

**MINUTES OF MEETING
PTC COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the PTC Community Development District held a Public Hearing and Regular Meeting on April 28, 2023 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present were:

Michael Wolf	Chair
Jeff Porter	Vice Chair
Bob Tankel	Assistant Secretary
Clifton Fischer	Assistant Secretary
Jacob Essman	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Lauren Gentry	District Counsel
Jordan Schrader (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:01 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD 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

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**
- C. Amended and Restated Master Engineer's Report (for informational purposes)**

**D. Preliminary Amended and Restated Master Special Assessment Methodology Report
(for informational purposes)**

These items were included for informational purposes.

<p>On MOTION by Mr. Wolf and seconded by Mr. Tankel, with all in favor, the Public Hearing was opened.</p>

Ms. Gentry asked if there were any changes in the reports.

A Board Member stated there is a forthcoming change in the Cost Estimate Table in the Engineer's Report but not in the final dollar value; rather, Mr. Schrader will be re-allocating some of the Capital Improvement Plan (CIP).

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

No members of the public or affected property owners were present or spoke.

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

The following questions were posed to Mr. Schrader and answered:

Ms. Gentry: Jordan, based on your experience, are the cost estimates in your Engineer's Report reasonable and proper, and we understand that there may be some reallocation among line items.

Mr. Schrader: Yes, the costs are reasonable and proper.

Ms. Gentry: And do you have any reason to believe the Capital Improvement Plan cannot be carried out by the District?

Mr. Schrader: I have no reason to believe that the CIP cannot be carried out by the District.

The following questions were posed to Ms. Suit and answered:

Ms. Gentry: In order to be valid, a special assessment must provide benefit to the land subject to the assessment and reasonably-apportioned among the lands subject to the special assessment; is it your professional opinion that the lands subject to the assessment receive a special benefit?

Ms. Suit: Yes.

Ms. Gentry: And is it your professional opinion that the master assessments are reasonably-apportioned among the lands?

Ms. Suit: Yes.

Ms. Gentry: And is it reasonable, proper and just to assess the cost of the CIP against the lands in accordance to the Methodology?

Ms. Suit: Yes.

Ms. Gentry: Is it your opinion that the special benefits the lands receive are equal to or in excess of the master assessments on the property?

Ms. Suit: Yes.

Ms. Gentry: Is it your opinion that it is in the best interest of the District to pay and collect the master assessments in accordance with the Methodology?

Ms. Suit: Yes.

Ms. Gentry stated Resolution 2023-07 makes findings based on what Mr. Schrader and Ms. Suit testified to and levies the master lien that will be placed on the properties.

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

- E. Consideration of Resolution 2023-07, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Bonds;**

Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Ms. Suit presented Resolution 2023-07 and read the title.

On MOTION by Mr. Wolf and seconded by Mr. Tankel, with all in favor, Resolution 2023-07, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, were adopted.

FOURTH ORDER OF BUSINESS

Approval of Minutes

- A. **March 15, 2023 Regular Meeting**
- B. **March 24, 2023 Regular Meeting**

On MOTION by Mr. Tankel and seconded by Mr. Wolf, with all in favor, the March 15, 2023 Regular Meeting and March 24, 2023 Regular Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kilinski/Van Wyk**

Ms. Gentry reported the following:

- Staff is on track for the validation and will include the proceedings from today’s assessment hearings to submit to the court. The validation will not delay the bond issuance.
- Staff is tracking legislative changes. The Legislature will not increase the sovereign immunity caps this time. There is a chance that CDD Supervisors will be required to attend ethics training courses in the next calendar year.

B. District Engineer: Clearview Land Design, P.L.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: May 26, 2023 at 11:00 A.M.**
 - **QUORUM CHECK**

SIXTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Wolf asked for confirmation that the disclosures executed at the previous Special meeting will be filed. Ms. Gentry will check with Ms. Kilinski and have the disclosures attached to the minutes.

SEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

EIGHTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair