to Newly Appointed Supervisor Tab 6
 2. Review of Form 1 and Sunshine Amendment
 - E. Consideration of Resolution 2020-03, Designating Officers of the District Tab 7
- 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, June 3, 2020 at 6:03 p.m.**, to be conducted by means of Communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present via teleconference and constituting a quorum were:

Vicki Shuster	Board Supervisor, Vice Chairman
John Bowersox	Board Supervisor, Assistant Secretary
Craig Margelowsky	Board Supervisor, Assistant Secretary
R. Dirk Selland	Board Supervisor, Assistant Secretary

Also present via teleconference were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Tonja Stewart	District Engineer, Stantec Consulting
Matt Matos	Representative, Yellowstone Landscaping
Lynn Hayes	District Manager, Rizzetta & Company, Inc.

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. Resident comments were entertained regarding the retention ponds, round-a-bout enhancements, irregularity between communities, and a huge amount of disrespect. Resident comments were also entertained regarding TECO digging up the dog station on the parkway, and the Basset Creek enhancements that were approved last year.

46 **THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on May 6, 2020**

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Ms. Montagna presented the May 6, 2020 meeting minutes. There were no changes.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 6, 2020 as presented for K-Bar Ranch Community Development District.

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54 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for March
and April 2020**

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Ms. Montagna presented the Operation and Maintenance Expenditures for March and April 2020. A brief discussion ensued regarding aquatic weed control.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for March (\$52,879.17) and April 2020 (\$34,378.06) as presented for K-Bar Ranch Community Development District.

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62 **FIFTH ORDER OF BUSINESS**

Staff Reports

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A. District Chairman

Mr. Morales was not present at the meeting. No report.

B. District Counsel

Mr. Babbar did not have a report to present at this time.

C. District Engineer

Ms. Stewart did not have a report to present at this time.

D. District Manager

Ms. Montagna stated that the next Board of Supervisors' meeting will be held on Wednesday, July 1, 2020 at 6:00 p.m. at the New Tampa Regional Library or via telephonic conference call.

Ms. Montagna presented her Action Item List.

Ms. Montagna stated that she had received a letter of resignation from Frank Morales. She asked the Board for a motion to accept his resignation from the Board.

118 Ms. Montagna presented the proposed budget and reviewed the line items for the
119 Board. A discussion ensued.

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121 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2020-02,**
122 **Approving Fiscal Year 2020/2021**
123 **Proposed Budget and Setting the**
124 **Public Hearing on the Final Budget**

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126 Ms. Montagna presented and reviewed Resolution 2020-02, Approving Fiscal Year
127 2020/2021 Proposed Budget and Setting the Public Hearing on the Final Budget.

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On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Resolution 2020-02, Approving Fiscal Year 2020/2021 Proposed Budget (\$917,300.00) and Setting the Public Hearing on the final Budget (August 5, 2020 at 6:00 p.m.) for K-Bar Ranch Community Development District.

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130 **TWELFTH ORDER OF BUSINESS** **Consideration of Cost Sharing**
131 **Agreement for Stone Creek Irrigation**
132 **Well Pump**

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134 Ms. Montagna presented the Cost Sharing Agreement for Stone Creek Irrigation
135 Well Pump.

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On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Cost Sharing Agreement for Stone Creek Irrigation Well Pump for K-Bar Ranch Community Development District.

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138 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Cost Sharing**
139 **Agreement for Stone Creek Ponds,**
140 **Wetland and Mitigation**

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142 Ms. Montagna presented the Cost Sharing Agreement for Stone Creek Ponds,
143 Wetland and Mitigation.

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On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Cost Sharing Agreement for Stone Creek Ponds, Wetland and Mitigation for K-Bar Ranch Community Development District.

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146 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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148 Ms. Montagna asked if there were any Supervisor requests. Ms. Shuster spoke
149 about the Amenity Center. She asked for the additional cost to have the voice down on all
150 day, 24 hours a day.

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152 Mr. Margelowsky also spoke about the voice down.
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On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved moving forward to add voice down to go all day, 24 hours a day (not-to-exceed an additional \$1,000.00) for K-Bar Ranch Community Development District.

154 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

155 Ms. Montagna stated that if there was no further business to come before the
156 Board then a motion to adjourn would be in order.
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On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 7:15 p.m. for K-Bar Ranch Community Development District.

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165 Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · CITRUS PARK, FL 33625

Operation and Maintenance Expenditures May 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$75,327.85**

Approval of Expenditures:

___ Chairperson

___ Vice Chairperson

___ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	001902	26701	Aquatic Service 05/20	\$ 2,055.00
Bright House Networks	2020050820-1	046393801041520	10511 Wild Tamarind Dr 04/20	\$ 158.94
Bright House Networks	2020050820-1	046395901042220	19181 Bassett Creek Dr 04/20	\$ 139.34
City of Tampa Utilities	001903	2133060 04/20	10511 Wild Tamarind Dr 04/20	\$ 41.30
City of Tampa Utilities	001903	2163299 04/20	19349 Water Maple Dr 04/20	\$ 5.50
Craig Margelowsky	001895	CM050620	Board of Supervisors Meeting 05/06/20	\$ 200.00
Frank E. Morales	001896	FM050620	Board of Supervisors Meeting 05/06/20	\$ 200.00
JBW Designs, LLC	001897	3354316	9 Stations Filled/Emptied 04/20	\$ 214.11
John C. Bowersox	001894	JB050620	Board of Supervisors Meeting 05/06/20	\$ 200.00
Masucci, Scott C	001904	Kbar004	Pool Service 04/20	\$ 445.00
Nvirotect Pest Control Service, Inc	001889	205208	Pest Control Account #9822 05/20	\$ 65.00
Phil Lentsch	001890	00031083	Four Books Copied 04/20	\$ 232.63
Republic Services #696	001883	0696-000869927	Disposal Service 05/20	\$ 155.80
Richard Dirk Selland	001900	RS050620	Board of Supervisors Meeting 05/06/20	\$ 200.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	001884	INV0000049259	District Management Services 05/20	\$ 4,193.34
Rizzetta Amenity Services, Inc.	001898	INV00000000007515	Bi-Weekly Payroll 05/20	\$ 248.67
Rizzetta Technology Services, LLC	001885	INV0000005790	Email & Website Hosting Services 05/20	\$ 175.00
Rust Off, LLC	001899	25893	Rust Prevention 05/20	\$ 595.00
Securiteam, Inc.	001905	13121	Security Monitoring 05/20	\$ 1,200.00
Stantec Consulting Services Inc	001891	1654043	Engineering Services 04/20	\$ 1,010.25
Straley Robin Vericker	001886	18324	Legal Services 04/20	\$ 1,479.95
Tampa Electric Company	001893	211004822469 04/20	Stonecreek TNHMS LD 929 04/20	\$ 627.35
Tampa Electric Company	001893	211004822964 04/20	Bassett Creek Drive 04/20	\$ 2,625.76
Tampa Electric Company	001893	Electric Summary 03/20	Electric Summary 03/20	\$ 12,228.35
Tampa Electric Company	001893	Electric Summary 04/20	Electric Summary 04/20	\$ 12,818.52
Times Publishing Company	001892	0000079132 04/29/20	Legal Advertising 04/20	\$ 590.50
United Building Maintenance, Inc.	001887	310-1	Pool Cabana/Restroom Maintenance 05/20	\$ 600.00
United Building Maintenance, Inc.	001887	325	Janitorial Supplies 05/20	\$ 4.98

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Victoria Shuster	001901	VS050620	Board of Supervisors Meeting 05/06/20	\$ 200.00
Yellowstone Landscape	001906	TM 102842	Monthly Landscape Maintenance 04/20	\$ 11,807.58
Yellowstone Landscape	001906	TM 106569	Monthly Landscape Maintenance 05/20	\$ 14,078.58
Yellowstone Landscape	001906	TM 112565	Install Plants K-Bar Ranch Parkway 05/20	\$ 3,982.50
Yellowstone Landscape	001888	TM 73526	Repair Main Line - Laurel Vista 12/19	\$ 431.90
Yellowstone Landscape	001888	TM 80339	Replace Maple Tree on Mistflower 12/19	\$ 1,690.00
Yellowstone Landscape	001888	TM 88467	Pest Control 01/20	<u>\$ 427.00</u>
Report Total				<u>\$ 75,327.85</u>

Tab 3

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the K-Bar Ranch Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to re-designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairperson.

Section 2. _____ is appointed Vice Chairperson.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Angel Montagna is appointed Assistant Secretary.

Lynn Hayes is appointed Assistant Secretary.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2020.

**K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair

Attest:

Secretary/Assistant Secretary