

**Bellalago Educational Facilities  
Benefit District**

**Board Meeting**

**September 6, 2016**

**9:00 a.m.**

**Bellalago Welcome Center**

**1220 Lago Vista Court**

**Kissimmee, FL 34746**

# **Bellalago Educational Facilities Benefit District**

## Meeting Agenda

Tuesday, September 6, 2016 at 9:00 a.m.

Bellalago Welcome Center

1220 Lago Vista Court

Kissimmee, FL 34746

1. **Introduction**
  - A. Call to Order
  
2. **Board Matters**
  - A. Approval of August 9, 2016 minutes
  - B. Request by Principal Wendy Honeycutt regarding chillers at Bellalago Charter Academy
  
3. **Other Business**
  - A. Audience Comments
  - B. Supervisor Requests
  - C. Counsel Requests
  - D. Manager Requests
  
4. **Adjournment**

**BELLALAGO EDUCATIONAL FACILITIES BENEFIT  
DISTRICT**

**September 6, 2016**

**Agenda Item 2.A**

Approval of August 9, 2016 minutes

**Executive Summary:**

Approval of August 9, 2016 minutes for Bellalago EFBD Board Meeting.

**Staff Recommendation:**

Approve as submitted.

**MINUTES OF THE BOARD OF DIRECTORS OF  
BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT  
TUESDAY, AUGUST 9, 2016 AT 9:00 A.M.  
BELLALAGO WELCOME CENTER**

**PRESENT:** Tony Iorio, Avatar, Jasper Thompson, Osceola County, Migdalia Gonzalez, School District of Osceola County, Angela G. Barner, Benefit District Manager, and Christopher Roe, Bryant Miller Olive.

**1. Introduction**

Tony Iorio called the meeting to order at 9:07 a.m.

**2. Board Matters**

A. Approval of July 7, 2016 minutes

A motion to approve the board minutes for the July 7, 2016 board meeting was made by Jasper Thompson and seconded by Migdalia Mercado. The motion passed 3-0.

B. Resolution 2016-2 Certification of Assessment Roll

A motion was made by Jasper Thompson to approve Resolution 2016-2 Certification of Assessment Roll. The motion was seconded by Migdalia Gonzalez. Motion passed 3-0.

C. Resolution 2016-3 Adoption of Fiscal Year 2016-17 Budget

A motion was made by Migdalia Mercado to approve Resolution 2016-3, Adopting the Fiscal Year 2016-17 Budget. The motion was seconded by Jasper Thompson. Motion passed 3-0.

**3. Other Business**

Supervisor – Tony Iorio asked Chris Roe to review the possibilities of excluding Stage C (Reeves Road), which includes about 287 parcels from the BEFBD.

Tony Iorio also requested a copy of Bellalago Charter Academy school boundaries.

**4. Adjournment**

A motion to adjourn the BEFBD District meeting was made by Jasper Thompson and seconded by Migdalia Gonzalez. The motion passed 3-0.

Meeting adjourned at 9:21 a.m.

**BELLALAGO EDUCATIONAL FACILITIES BENEFIT  
DISTRICT**

**September 9, 2016**

**Agenda Item 2.B**

Request by Principal Wendy Honeycutt

**Executive Summary:**

Wendy Honeycutt, principal of Bellalago Charter Academy is requesting funds for the replacement of two chillers at Bellalago Charter Academy

**Staff Recommendation:**

Approve as requested.

**RESOLUTION 2016-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, APPROVING THE PURCHASE OF CERTAIN AIR CONDITIONING EQUIPMENT FOR THE BELLALAGO ACADEMY; DESCRIBING THE EQUIPMENT AND THE NEED THEREFOR; PROVIDING FOR THE FUNDING OF THE EQUIPMENT; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-15, as amended (collectively, the "District Charter"), Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

**SECTION 2. FINDINGS.** It is hereby ascertained, determined and declared as follows:

(A) The District was created pursuant to Sections 1013.355, 1013.356, and 1013.357, Florida Statutes (collectively, the "Act") for the purpose of constructing, equipping and maintaining certain educational facilities within its jurisdiction.

(B) Pursuant to the authority of the Act and the District Charter, the District has previously undertaken the design, installation, construction, equipping and maintenance of the Bellalago Academy, a charter school serving kindergarten through eighth grade.

(C) Certain components of the climate control system serving the Bellalago Academy, including but not limited to the air conditioning chiller, have reached the end of their useful life and are in need of replacement.

(D) The District has determined that the purchase and acquisition of replacement air conditioning facilities and equipment (the "Equipment") is in furtherance of the District's mission to construct, equip and maintain the Bellalago Academy. The Equipment and the estimated cost thereof are described in Appendix A.

**SECTION 3. PURCHASE OF EQUIPMENT AUTHORIZED; FUNDING.** The purchase and acquisition of the Equipment is hereby authorized. The Chairman and District Manager are hereby authorized and directed to take such actions as may be necessary in furtherance of such purchase and acquisition; provided, however, that the cost of the Equipment shall not exceed the estimate included in Appendix A hereof without further authorization from the Board. Costs associated with the purchase and acquisition of the Equipment may be paid with any legally available District funds.

**SECTION 4. APPLICABILITY AND EFFECTIVE DATE.** This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

**DULY ADOPTED** this 6th day of September, 2016.

**BOARD OF SUPERVISORS OF THE  
BELLALAGO EDUCATIONAL FACILITIES  
BENEFIT DISTRICT**

[SEAL]

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

**APPENDIX A**

**EQUIPMENT PURCHASE**



Bellalago Charter Academy (District Managed) K-8  
3651 Pleasant Hill Road  
Kissimmee, FL 34746

Totals

Comments

Project Properties

Replace 2- Carrier 30GXR 225 ton Chillers

Prepared by: JMD

**Direct Project Costs**

Chiller Replacement 30XA	\$ 250,000.00
5 year parts and Labor Warranty	\$ 10,000.00
SCCR 65,000 volt breaker	\$ 22,000.00
Turn Key Install	\$ 157,500.00
Engineering Fee	\$ 40,000.00
Test and Balance	\$ 2,000.00

**Subtotal** \$ 481,500.00

Indirect Costs Subtotal 2% \$ 19,260.00

**Project Total Construction Costs SDOC** \$ 500,760.00

CM Fees 30% +/- \$ 150,228.00

**CM Total** \$ 650,988.00