

DEL WEBB RIVER RESERVE

**COMMUNITY DEVELOPMENT
DISTRICT**

April 10, 2025

**PUBLIC HEARING
AND REGULAR
MEETING AGENDA**

**DEL WEBB RIVER
RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Del Webb River Reserve 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 3, 2025

ATTENDEES:

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

Board of Supervisors

Del Webb River Reserve Community Development District

Dear Board Members:

The Board of Supervisors of the Del Webb River Reserve Community Development District will hold a Public Hearing and Regular Meeting on April 10, 2025, at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Blake Glass *(the following will be provided in a separate package)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2025-03, Electing Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Remainder of the Fiscal Year Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
6. Consideration of Resolution 2025-23, Designating the Location of the Local District Records Office and Providing an Effective Date

Board of Supervisors
Del Webb River Reserve Community Development District
April 10, 2025, Public Hearing and Regular Meeting Agenda

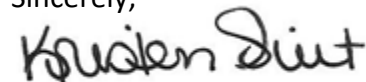
7. Acceptance of Unaudited Financial Statements as of February 28, 2025
8. Approval of March 26, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *LevelUp Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 1, 2025 at 11:30 AM
 - QUORUM CHECK

SEAT 1	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	BLAKE GLASS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ALEX MALECKI	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

DEL WEBB RIVER RESERVE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB RIVER
RESERVE COMMUNITY DEVELOPMENT DISTRICT ELECTING CERTAIN OFFICERS
OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Del Webb River Reserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL
WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. Brady Lefere is elected Chair.

SECTION 2. Ray Aponte is elected Vice Chair.

SECTION 3. Craig Wrathell is elected Secretary.

Melisa Sgro is elected Assistant Secretary.

Blake Glass is elected Assistant Secretary.

Alex Malecki is elected Assistant Secretary.

Kristen Suit is elected Assistant Secretary.

SECTION 4. Craig Wrathell is elected Treasurer.

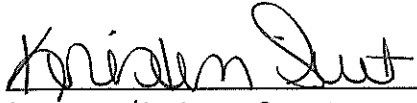
Jeffrey Pinder is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 5th day of February, 2025.

ATTEST:

**DEL WEBB RIVER RESERVE COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

DEL WEBB RIVER RESERVE

COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-00528P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing on April 10, 2025 at 11:00am

in the Court, was published in said newspaper by print in the issues of 3/21/2025, 3/28/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

**DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Del Webb River Reserve Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: April 10, 2025
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn Tampa-Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33534

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0019 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
March 21, 28, 2025

25-00528P

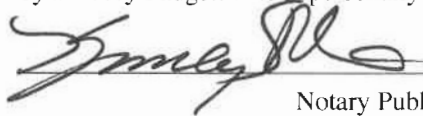


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

28th day of March, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
Comm.: HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

DEL WEBB RIVER RESERVE

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-38
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE REMAINDER OF THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the remainder of the fiscal year ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Del Webb River Reserve Community Development District (“**District**”), proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District’s website in accordance with Chapter 189, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Del Webb River Reserve Community Development District for the Fiscal Year Ending September 30, 2025.”

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF APRIL, 2025.

ATTEST:

**DEL WEBB RIVER RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A:
FY 2025 Budget

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Proposed Budget
REVENUES	
Landowner contribution	69,198
Total revenues	<u>69,198</u>
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording**	24,000
Legal	25,000
Engineering	2,000
Audit*	-
Arbitrage rebate calculation*	-
Dissemination agent*	667
EMMA software service*	-
Trustee*	-
Telephone	133
Postage	500
Printing & binding	333
Legal advertising	7,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	1,500
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>69,198</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Unassigned	-
Fund balance - ending	<u><u>\$ -</u></u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	24,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	667
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service*	-
Trustee*	-
Telephone	133
Postage	500
Telephone and fax machine.	
Printing & binding	333
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	7,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 69,198</u></u>

DEL WEBB RIVER RESERVE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-23

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE DEL WEBB RIVER
RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION
OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Del Webb River Reserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL
WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located as follows:

LOCATION:

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**DEL WEBB RIVER RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

DEL WEBB RIVER RESERVE

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Total Governmental Funds
ASSETS		
Deposit	\$ 301,267	\$ 301,267
Due from Landowner	314,768	314,768
Total assets	<u>616,035</u>	<u>616,035</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 303,326	\$ 303,326
Landowner advance	6,000	6,000
Landowner advance- Legal adv.	7,500	7,500
Total liabilities	<u>316,826</u>	<u>316,826</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	301,267	301,267
Total deferred inflows of resources	<u>301,267</u>	<u>301,267</u>
Fund balances:		
Restricted for:		
Unassigned	(2,058)	(2,058)
Total fund balances	<u>(2,058)</u>	<u>(2,058)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 616,035</u>	<u>\$ 616,035</u>
Total liabilities and fund balances	<u>\$ 616,035</u>	<u>\$ 616,035</u>

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 74,507	0%
Total revenues	-	-	74,507	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	2,000	26,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	5,000	0%
Dissemination agent*	-	-	667	0%
Telephone	16	16	150	11%
Postage	-	-	500	0%
Printing & binding	42	42	375	11%
Legal advertising	-	-	7,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	1,750	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	2,058	2,058	74,507	3%
Excess/(deficiency) of revenues over/(under) expenditures	(2,058)	(2,058)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	\$ (2,058)	\$ (2,058)	\$ -	

**DEL WEBB RIVER
RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Del Webb River Reserve Community Development District held Public Hearings, a Regular Meeting and Audit Committee Meeting on March 26, 2025, at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary

Also present:

Kristen Suit	District Manager
Ryan Dugan (via telephone)	District Counsel
Trent Stevenson (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:02 a.m. Supervisors Lefere, Aponte and Sgro were present. Supervisor Malecki and Supervisor-Elect Glass were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Supervisor Blake Glass (the following will
be provided in a separate package)**

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

This item was deferred.

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2025-03, Electing Certain Officers of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-03. The slate is as follows:

Chair	Brady Lefere
Vice Chair	Ray Aponte
Secretary	Craig Wrathell
Assistant Secretary	Melisa Sgro
Assistant Secretary	Blake Glass
Assistant Secretary	Alex Malecki
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-03, Electing and Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for

Severability; Providing for Conflict and
Providing for an Effective Date

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

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2025-33, Expressing its Intent to Utilize the Uniform
Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which
May Be Levied by the Del Webb River Reserve Community Development District in
Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause;
and Providing an Effective Date

No affected property owners or members of the public spoke.

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

Ms. Suit presented Resolution 2025-33 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor,
Resolution 2025-33, Expressing its Intent to Utilize the Uniform Method of
Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be
Levied by the Del Webb River Reserve Community Development District in
Accordance with Section 197.3632, Florida Statutes; Providing a Severability
Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements

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

- 113
- 114 • **Hear testimony from the affected property owners as to the propriety and advisability**
- 115 **of making the improvements and funding them with special assessments on the**
- 116 **property.**

117 No affected property owners or members of the public spoke.

118

119 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**

120 **Public Hearing was closed.**

121

122

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

125 The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

126 **A. Affidavit/Proof of Publication**

127 **B. Mailed Notice to Property Owner(s)**

128 **C. Engineer's Report (for informational purposes)**

129 **D. Master Special Assessment Methodology Report (for informational purposes)**

130 The above items were included for informational purposes.

131 **E. Consideration of Resolution 2025-34, Authorizing District Projects for Construction**

132 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**

133 **and Levying Special Assessments on Property Specially Benefited by Such Projects to**

134 **Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special**

135 **Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida**

136 **Statutes; Confirming the District's Intention to Issue Special Assessment Bonds;**

137 **Making Provisions for Transfers of Real Property to Governmental Bodies; Providing**

138 **for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an**

139 **Effective Date**

140 Ms. Suit presented Resolution 2025-34 and read the title.

141 Mr. Stevenson responded to the following questions:

142 **Mr. Dugan:** Based on your experience, are the cost estimates in the Report reasonable?

143 **Mr. Stevenson:** Yes.

144 **Mr. Dugan:** Are you aware of any reason to believe that the improvements in the report
145 cannot be carried out by the District?

146 **Mr. Stevenson:** I am not.

147 Ms. Suit responded to the following questions:

148 **Mr. Dugan:** Are the special assessments reasonably and fairly allocated to the lands
149 subject to them?

150 **Ms. Suit:** Yes.

151 **Mr. Dugan:** Will the assessed lands receive special benefits equal to or in excess of the
152 special assessments as levied in the Methodology?

153 **Ms. Suit:** Yes.

154 **Mr. Dugan:** Is it in the District's best interest that the special assessments be paid and
155 collected in accordance with the Methodology and the Assessment Resolution?

156 **Ms. Suit:** Yes.

