

RYALS CREEK

**COMMUNITY DEVELOPMENT
DISTRICT**

April 17, 2024

**BOARD OF SUPERVISORS
CONTINUED REGULAR
MEETING AGENDA**

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Ryals Creek Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 10, 2024

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Ryals Creek Community Development District

Dear Board Members:

The Board of Supervisors of the Ryals Creek Community Development District will hold a Continued Regular Meeting on April 17, 2024 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Construction of Phase 2 Stillwood Pines Proposals
 - Award of Contract
5. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 14, 2024 at 9:30 AM

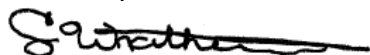
○ QUORUM CHECK

SEAT 1	J MALCOM JONES, III	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RILEY SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	CHIP SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DAVIS SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CHRIS EYRICK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

6. Board Members' Comments/Requests
7. Public Comments
8. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Ryals Creek Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 9:30 a.m.

LOCATION: England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF APRIL, 2024.

ATTEST:

**RYALS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

4

**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
TMA ROAD PHASE 2B**

	<u>Vallencourt</u>	<u>JB Coxwell</u>	<u>Gardner</u>
Mobilization & Site Preparation	\$502,466.91	\$1,431,920.00	\$181,738.02
Clearing & Grubbing	\$134,296.96	\$800,215.00	\$397,699.42
Stormwater Management Facilities	\$446,957.85	\$867,387.00	\$656,494.70
Roadway Earthwork	\$764,666.29	\$325,235.00	\$974,356.96
Gate Parkway/Baymeadows Roadway Construction	\$523,727.73	\$197,963.00	\$345,500.67
TMA Roadway Construction	\$1,347,436.57	\$2,035,909.00	\$1,530,058.87
TMA Hardscape & Sidewalk	\$496,880.60	\$394,403.00	\$101,768.96
TMA Multi-Use Path	\$119,933.60	\$175,564.00	\$76,100.90
Traffic Signal Construction	\$1,599,610.40	\$1,478,600.00	\$1,726,918.24
Storm Drainage System	\$1,269,506.21	\$1,761,271.00	\$1,669,591.54
Box Culvert Extension	\$2,340,214.04	\$1,581,110.00	\$1,210,436.31
Paving & Drainage As-Builts	\$17,415.42	\$58,000.00	\$16,802.88
JEA Water Distribution System	\$356,515.95	\$438,938.00	\$684,631.67
JEA Sanitary Sewer System	\$335,325.97	\$533,212.00	\$923,655.04
JEA Reuse Water Distribution System	\$221,699.00	\$259,933.00	\$476,195.64
Water, Sewer & Reuse As-Builts	\$26,880.32	\$57,000.00	\$15,533.12
Lift Station (Class 1)	\$821,403.66	\$1,404,936.00	\$853,474.18
Lift Station (Class 4)	\$4,816,668.07	\$4,847,570.00	\$5,945,792.72
Seeding & Mulching & Sod	\$32,845.52	\$101,544.00	\$338,592.32
Signage	\$28,066.59	\$14,100.00	\$25,299.45
Sediment & Erosion Control	\$17,081.70	\$64,395.00	\$74,768.84
Stormwater Pollution Prevention Plan	\$49,472.80	\$3,500.00	\$18,804.88
Bonding/Warranty	\$109,728.59	\$161,000.00	\$316,984.17
JEA Electrical Infrastructure	\$1,050,000.00	\$1,050,000.00	\$1,050,000.00
Comp Storage Pond	\$2,979,627.68	\$3,955,169.00	\$2,525,839.76
Stockpiled Material	\$440,783.45	\$159,500.00	\$292,036.08

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

TMA ROAD PHASE 2B

Gate Pkwy/Stillwood Pines Water Main Crossing	\$52,203.08	\$32,295.00	\$60,144.02
Six Barrel 5x10' Box Culvert and Head Walls	See Phase 2A		\$2,598,328.37
SUB-TOTAL LUMP SUM COST - PH 2B	\$20,901,414.96	\$24,190,669.00	\$25,087,547.73

Sawmill Mass Grading-Parcel 5	\$732,499.23	\$423,708.00	\$420,380.56
-------------------------------	--------------	--------------	--------------

	<u>Vallencourt</u>	<u>JB Coxwell</u>	<u>Gardner</u>
--	---------------------------	--------------------------	-----------------------

CONTINGENCY

Off-Hour Security Service (Contingency)	\$331,679.40		\$437,311.20
Underdrain Type 1	\$133,451.70	\$147,000.00	\$170,610.00
Irrigation Sleeves and Electrical/Telephone/ CATV Conduit	\$195,140.00	\$336,990.00	\$201,330.00
JEA Water/Sewer/Resuse Flowable Fill	\$487,640.00	\$275,000.00	\$302,250.00
Material Testing Allowance	\$150,000.00	\$150,000.00	\$150,000.00
Unsuitable Material Removal (100,000 CY Assumed)	\$2,544,000.00	\$2,263,000.00	\$3,566,919.28
	25.44 CY	22.63 CY	35.67 CY

TOTAL CONTINGENCY INCLUDED	\$2,889,140.00	\$2,749,990.00	\$3,918,249.28
-----------------------------------	-----------------------	-----------------------	-----------------------

BID ALTERNATES

ADS Drainage Pipe per COJ Design	-\$85,082.77	-\$85,470.00	-182,967.68
Install Site Furnishings (Iron ADA Mats)	\$47,591.91	\$38,600.00	Not on Plans
Additional Clearing & Grubbing Within Areas Shown on Plans (Price per Acre)	\$8,664.32	\$10,000.00	7,835.19
Procure Shop Drawings	N/A	\$5,000.00	N/A

**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
TMA ROAD PHASE 2B**

Temporary Bridge Crossing (Allowance)	\$246,949.64		
Ribbon Curb Perimeter Ramps 2A	\$6,993.00		
Ribbon Curb Perimeter Ramps 2B	\$5,544.00		
TOTAL BID ALTERNATES	-\$24,953.86	-\$85,470.00	-182,967.68

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2023 <i>Rescheduled to October 11, 2023</i>	Regular Meeting	9:30 AM
October 11, 2023	Regular Meeting	9:30 AM
November 14, 2023 CANCELED	Regular Meeting	9:30 AM
December 12, 2023 CANCELED	Regular Meeting	9:30 AM
January 9, 2024	Regular Meeting	9:30 AM
February 13, 2024 CANCELED	Regular Meeting	9:30 AM
March 19, 2024 CANCELED	Regular Meeting	9:30 AM
April 9, 2024	Regular Meeting	9:30 AM
April 17, 2024	Continued Regular Meeting	9:30 AM
May 14, 2024	Regular Meeting	9:30 AM
June 11, 2024	Regular Meeting	9:30 AM
July 9, 2024	Regular Meeting	9:30 AM
August 13, 2024	Regular Meeting	9:30 AM
September 10, 2024	Regular Meeting	9:30 AM