

**REGULAR MEETING OF SUPERVISORS  
AND PUBLIC HEARING  
RANGER DRAINAGE DISTRICT  
MAY 14, 2008**

The Regular Meeting and Public Hearing of the Ranger Drainage District were held on Wednesday, May 14, 2008 at 9:00 A.M. at the District office located at 19950 Nugent Street, Orlando Florida 32833. Present were Supervisors Ruth Moore, Gus Desautels and Mike Nolan. Approximately one hundred ten landowners in attendance.

**PUBLIC HEARING**

The Public Hearing was called to order by Mrs. Ruth Moore. Mr. Wilson Way from IBI Consultants presented the projects as identified in the amended water control plan. Mr. Way explained where each project is to be completed within the District and the engineering estimate of each project.

Mr. Mike Burton of Burton and Associates presented the proposed benefit study presentation. This identified each basin within the District and the project costs associated with each basin.

Both Mr. Wilson and Mr. Burton explained that the District facilities such as the numerous culverts and other water control structures were installed nearly 40 years ago, are at the end of their useful lives and need to be replaced. The total estimated cost of replacement is \$ 10,917,527.00 which would probably need to be paid for by the District issuing a bond to be paid back over 30 years by annual assessments levied against the benefited property within the District. The annual assessments will depend upon which basin property is located within.

Following the presentations by the District Engineer and consultant Burton and Associates, the District Attorney explained the procedure that was to be followed for consideration of a water control plan amendment by the Board. It was explained that this was the preliminary hearing on consideration of the amendment. This hearing was for the submission of written and verbal comments by district land owners and other interested parties. If, after this hearing is concluded, the Board tentatively approves the amendment,

they will direct the District Engineer to prepare an Engineer's Report and file it with the Secretary. The Engineer's Report will assess the benefits and damages associated with implementation of the amendment and recommend a levy of non-ad valorem assessments against all benefited landowners in the District. Once the Engineer's Report is filed, a final hearing on the amendment and Engineer's Report will be held no earlier than 25 days or later than 60 days after the Engineer's Report is filed.

Following the District Attorney's presentation, the public hearing was opened for comment. The attached list of landowners either spoke or submitted comments. The issues raised and a summary of the explanation for the need for the proposed amendment given by the Board and its Engineer, Attorney and Consultant is attached.

There being no further comments the Public Hearing was closed at 1:25 P.M.

Mr. Nolan made the motion and the Board unanimously voted to accept the Amended Water Control Plan and directed the District Engineer to prepare and file the Engineering Report.

### **CONSENT AGENDA**

The minutes of the regular meeting of April 9<sup>th</sup> and workshop minutes of April 30, 2008; Treasurer's report, driveway and other applications were approved as submitted. The disbursements were approved.

### **TRASH CLEAN UP**

The Board asked that Mr. Davis pick up trash from the roadside swales as needed. The RDD website will be available for residents to report locations where dumping has occurred.

### **LANDOWNER COMMENTS**

Landowners requested that the Board consider holding monthly board meetings in the evenings. The Board agreed to consider their requests. They also asked that the Annual Landowners Meeting be held in a different location. The Board agreed to look into the possibility of holding the meeting at a different location.

There being no further business the meeting was adjourned at 3:00 P.M.

PUBLIC HEARING  
MAY 14, 2008  
9:00 A.M.  
SPEAKER'S SIGN IN SHEET

SPEAKER'S NAME	ADDRESS	
1. <i>Bob Codevis</i>	19230 <i>Sheldow</i> <i>St</i>	✓
2. <i>Bill Boyd</i>	20345 <i>Perbody Street</i>	✓
3. <i>Dave Mauck</i>	<del>2312</del> 3312 <i>Archer Ave</i>	✓
4. <i>Gretchen Roman</i>	7627 <i>Dana Ct</i>	✓
5. <i>Oscar Ruiz</i>	19136 <i>Railroad St</i>	✓
6. <i>MARK SWANSON</i>	<i>unavailable</i> <del>20880</del> <i>Aegrotus Pky</i>	✓
7. <i>GARY MITTAN</i>	19124 <i>sheldow</i>	✓
8. <i>Ann Caswell</i>	20456 <i>Quarterly Pky</i>	✓
9. <i>Brian Johnson</i>		✓
10. <i>Jeffm Shavelan</i>	<i>Sheridan</i> 20242 <i>Quarterly</i>	✓
11. <i>FERNANDO</i>	<i>SHERIDAN</i>	✓
12. <i>Gerardo Flores</i>	<i>Gerardo Flores</i> 1842 <i>SHARDON ST</i>	✓
13. <i>Charlie Lopez</i>	19138 <i>Seneca St</i>	✓
14. <i>Colleen Walker</i>	20235 <i>Majestic St</i>	✓
15. <i>Mark Hewitt</i>	20409 <i>Macon Pkwy</i>	✓

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back*

PUBLIC HEARING  
MAY 14, 2008  
9:00 A.M.  
SPEAKER'S SIGN IN SHEET

SPEAKER'S NAME	ADDRESS
16. Kay Conley	20503 Ralston St ✓
17. <sup>Dario</sup> Dario Jimenez Dario Jimenez	20643 Mallard Ry ✓
18. Jesse	2010 A6010N ✓
19. Rick McCormick	2419 Amberly ✓
20. Keith Hastings	3613 Bancroft St ✓
21. Brent Krebs	20653 SABA ST. ✓
22. <sup>unavailable</sup> Bob Calvey Calvey	2636 Altam Rd - ✓
23. Karen Elzy	PO BOX 592954 322859 ✓
24. <sup>unavailable</sup> Robert Bellamy	4209 Bancroft Blvd ✓
25. <sup>unavailable</sup> ROSARIO MARTINEZ	6005 BANCROFT BLVD ✓
26. ANSEL C. RODRIGUEZ	questions prepared ✓
27. BRENDA KELLY	3335 ARCHER AVE - ✓
28. Donna Rinkus	20802 Paddock St ✓
29. <sup>unavailable</sup>	14456 NETHERLAND ✓
30. Paul Assang	<sup>unavailable</sup> 6138 Dallas ✓

