

Minutes of Meeting  
Canopy  
Community Development District

A special meeting of the Board of Supervisors of the Canopy Community Development District was held Tuesday, July 21, 2020 at 11:00 a.m. via Zoom.

Present and constituting a quorum were:

Tom Asbury	Chairman
Gregg Patterson	Vice Chairman
John "Al" Russell	Assistant Secretary
Colleen Castille	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
Jennifer Kilinski	District Counsel
Lauren Gentry	Hoping Green & Sams
Darrin Mossing, Jr.	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Mossing called the meeting to order at 11:05 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2020-11  
Approving Notice and Bid of Welaunee  
Boulevard Segment 3B**

Ms. Kilinski stated we have been given authorization from Blueprint and the city to bid Welaunee Boulevard Segment 3B in advance of having the permit in hand. We anticipate based on the feedback I got last week from GPI that the permit is forthcoming in the very near future. We may have that before we accept the bids anyway. You will see the notice, the instructions and evaluation criteria are strongly modeled off of those we used for Welaunee Segment 3A including the MWSBE forms and the criteria that was previously established by the city and Blueprint and I received confirmation this morning that they have the same criteria and goal so we don't need to

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adjust any of the evaluation criteria unless you so desire. We have a couple modifications to the documents limited to substantial and final completion deadlines of 3 ½ months and 4 ½ months, that was the feedback from GPI and we are proposing that the ad runs this Friday, the goal that we would have the project manuals available Monday, July 27<sup>th</sup>, with bids due August 28<sup>th</sup>. The goal here again is to try to get this project bid. At the last meeting we talked a little bit about the continuing discussion between the city and Blueprint and the district on the funding mechanisms for the construction project, given that our bid for 3A went over the interlocal threshold and we are continuing those negotiations. One of the things that Blueprint wanted us to do is get the pricing for 3B so that we have a total picture of what the cost exposure may be for the entire construction of the roadway. That is why we have this special meeting, that is why we have been expediting that conversation because we can't move forward with construction on 3A until we have an agreement in place on how that is going to actually be funded.

I'm happy to answer any questions you have about the bid documents; the resolution would approve these in substantial form and give the chairman the authority to finalize those. We already have the ad ready to go and queued up at the newspaper assuming the board is okay with it we will pull that trigger this afternoon and it will be published in the near term.

Ms. Castille asked Tom, have you looked at the evaluation criteria?

Mr. Asbury responded yes, it appeared to be very similar to the last evaluation criteria.

Ms. Kilinski stated it is exactly the same.

Mr. Asbury stated I'm good with it.

On MOTION by Ms. Castille seconded by Mr. Patterson with all in Resolution 2020-11 was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Other Business**

Ms. Kilinski stated one ancillary piece of information we got late yesterday is you may recall that when we bid Welaunee Boulevard 3A we had a work authorization from GPI to do the RFP bidding process on behalf of the district. They are the ones that are answering questions about the plans or the ones conducting the preproposal conference and they are the ones who will accept the bids and do a bid summary for you to consider once we get the bids back. We got that from them yesterday and their work authorization pricing was \$18,500 with a \$500 direct expense cost so about \$19,000. We suggest because we are just taking a look at it now and in talking with Tom

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this morning about the pricing is to approve that not to exceed amount of \$19,000 but give staff the authority to negotiate potentially something less and we will bring it back for ratification.

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the work authorization with GPI for administering the Welaunee Boulevard Segment 3A RFP process was approved in an amount not to exceed \$19,000 and staff was authorized to negotiate a final price for these services and the chairman was authorized to sign off on the final work authorization.

Ms. Castille asked can someone describe Welaunee Boulevard Segment A and B?

Mr. Asbury stated segment 1 is the section from Fleishmann to the edge of the apartments and segment 2 is the one we just bid, which starts right there at Education Road and goes to the roundabout at Dempsey Mayo and segment 3 goes from the other side of the roundabout to the end of the property, to the beginning of the city's property. That would be all of Welaunee Boulevard that is inside of Canopy.

Mr. Russell asked were we able to negotiate with the city to pay more?

Mr. Asbury stated that is one of reasons we are bidding this. The hope is that the overall number that we had that was in the original agreement with Blueprint and the city, which was \$5.8 million we are hoping when we bid segment 3 that it is less than what was anticipated and with segment 2 more than was anticipated, between the two of them it will come out very close to the total amount they agreed to pay. That is what they want to see this, take it to the IA meeting in September and get them to approve spending more money on segment 2 and less money on segment 3.

Mr. Russell stated the ladies that were here at the last meeting had questions on the amenities and progress. Are we still on track for that?

Mr. Asbury stated yes, we do have a permit to build the clubhouse, that was issued last week. The second group of comments for the pool has gone in and we will see how that goes but hopefully, we will get that as soon as we can. The clubhouse we are waiting on the foundation, we are waiting on the contractor to confirm when they can start, which we anticipate will be within two weeks. Once they do that I thought we could have a groundbreaking ceremony, but I don't want to do that until I know they are going to start.

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**FIFTH ORDER OF BUSINESS**

**Supervisor's Requests**

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the meeting adjourned at 11:21 a.m.

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*Darrin Mossing Jr*  
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Secretary/Assistant Secretary

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Chairman/Vice Chairman