

MINUTES OF MEETING
BAY LAUREL CENTER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bay Laurel Center Community Development District was held on Tuesday, January 20, 2026 at 10:00 a.m. at Circle Square Commons Cultural Center, 8395 S.W. 80th Street, Ocala, Florida.

Present and constituting a quorum were:

Kenneth D. Colen	Chairman
Paul Brunner	Vice Chairman
John Gysen	Assistant Secretary
William D. McLeod	Assistant Secretary
Robert "Bo" Stepp	Assistant Secretary

Also present were:

George Flint	District Manager
Robert Szozda	GMS
Rachel Wagoner	District Counsel
Bryan Schmalz	BLCCDD
Crystal House	BLCCDD
Megan Brobst	OTOW
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Kenneth Colen called the meeting to order at 10:00 a.m. and Mr. Flint called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Colen: Do we have anyone who wishes to address the Board? Now is your opportunity. I don't see anyone who wishes to make a comment at this time. I'll close that section of the meeting.

THIRD ORDER OF BUSINESS

Notice of Meeting

Mr. Kenneth Colen: We have the notice of the meeting. It was published and the proof is included in the agenda package.

FOURTH ORDER OF BUSINESS

New Business Items

A. Review of Proposals for Professional Engineering Services and Selection of Vendor

Mr. Kenneth Colen: New business Items, agenda item 4, review of proposals for Professional Engineering Services and selection of vendor.

Mr. Flint: Yes, this is for the District Engineer. When the District was originally established, the District Engineer was originally Boyer Singleton and then Dewberry. The Board made a decision to issue a Request for Qualifications (RFQ) for District Engineering Services. We advertised that in accordance with the statutes. The selection is to be made solely on qualifications and then the Board would authorize the negotiation of an agreement with the number one ranked firm. We only received one response. Actually, we received two initially; one from Kimley Horn and one from Alliant. Alliant subsequently contacted us and withdrew from consideration as the District Engineer. So, you have one proposal in front of you from Kimley Horn. When the Board authorized it, you also approved the selection criteria for the review and ranking of the responses. Those include ability, adequacy of the personnel, their past performance, their geographic location, their willingness to meet time and budget requirements, recent current and projected workloads and volume of workload previously awarded by the District. Although we only have one response for the record, we probably should still have a ranking. Each Board Member could submit your ranking to me and we can tally those or if the Board wants to adopt a consensus ranking, you can do that as well. I've received Mr. Colen and Mr. Brunner's ranking sheets. Were there any other Board Members that filled the form out for this one?

Board Members provided their ranking forms to Mr. Flint.

Mr. Flint: I have all five Board members ranking forms. All five Board Members awarded full points on each criteria for a total of 100 points, each ranking Kimley Horn, number one. Is there a motion to accept the ranking of Kimley Horn as number one?

On MOTION by Mr. Gysen seconded by Mr. Brunner with all in favor acceptance of the ranking of Kimley Horn as the number one ranked firm to provide Professional Engineering Services was approved.

B. Review of Proposals for Professional Engineering Services for the Planning, Design and Construction Administration Services for the Water Treatment Plant No. 4 Test Wells and Selection of Vendor

Mr. Flint: Bryan, do you want to just give the background on the Water Treatment Plant (WTP) No. 4 test wells?

Mr. Schmalz: Yes. The primary objective of the RFQ was to identify a professional Engineering consultant for planning, design, permitting and construction services related to the WTP No. 4 site. The District received submittals from one respondent as well, similar to what Mr. Flint explained. Kimley Horn was the only respondent.

Mr. Flint: I have received the ranking sheets from each of the five Board Members and it appears that each Board Member awarded Kinley Horn the full 100 points on each ranking sheet.

Mr. Colen: Is there a motion to accept the ranking?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor accepting the ranking of Kimley Horn as the number one ranked firm to provide Professional Engineering Services for the planning, design and construction administration services for the Water Treatment Plant No. 4 test wells was approved.

Mr. Colen: Is there any other consideration that we need to have with this?

Mr. Flint: Nope that was it. We'll bring back agreements. On each motion, it's inferred that the Chair would be authorized to execute the agreement, between now and the next Board meeting, so that we can get those agreements in place.

Mr. Colen: Very good. Thank you.

C. Consideration of Agreement with Kimley Horn for Preparation of Implementation Documents Related to State of Florida Special Appropriation

Mr. Flint: Now that you've selected Kimley Horn as your District Engineer, it makes this one a little bit more straightforward. Bryan, do you want to present this item?

Mr. Schmalz: As previously discussed at the last Board meeting, the District applied for funding to support WTP No. 4, for the planning, design and construction of Phase 1. That is currently estimated at \$91.5 million, if the source is the Lower Floridian Aquifer. The District was awarded the cap amount of \$35,139,169. Additionally, the remaining request of \$56,360,831, has been placed on the priority waiting list, in the event additional funds become

available for that facility. So, the next step, will be filing the application by March 12, 2026 and execution of the agreement by June 10, 2026. The letter agreement in your agenda, supports the activities related to the preparation of the implementation, work plan and program related documents required under the special appropriations for Hurricanes Helene and Milton and Hawaii wildfires.

Mr. Colen: Okay. Can Kimley Horn meet that March deadline for submittal?

Mr. Schmalz: Yes.

Mr. Colen: Okay, I just wanted to confirm that. What is your pleasure Board Members? Is there a motion accepting the letter agreement as presented by the District Manager?

On MOTION by Mr. Stepp seconded by Mr. Gysen with all in favor the Agreement with Kimley Horn for the preparation of implementation documents related to the State of Florida special appropriation was approved.

D. SW 80th Street Reclaimed Water Main Extension

Mr. Schmalz: As the District's potable water and wastewater collection systems continue to expand within our service area, we now have more wastewater to treat, which means we have more reclaimed water to dispose of. The District must also continue to expand its reclaimed water distribution system to meet these disposal needs. Currently, Colen Built is completing construction of the SW 90th Terrace Road extension, which will connect the Stone Creek entrance to the Weybourne Landing entrance. As part of this project, Colen Built will be installing a large irrigation system to serve the roadway, presenting an opportunity for the District to expand its reclaimed water distribution system. To provide reclaimed water service to SW 90th Terrace Road, an 8-inch reclaimed water main would need to be extended along SW 80th Street, from SW 92nd Court Road to SW 90th Terrace Road. I provided a map that depicts from the roundabout at SW 92nd Court. I believe it's a purple dashed line that shows its connecting points at SW 90th Terrace Road, right at the Weybourne Landing entrance and at the corner of Weybourne and Town Center. So, in addition to serving the SW 90th Terrace Road project, the District will be able to serve SW 80th Street, which is currently on an irrigation well, the Town Center, which is also on an irrigation well and the future Weybourne Landing. So, by extending this main through this area, we'll be able to serve three additional sites plus SW 90th Terrace Road, while removing those irrigation wells from the area. The estimated cost for the

installation of the reclaimed water main and related connection, is \$482,871. Historically when the District has identified opportunities to install infrastructure, that directly benefits the District but was not specifically budgeted, the developer has agreed to fund the installation in exchange for AFPI credits. That's what the District has done in the past with similar projects. The estimated wastewater AFPI credits for this project, would be 118.35 credits. District Staff recommends that the Board authorize the District to proceed with the extension of the 8-inch reclaimed water main along SW 80th street from 92nd Court Road to SW 90th Terrace Road and approve the reimbursement of eligible costs through AFPI credits to Colen Built.

Mr. Colen: Okay. Well, I have a conflict here, so I'm going to sit this one out.

Mr. Flint: Okay, we'll make sure that you have Form 8B.

Mr. Colen: Right.

Mr. Flint: Bryan and I discussed this. The only other recommendation that I would make on this, is that we have a formal agreement documenting the AFPI credits. I think in the past, we've kept a log and applied those credits as we go. Typically, most governments have impact fee credit agreements, or in this case, it would be an AFPI agreement, just formally documenting the credit.