**PUBLIC HEARING**  
**MAY 14, 2008**  
**9:00 A.M.**  
**SPEAKER'S SIGN IN SHEET**

SPEAKER'S NAME	ADDRESS
31. <i>Paquelin Joz</i>	<i>5745 Bancroft Blvd</i> <i>Unavailable</i>
32. <i>Pelie Niess</i>	<i>Unavailable</i> <i>20120 Quinella St.</i>
33. <i>Jorge Madrigal</i>	<i>4304 Bancroft Blvd</i>
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## **Frequently Asked Questions about Capital Improvements and the Proposed Bond**

**1. Why are the capital improvements so important?**

The District's water control facilities are approximately 40 years old. With the exception of the relatively few facilities that have been replaced in the last 3 – 5 years, the district's culverts and other structures are at the end of their useful life and about to fail. In order to maintain flood protection for District residents and comply with water quality standards imposed by the St. Johns River Water Management District for discharges to the Econlockhatchee River, District facilities must be replaced.

**2. What is the cost of the capital improvements replacement program?**

According to the engineering estimate, the capital improvements will cost approximately \$12 million dollars. If a bond is issued, it will be paid off by the District over 30 years. The total cost will be approximately \$29 million dollars including interest over a 30-year span of time.

**3. How can I determine what the proposed bond will cost me?**

You can review the proposed water control plan amendment and Engineer's Report on file at the District. Those documents identify several sub basins within the District and recommend an annual per acre rate for all benefited property within each sub basin. When you locate the sub basin where your land is located, you can then multiply the acres you own by the annual assessment per acre. That number is the annual cost of the bond issue to you.

**4. Who can I call with questions?**

You can call Board Members, Ruth Moore at 407-325-6694 or Mike Nolan at 407-492-2095 or you can call the RDD Office at 407-568-5502 and speak with District Office Manager, Dawn Mullins or District Manager, Cecil Davis.

**5. I already pay a maintenance assessment to RDD and taxes to Orange County. Why am I being taxed again?**

The current maintenance assessment is enough to operate the District but not enough to pay for a District-wide replacement program of District facilities. The flood control/water management system is the responsibility of RDD alone pursuant to Chapter 298 Florida Statutes and Orange County has refused to subsidize the replacement costs. RDD's only source of funds is an assessment against benefited property within RDD.

**6. What is Orange County doing with the tax money they collect on property within RDD?**

We cannot answer that question with any great degree of accuracy. The County is empowered to collect up to 10 mills of ad valorem taxes on all non-exempt property in the County and spend it anywhere in the County for public health, education, welfare and safety as they see fit.

**7. We already pay 1.6 million dollars in maintenance assessments. Where does this money go?**

The money pays for the administration and maintenance of District facilities. All told, the District has 126 miles of canals, ditches and swales and 17 major water control structures at 33 different locations that must be kept operational to insure the safety of RDD residents and their property. The money is spent for those purposes.

**8. Why aren't there reserves in place to pay for these projects?**

Prior Boards of Supervisors elected not to accumulate reserves primarily because most of the RDD residents that came to annual budget hearings demanded that assessments not be increased.

**9. When and how will I be billed?**

At minimum these assessments will not appear on your annual tax bill sent by the County Tax Collector until the 2009/2010 tax year. This means that the assessments would not be finally due until March 2010. It is possible that the assessments will not be placed on the tax roll until 2010/2011 in which case the first assessments will not be due until March 2011.

**10. Is there someone in charge of RDD above the Board to whom I can go to with my concerns?**

RDD was created pursuant to Chapter 298 Florida Statutes and may only be dissolved by a special act of the Legislature. It is a special purpose, independent local government.

You may contact the State senator and Representative that represent the RDD area and express your concerns.

**11. How do the improvements affect our flood insurance?**

They probably won't affect your flood insurance at all. If anything, the improvements would lower the cost of flood insurance.

**12. Can you explain how FEMA grants work?**

FEMA is the Federal Emergency Management Agency. The agency normally provides grants for flood and disaster relief after an event such as a hurricane.

**13. How important is the flooding issue? I never see flooding?**

It is very important. Practically all of RDD is flood prone and flooding would be widespread without a functional water control system. The fact that you don't see much flooding is due to the operations of the RDD system.

**14. What are the next steps in the capital improvements and proposed bond process?**

The District Engineer will file the "Engineers Report" which will recommend consideration of final approval of the proposed water control plan amendment and the levy of a capital improvements assessment. When the "Engineer's Report" is filed it will be noticed once a week for 2 weeks in the Orlando Sentinel and will contain a notice of the final hearing. The notices must be published at least 25 days but not more than 60 days before the final hearing.

**15. When will the next public hearing on the plan amendment and proposed assessment occur?**

In all likelihood the next public hearing will take place during the regularly scheduled meeting of RDD Board of Supervisors in August.

**16. What will happen if the bond doesn't move forward?**

The cost for the necessary improvements would be added to the annual maintenance assessment.

**17. What will happen if RDD is dissolved?**

The assets and liabilities of RDD will be transferred to Orange County. The County would then be responsible for the operation and maintenance of the RDD facilities. If that happened, Orange County, in all likelihood would levy assessments on the RDD property to pay for the replacement program.