157 Mr. Dugan stated that the Engineer's Report and the Methodology Report are the same
158 Reports that were previously presented.

159

160 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor,**
161 **Resolution 2025-34, Authorizing District Projects for Construction and/or**
162 **Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
163 **and Levying Special Assessments on Property Specially Benefited by Such**
164 **Projects to Pay the Cost Thereof; Providing for the Payment and the Collection**
165 **of Such Special Assessments by the Methods Provided for by Chapters 170,**
166 **190, and 197, Florida Statutes; Confirming the District's Intention to Issue**
167 **Special Assessment Bonds; Making Provisions for Transfers of Real Property to**
168 **Governmental Bodies; Providing for the Recording of an Assessment Notice;**
169 **Providing for Severability, Conflicts and an Effective Date, was adopted.**

170

171

172 **SEVENTH ORDER OF BUSINESS**

173

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**Public Hearing to Hear Public Comments
and Objections to the Adoption of the
Rules of Procedure, Pursuant to Sections
120.54 and 190.035, Florida Statutes**

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the
Public Hearing was opened.**

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180
181 **A. Affidavits of Publication**

182 **B. Consideration of Resolution 2025-35, Adopting Rules of Procedure; Providing a**
183 **Severability Clause; and Providing an Effective Date**

184 No affected property owners or members of the public spoke.
185

186 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
187 **Public Hearing was closed.**
188
189

190 Ms. Suit presented Resolution 2025-35.
191

192 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor,**
193 **Resolution 2025-35, Adopting Rules of Procedure; Providing a Severability**
194 **Clause; and Providing an Effective Date, was adopted.**
195
196

197 **EIGHTH ORDER OF BUSINESS**

Presentation of Engineer's Report (for
informational purposes)

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199
200 This item was included for informational purposes. It is identical to the version that was
201 approved.
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203 **NINTH ORDER OF BUSINESS**

Presentation of First Supplemental Special
Assessment Methodology Report

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205
206 Ms. Suit presented the First Supplemental Special Assessment Methodology Report
207 dated February 5, 2025. She reviewed the pertinent information found in each section and
208 discussed the Development Program, Capital Improvement Plan (CIP), Financing Program,
209 Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up
210 Mechanism and the Appendix Tables. She noted the following:

211 ➤ The proposed supplemental financing plan for the District provides for the issuance of
212 the Series 2025 Bonds in the total estimated principal amount of \$6,530,000 to finance a

portion of the CIP costs in the total amount estimated at \$5,878,726.25, representing the amount of construction proceeds generated from the issuance of the Series 2025 Bonds.

Ms. Suit referred to Table 1 and noted that the numbers will be updated, as follows:

Product Type	Total Number of Units
Single Family 40'	88
Single Family 50'	175
Single Family 65'	92
TOTAL	355

With these adjustments, the total number of units does not change; it remains at 355.

Ms. Suit reviewed the other Tables in the Report.

Mr. Dugan noted that he submitted minor edits that need to be incorporated.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the First Supplemental Special Assessment Methodology Report, in substantial form and subject to any necessary changes, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-37, Authorizing the Issuance of Not Exceeding \$8,000,000 Del Webb River Reserve Community Development District, Special Assessment Bonds, Series 2025 (the "Bonds") to Finance Certain Public Infrastructure Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture

Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2025-37, known as the Delegation Resolution, which accomplishes the following:

- Authorizes any necessary changes to the Engineer's Report and the Methodology Report without the need for a Special Meeting.
- Authorizes issuance of up to \$8,000,000 in special assessment bonds, subject to the parameters set forth in the Resolution and further authorizes the Chair or Vice Chair to execute the Bond Purchase Contract.
- Approves and authorizes bond-related documents, including the Bond Purchase Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement, Supplemental Trust Indenture, etc.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Resolution 2025-37, Authorizing the Issuance of Not Exceeding \$8,000,000 Del Webb River Reserve Community Development District, Special Assessment Bonds, Series 2025 (the "Bonds") to Finance Certain Public Infrastructure Within the District; Determining the Need for a Negotiated Limited Offering of

the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting

On MOTION by Mr. Lefere and seconded by Mr. Aponte with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

TWELFTH ORDER OF BUSINESS

Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services

A. Affidavit of Publication**B. RFP Package****C. Respondent(s)****I. Berger, Toombs, Elam, Gaines & Frank****II. Carr, Riggs & Ingram, L.L.C.****III. DiBartolomeo, McBee, Hartley & Barnes, P.A.****IV. Grau & Associates****D. Auditor Evaluation Matrix/Ranking**

Ms. Suit discussed her scores for the respondents in each category and her reasoning behind the score. Her total scores and ranking, were as follows:

#1	Grau & Associates	93 points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	92 points
#3	Berger, Toombs, Elam, Gaines & Frank	88 points
#4	Carr, Riggs & Ingram, L.L.C.	85 points

THIRTEENTH ORDER OF BUSINESS**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

On MOTION by Mr. Lefere and seconded by Mr. Aponte with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

FOURTEENTH ORDER OF BUSINESS**Consider Recommendation of Audit Selection Committee**

- Award of Contract**

On MOTION by Mr. Lefere and seconded by Mr. Aponte with all in favor, Mr. Lefere and seconded by Mr. Aponte, with all in favor, accepting the scores, ranking and recommendation of the Audit Selection Committee as its own, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services and awarding Annual Audit Services Contract to Grau & Associates, was approved.

FIFTEENTH ORDER OF BUSINESS**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services****A. Affidavit of Publication****B. RFQ Package****C. Respondent: LevelUp Consulting, LLC**

Ms. Suit stated that LevelUp Consulting, LLC (LevelUp), the current Interim District Engineer, was the sole respondent to the RFQ for Engineering Services. As such, the Board can deem them as the most qualified respondent and proceed to awarding the contract.

D. Competitive Selection Criteria/Ranking

E. Award of Contract

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, deeming LevelUp Consulting, LLC, as the #1 ranked, most responsive and responsible respondent to the RFQ for Engineering Services and awarding the Engineering Services Contract to LevelUp Consulting, LLC, was approved.

SIXTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-23, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-25 and the proposed Fiscal Year 2025 Meeting Schedule.

The April 10, 2025 meeting date, potential discussion/focus, time and location are unchanged.

The following additional dates, times, and location will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES: April 3, 2025; May 1, 2025; June 5, 2025; July 3, 2025; August 7, 2025 and September 4, 2025

TIME: 11:30 AM

LOCATION (All meetings except April 10, 2025): Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

EIGHTEENTH ORDER OF BUSINESS

Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, was approved.

NINETEENTH ORDER OF BUSINESS

Ratification of Withlacoochee River Electric Cooperative, Inc. Street/Outdoor Lighting Agreement

Ms. Suit recalled that an Agreement was initially executed but this is moving to the HOA.

Mr. Dugan stated that, rather than ratifying the Agreement, the Board can terminate it.

He noted that the Deposit Reimbursement Agreement should be terminated as well.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, revising the agenda item title to Consideration of Termination of Withlacoochee River Electric Cooperative, Inc. Street/Outdoor Lighting Agreement and Consideration of Termination of the Deposit Reimbursement Agreement, and terminating the Withlacoochee River Electric Cooperative, Inc. Street/Outdoor Lighting Agreement and the Deposit Reimbursement Agreement, were approved.

TWENTIETH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TWENTY-FIRST ORDER OF BUSINESS

Consideration of the following Project
Related Items:

- A. February 5, 2025 Landowners' Meeting
- B. February 5, 2025 Organizational Meeting

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the February 5, 2025 Landowners' Meeting Minutes and the February 5, 2025 Organizational Meeting Minutes, as presented, were approved.

TWENTY-SECOND ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP

Mr. Dugan stated that the Bond Validation Hearing will be on April 9, 2025.

- B. District Engineer (Interim): LevelUp Consulting, LLC
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no District Engineer or District Manager reports.

- **NEXT MEETING DATE: April 10, 2025 at 11:00 AM [Adoption of FY2025 Budget; Presentation of FY2026 Proposed Budget]**

- **QUORUM CHECK**

TWENTY-THIRD ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWENTY-FOURTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTY-FIFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 11:32 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**DEL WEBB RIVER
RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel</i> <i>2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544</i> <i>¹Hilton Garden Inn Tampa-Wesley Chapel</i> <i>26640 Silver Maple Parkway, Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 3, 2025	Regular Meeting	11:30 AM
April 10, 2025¹	Public Hearing and Regular Meeting <i>Adoption of FY2025 Budget and</i> <i>Presentation of FY2026 Proposed Budget</i>	11:00 AM
May 1, 2025	Regular Meeting	11:30 AM
June 5, 2025	Regular Meeting	11:30 AM
July 3, 2025	Regular Meeting	11:30 AM
August 7, 2025	Regular Meeting	11:30 AM
September 4, 2025	Regular Meeting	11:30 AM