Mr. Stepp: The utility agreement, Bryan, do you prefer that that come from the District or from the developer?

Mr. Schmalz: I would prefer that it come from the District.

Mr. Stepp: I'm also going to abstain from this vote as an employee of Colen Built.

Mr. Flint: I'm not an attorney but I don't know that being an employee is a conflict. A conflict has to be determined by each individual Board Member, unless Boe has an ownership interest or something like that. But again, it is something to consider in the future, I guess. Rachel, do you have any thoughts on it.

Ms. Wagoner: Although he doesn't have a direct conflict, if he feels like he has a conflict by virtue of his employment, then it is appropriate for him to abstain.

Mr. Flint: Okay.

Mr. Brunner: Are three votes enough to carry it?

Mr. Flint: Yeah. Three votes is a quorum. So, you're fine.

Mr. Colen: Okay, we still need a motion.

On MOTION by Mr. Gysen seconded by Mr. Stepp with Mr. Brunner, Mr. McLeod and Mr. Gysen in favor and Mr. Stepp and Mr. Colen abstaining, the SW 80th Street Reclaimed Water Main Extension was approved. (Motion Passed 3-0)

E. Acceptance of Utility System(s)

1. Calesa Township – Perlino Grove

Mr. Colen: Everything is in order with it. There is \$876,410 worth of sanitary and potable water improvements.

Mr. Brunner: Actually, I think there are two amounts on there.

Mr. Colen: Yeah.

Mr. Schmalz: The total improvements is \$1,597,890.

Mr. Colen: Thank you for clarifying. Alright. What is the Board’s pleasure. Do we have a motion accepting it?

Mr. Brunner MOVED to accept the Calesa Township – Perlino Grove utility system and Mr. McLeod seconded the motion

Mr. Colen: Is there any discussion? Hearing none.

On VOICE VOTE with all in favor acceptance of the Calesa Township – Perlino Grove utility system was approved

FIFTH ORDER OF BUSINESS

Ratification Items

- A. Fire Sprinkler System Safety Agreement with Pye Barker Fire & Safety**
- B. Task Assignment #32 with Jones Edmunds for 2026 Quarterly Groundwater Monitoring and Reporting**
- C. Agreement with FMPTF for Preparation of GASB 75 Disclosures**
- D. Series 2022B Requisition #98 - 100**

Mr. Kenneth Colen: The next item are ratification items. The first one is a Fire Sprinkler System Safety Agreement with Pye Barker Fire & Safety. Bryan?

Mr. Schmalz: Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. The agreement in your agenda package, is for the required fire sprinkler services for the administrative / customer service building, in the amount of \$1,250 annually. The term of this agreement is for three years, with the right to terminate with 30 day written notice.

Mr. Colen: Very good. Alright. Can we just go through them all and then have a motion or do we need to accept each one individually?

Mr. Flint: I think you could do one motion for all of the ratification items.

Mr. Colen: Alright. Task assignment #32 with Jones Edmunds. This is under Tab B, which is for groundwater monitoring. Are there any questions?

Mr. Brunner: No.

Mr. Colen: It's pretty straightforward. Yep. Item C is an agreement for the Florida Municipal Pension Trust Fund (FMPTF). I can't pronounce that acronym. It is for a retainer of \$3,000 for the services, which we've engaged.

Mr. Flint: That's an annual expense. As part of the audit, we have to comply with GASB 75.

Mr. Colen: Thank you. Item D is for Requisitions #98 through #100 for Series 2022B. Alright, are there are any questions? If not, I need a motion accepting these ratification items.

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the ratification items as stated above were approved.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Colen: Do we have any Other Business? Hearing none,

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Colen: Do we have any Supervisor's Requests? Hearing none,

EIGHTH ORDER OF BUSINESS

Next Meeting Date – February 17, 2026 at 10:00 AM at Live Oak Hall

Mr. Colen: The next meeting date is February 17, 2025 at 10:00 a.m. at Live Oak Hall. We need a motion to adjourn.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman