

**MINUTES OF MEETING
EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Evergreen Community Development District held a Public Hearing and Regular Meeting on March 8, 2019, at 10:00 a.m., at the office of ZNS Engineering, 201 5th Ave., Dr. E, Bradenton, Florida 34208.

Present at the meeting were:

Les Basnight	Chair
Rhett Johnson	Vice Chair
Charles Conoley	Assistant Secretary
Clifton Fischer	Assistant Secretary
Paul Cheeks	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Tucker Mackie (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:59 a.m. The results of the Landowners' Election, held just prior to this meeting, were:

Les Basnight	Seat 1	141 votes	Four-year Term
Rhett Johnson	Seat 2	141 votes	Four-year Term
Charles Conoley	Seat 3	140 votes	Two-year Term
Clifton Fischer	Seat 4	140 votes	Two-year Term
Paul Cheeks	Seat 5	140 votes	Two-year Term

All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Board of Supervisors *(the following will also be provided in a separate package)*

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Les Basnight, Mr. Rhett Johnson, Mr. Charles Conoley, Mr. Clifton Fischer and Mr. Paul Cheeks. He provided and explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- B. Membership, Obligations and Responsibilities
- C. Chapter 190, Florida Statutes
- D. Financial Disclosure Forms
 - i. Form 1: Statement of Financial Interests
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - iii. Form 1F: Final Statement of Financial Interests
- E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-27, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2019-27. The results of the Landowners' election were as previously stated.

On MOTION by Mr. Conoley and seconded by Mr. Fischer, with all in favor, Resolution 2019-27, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-28, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Evergreen Community Development District, and Providing an Effective Date

Mr. Wrathell presented Resolution 2019-01. Mr. Conoley nominated the following slate of officers:

Les Basnight	Chair
Rhett Johnson	Vice Chair
Craig Wrathell	Secretary
Charles Conoley	Assistant Secretary
Clifton Fischer	Assistant Secretary
Paul Cheeks	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Fischer and seconded by Mr. Johnson, with all in favor, Resolution 2019-28, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Evergreen Community Development District, and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration the Following Organizational Matters:

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on the basis of justice and right.*

These items occurred later in this section.

A. Affidavit/Proof of Publication

This item was provided for informational purposes.

B. Mailed Notice to Property Owner(s)

A copy of the Affidavit of Mailing, Certified Mail receipt and Mailed Notice were provided for informational purposes.

C. Presentation of Engineer’s Report *(for informational purposes)*

Mr. Wrathell stated that the Engineer’s Report sets forth that the total Capital Improvement Plan (CIP) is \$14.73 million.

D. Presentation of Master Special Assessment Methodology Report (for informational purposes)

Mr. Wrathell reviewed the Master Special Assessment Methodology Report and noted the following:

- Page 7: The District can issue up to \$19,030,000 in bonds, which would initially be levied across all 140.47 acres in the District, which equates to \$135,473.77 per gross acre.
- Pages 11, 12 and 13, Tables 1 through 5: Reflect the Development Plan by product and totaling 417 total units, Supplemental CDD Project Area for the CIP totaling \$14.73 million, Preliminary Sources and Uses of Funds presuming 100% of the improvements are financed, the Benefit Allocation with the Equivalent Residential Unit (ERU) weighting for each product type and the Assessment Apportionment for each product type.

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

On MOTION by Mr. Fischer and seconded by Mr. Conoley, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Fischer and seconded by Mr. Conoley, with all in favor, the Public Hearing was closed.

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on the basis of justice and right.***

The Board, sitting as the Equalizing Board, made no changes to the CIP or Special Assessment Methodology.

Ms. Mackie posed and Mr. Wrathell responded to the following questions:

Ms. Mackie: As to your Report, do the lands subject to the assessments receive special benefit from the District’s Improvement Plan?

Mr. Wrathell: Yes, they do.

Ms. Mackie: Are the assessments reasonably apportioned among the lands subject to the special assessment?

Mr. Wrathell: Yes.

Ms. Mackie: Is it reasonable, proper and just to assess the costs of the project against the land in accordance with the Methodology presented and the assessments, as set forth, on the assessment roll attached to the Methodology?

Mr. Wrathell: Yes.

Ms. Mackie: In the final assessment roll, will the benefits be equal to or in excess of the assessments when allocated as set forth in the Methodology?

Mr. Wrathell: Yes.

Ms. Mackie: Is it in the best interest of the District that the assessments be paid and collected in the manner set forth in the Methodology?

Mr. Wrathell: Yes

- E. **Consideration of Resolution 2019-29, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Mr. Wrathell presented Resolution 2019-29 and read the title.

On MOTION by Mr. Fischer and seconded by Mr. Conoley, with all in favor, Resolution 2019-29, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

Review/Discussion/Ranking of Response to
Request for Qualifications for Engineering
Services

- A. Affidavit/Proof of Publication
- B. RFQ Package
- C. Respondent
 - ZNS Engineering, L.C.

Mr. Wrathell stated that the Interim District Engineer, ZNS Engineering, L.C. (ZNS), was the only respondent to the Request for Qualifications (RFQ) and, in Management’s opinion, ZNS is highly qualified. Ms. Mackie stated that nothing prevents consideration of just one respondent.

D. Ranking

Staff’s recommendation was to allocate the full amount of points available for each category with the exception of Category 5, where no points were allocated. ZNS received 95 of 100 possible points.

E. Engagement of District Engineer

On MOTION by Mr. Fischer and seconded by Mr. Conoley, with all in favor, acceptance of Staff’s recommendation to rank ZNS Engineering, L.C., as the Number 1 ranked respondent, authorization for District Counsel and Staff to negotiate and prepare a Continuing Services Agreement for District Engineering Services, was approved.

EIGHTH ORDER OF BUSINESS

Approval of February 1, 2019
Organizational Meeting Minutes

Mr. Wrathell presented the February 1, 2019 Organizational Meeting Minutes.

On MOTION by Mr. Fischer and seconded by Mr. Conoley, with all in favor, the February 1, 2019 Organizational Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Hopping Green & Sams, P.A.*

There being no report, the next item followed.

B. District Engineer: *ZNS Engineering, L.C.*

There being no report, the next item followed.

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

- **UPCOMING MEETINGS**
 - **April 5, 2019 at 10:00 a.m.**
 - **May 3, 2019 at 10:00 a.m.**

The next meetings would be held on April 5 and May 3, 2019 at 10:00 a.m.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Fischer and seconded by Mr. Conoley, with all in favor, the meeting adjourned at 11:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair