

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Thursday, August 3, 2023

Time: 6:15 p.m.

Location: Hilton Garden Inn,
26640 Silver Maple Parkway,
Wesley Chapel, FL

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items only)*

III. Field Operations and Amenity Matters

A. Steadfast August Waterway Inspection Report

[Exhibit 1](#)

B. Yellowstone Horticulture Report

*To be
Distributed*

IV. Consent Agenda

A. Approval of the July 6, 2023 Meeting Minutes

[Exhibit 2](#)

B. Acceptance of the May 2023 Unaudited Financial Reports

[Exhibit 3](#)

C. Ratification of Your Junk Doctor Sidewalk Barriers Transport and Setup

[Exhibit 4](#)

D. Ratification of Site Masters Tuscan Bay Depressed Roadway Remediation

[Exhibit 5](#)

V. FY 2023-2024 Budget & Assessment Public Hearing

A. Fiscal Year 2023-2024 Budget Public Hearing

[Exhibit 6](#)

➤ Open the Public Hearing

➤ Presentation of FY 2023-2024 Budget

[Exhibit 7](#)

➤ Public Comments

➤ Close the Public Hearing

B. Consideration & Adoption of **Resolution 2023-05**, Adopting Final Budget for FY 2023-2024

[Exhibit 8](#)

C. Fiscal Year 2023-2024 Assessment Public Hearing

➤ Open the Public Hearing

➤ Public Comments

- Close the Public Hearing

D. Consideration & Adoption of **Resolution 2023-06**, Levying O&M Assessments for FY 2023-2024

[Exhibit 9](#)

VI. Administrative Matters

A. Discussion of Amending Interlocal Facilities Agreement Between Epperson Ranch South CDD, Epperson North CDD, and Epperson Ranch II CDD (*tabled from previous meeting*)

[Exhibit 10](#)

- Original Agreement (including Exhibits A & B)
- Email Correspondence
- Proposed Agreement Updates

B. Consideration of GrayRobinson Engagement Letter – Supervisor Pullen (*tabled from previous meeting*)

[Exhibit 11](#)

VII. Business Matters

A. Consideration & Adoption of **Resolution 2023-07**, Amended Spending Authority

[Exhibit 12](#)

B. Presentation of DC Integrations Yale Harbor Gate Damage Inspection Report

[Exhibit 13](#)

C. Consideration of DC Integrations Proposals

[Exhibit 14](#)

- DoorKing Letter Regarding Repairs
- Replacement of Main Board and Memory Chip for Tortuga Tunnel Gate System
- Installation of Tortuga Tunnel Gate Camera

D. Consideration of Site Masters Proposals

[Exhibit 15](#)

- Overpass Road Tunnel Driveway Apron Replacement
- Parrot Reef Ct. Curb Repair

E. Consideration of Energized Electrical Solutions Proposals

[Exhibit 16](#)

- #194 – Additional Electrical Outlets for Christmas Lighting Yale Harbor
- #192 – Additional Electrical Outlets for Christmas Lighting Olive Brook

- #193 – Additional Electrical Outlets for Christmas Lighting Butterfly Garden
- #191 – Additional Electrical Outlets for Christmas Lighting Epperson Blvd. Main Gate
- #189 – Troubleshoot and Service Electrical Outlets for Christmas Lighting Epperson Blvd. Main Gate

F. Consideration of Blue Wave Lighting Proposal for Electrical Receptacles at Sandbay Ridge and Olive Brook Entrance

[Exhibit 17](#)

G. Consideration of Yellowstone Proposals

[Exhibit 18](#)

- #332860 – Epperson Blvd. Landscape & Oak Tree Auto Accident Repairs
- #332881 - Annual Bed Conversion to Turf
- #332902 - Summer Sun Loop Compressor Box Enclosure with Viburnum

H. Consideration of Fencing Proposals for Playground

[Exhibit 19](#)

- Ballfer Fence Industrial Grade Aluminum
- Ballfer Fence Commercial Grade Aluminum
- Royce Bravo Commercial Grade Aluminum
- Royce Bravo Industrial Grade Fence
- Ballfer Fence Commercial Grade Chain Link Gauge

I. Consideration of Butterfly Garden Pergolas Proposals

[Exhibit 20](#)

- CertaPro Painters (*tabled from previous meeting*)
- Blue Wave Lighting

J. Consideration of Bussey Construction Services Proposal for Painting Bullnose along Epperson Ranch Blvd Median

[Exhibit 21](#)

K. Consideration of Steadfast Pond & Erosion Repair of Two Washouts Proposal (*tabled from previous meeting*)

[Exhibit 22](#)

VIII. Staff Reports

A. Field Services Manager

- Field Services Report & Project Status Tracker

[Exhibit 23](#)

B. District Manager

- Presentation and Discussion of Mach Form Grievances
- Next Meeting Quorum Check: August 3, 2023, 6:15 PM at the Hilton Garden Inn

[Exhibit 24](#)

Supervisor	YES	NO
Pullen		
Koceja		
Bartels		
Mendelsohn		

C. District Counsel

- Review and Discussion of CDD Responsibilities as Outlined in the Streetleaf Street Lighting Contract (*tabled from previous meeting*)

D. District Engineer

- 7493 Tuscan Bay Circle Inlet Remediation Review
- Presentation of Median Striping along Epperson Blvd. Report

[Exhibit 25](#)

[Exhibit 26](#)

IX. Audience Comments – New Business – (*limited to 3 minutes per individual*)

X. Supervisor Requests

XI. Adjournment