

**MINUTES OF MEETING
THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Three Rivers Community Development District held a Special Meeting on December 10, 2024 at 1:00 p.m., at The Lookout Amenity Center, 76183 Tributary Drive, Yulee, Florida 32097.

Present were:

Gregg Kern
Mike Taylor
Brad Odom

Chair
Vice Chair
Assistant Secretary

Also present:

Ernesto Torres
Wes Haber
Scott Wild (via telephone)
Nick McKenna
Megan Moldonado
Joshua Parker
Shanin Baldwin
Rodney Hicks
Ray Burns
Lydia Smith
Johnnie Perry
Tracy Evans

District Manager
District Counsel
District Engineer
Dominion Engineering Group
Castle Group
Castle Group
Lifestyle Director
BrightView
Ruppert Companies
Coastal Greenery
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:04 p.m.

Supervisors Kern, Taylor and Odom were present. Supervisors Bock and Cornelison were absent.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Torres explained the protocol for public comments.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (Brad Odom - Seat 1, Joe Cornelison - Seat 2, Rose Bock - Seat 4) (the following to be provided in a separate package)

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Brad Odom. As an experienced Board Member, Mr. Odom is familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form I 2023/Instructions**
- 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**

Mr. Torres stated Supervisors Bock and Cornelison will be sworn in at or before the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date

Mr. Torres presented Resolution 2025-01, and recapped the following Landowners' Election results:

Seat 1	Brad Odom	900 Votes	4-year Term
Seat 2	Joe Cornelison	900 Votes	4-year Term
Seat 4	Rose Bock	850 Votes	2-year Term

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-02. Mr. Taylor nominated the following:

Gregg Kern	Chair
Mike Taylor	Vice Chair
Brad Odom	Assistant Secretary
Rose Bock	Assistant Secretary
Joe Cornelison	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Secretary

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consent Agenda****A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023**

I.	Number 70: Dock Medics of Florida	[\$35,235.00]
II.	Number 71: England-Thims & Miller, Inc.	[\$11,904.50]
III.	Number 72: Ring Power Corporation	[\$7,778.75]
IV.	Number 73: Vallencourt Construction Co., Inc.	[\$11,270.72]
V.	Number 74: Vallencourt Construction Co., Inc.	[\$39,948.07]

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|-------|---|----------------|
| VI. | Number 75: Kutak Rock LLP | [\$2,280.00] |
| VII. | Number 76: England-Thims & Miller, Inc. | [\$19,766.75] |
| VIII. | Number 77: England-Thims & Miller, Inc. | [\$17,408.25] |
| IX. | Number 78: England-Thims & Miller, Inc. | [\$37,760.58] |
- B. Ratification Item(s)**
- I. Sitex Aquatics, LLC Second Amendment to Agreement for Lake Management Services
 - II. ECS Florida, LLC Proposal for Subsurface Exploration and Geotechnical Engineering Services [Tributary Amenity - Pump House]
 - III. Agreement Between the Three Rivers Community Development District and Vallencourt Construction Company, Inc., for Post Completion Final Asphalt Lift [Tributary Unit 5]
 - IV. Agreement Between the Three Rivers Community Development District and Vallencourt Construction Company, Inc., for Post Completion Final Asphalt Lift & Curb Repairs [Tributary Unit 6]
 - V. Vallencourt Construction Co., Inc - Perform and Payment Bond [Public Work]

<p>On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Consent Agenda Items, as listed and presented, were approved and/or ratified.</p>

SEVENTH ORDER OF BUSINESS**Review of Proposals for Landscape & Irrigation Maintenance Services**

- A. Respondents**
- B. Ranking/Evaluation**

Mr. Torres distributed the Evaluation Criteria and stated that a certain formula must be used/applied for the price ranking. Mr. Haber commented that, on the pricing sheet, the reasonableness section does not need to be run through the formula and there is a great deal of flexibility as to how to arrive at the final numbers, with the understanding that two out of three Board Members need to agree on the final scores.

Mr. Kern thanked the proposers for attending today's meeting and asked if anyone wished to introduce themselves and the company they represent.

Ms. Lydia Smith, of Coastal Greenery, introduced herself and her colleagues, thanked the Board for the opportunity to provide an accurate proposal and stated Coastal Greenery measured the full property. Coastal Greenery is very responsive and capable of handling any project that comes its way.

Mr. Rodney Hicks, of BrightView, stated BrightView completed a full production review of the property and included it in the packet, which is how the pricing was configured. BrightView is prepared to take over from day one.

Mr. Kern stated the process is to ultimately adopt a scoring, outline the ranking and then look to enter into a contract with the #1 ranked firm.

Mr. Haber stated, unlike the Request for Qualifications (RFQ) process, the formal agreement is included in the Request for Proposals (RFP). The respondents have provided their prices and there is no negotiation; it just involves a notice of award and signing the Agreement.

The Board and Staff considered the proposals and completed the Evaluation Criteria Ranking sheet.

Mr. Kern announced the scores and ranking, as follows:

#1	BrightView	89 points
#2	United	86 points
#3	The Greenery	85 points
#4	Yellowstone	84 points
#5	Ruppert (Tree Amigos)	82 points
#6	Arazoza	80 points
#7	Coastal Greenery	65 points

C. Authorization to Negotiate and Finalize Contract(s)

<p>On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, adopting the scoring and ranking of Brightview as the #1 ranked respondent, United as the #2 ranked respondent, The Greenery as the #3 ranked respondent,</p>
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Yellowstone as the #4 ranked respondent, Ruppert as the #5 ranked respondent, Arazoza as the #6 ranked respondent and Coastal Greenery as the #7 ranked respondent to the RFP for Landscape & Irrigation Maintenance Services; awarding the Landscape & Irrigation Maintenance Services Contract to BrightView, the #1 ranked respondent; and authorizing Staff to send a notice of award to BrightView and finalize the Agreement, was approved.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of October 31, 2024**

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

NINTH ORDER OF BUSINESS**Approval of Minutes**

- A. August 15, 2024 Public Hearing and Regular Meeting
- B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, the August 15, 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP

Mr. Haber reminded the Board Members to complete the required four hour of ethics training by December 31, 2024.

- B. District Engineers: Dominion Engineering Group, Inc. and ETM

There was no report.

- C. Property Manager: Castle Group

Mr. Parker reported the following:

- Work is underway on two specific projects. Three quotes were obtained to replace a portion of the gym flooring in January.
- Several control access companies are being researched.

- D. Lifestyle Director: OnPlace, LLC

Ms. Baldwin discussed past and upcoming events.

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

- **NEXT MEETING DATE: January 16, 2025 at 3:00 PM [Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097]**

- **QUORUM CHECK**

All Supervisors present confirmed their attendance at the January 16, 2025 meeting.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Tracy Evans asked if there is any interest in installing Florida-friendly plants around the stormwater ponds to have a better handle on filtering contaminants. Mr. Kern stated the Board can and will consider it.

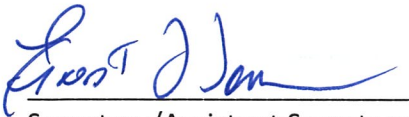
Resident Johnnie Perry asked if he will be allowed to come to the CDD gym once the gym at Lakeview is completed. He asked about the status of the gate at Lakeview. Mr. Kern stated the gate was constructed. It is owned and operated by Lakeview HOA and the CDD has no participation in it.

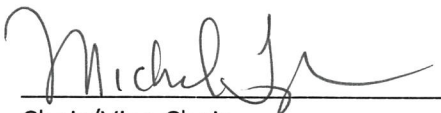
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the meeting adjourned at 1:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair