



Rizzetta & Company

Feed Mill Community Development District

Board of Supervisors' Meeting June 25, 2025

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

FEED MILL COMMUNITY DEVELOPMENT DISTRICT

1845 Town Center Blvd, Suite 105, Fleming Island, FL 32003

Board of Supervisors	Daniel McCormick Vacant Gerald Agresti Clay Crevasse Liam O'Reilly	Chairman Board Member Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Lesley Gallagher Melissa Dobbins	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Daniel Welch	England-Thims & Miller

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion will be held at the beginning of the meeting. During this portion of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

FEED MILL COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Board of Supervisors
**Feed Mill Community
Development District**

June 18, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Feed Mill Community Development District will be held on **June 25, 2025 at 9:00 a.m.** at 1845 Town Center Blvd., Suite 105 Fleming Island, Florida 32003.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A.) Consideration of the Minutes of the Board of Supervisors' Special Meeting Held May 27, 2025.....Tab 1
 - B.) Ratification of the Operation and Maintenance Expenditures for May 2025.....Tab 2
 - C.) Appointment to Vacant Seat
 - 1.) Oath of Office.....Tab 3
 - D.) Consideration of Resolution 2025-09, Redesignating Vice Chairman.....Tab 4
- 4. Staff Reports**
 - A.) District Counsel
 - B.) District Engineer
 - C.) District Manager
- 5. Business Items**
 - A.) Ratification of Change Order #2 Phase 1A – *(Under Separate Cover)*
 - B.) Consideration of Acquisition of CCUA Project Design Work – *(Under Separate Cover)*
 - C.) Consideration of Request for Reimbursement CCUA – *(Under Separate Cover)*
- 6. Supervisor Requests**
- 7. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Very truly yours,
Lesley Gallagher
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**FEED MILL
COMMUNITY DEVELOPMENT DISTRICT**

The **special** meeting of the Board of Supervisors of Feed Mill Community Development District was held on **May 27, 2025 at 2:00 p.m.** at 1845 Town Center Blvd, Suite 105, Fleming Island, FL 32003.

Present and constituting a quorum:

Daniel McCormick	Board Member, Chairman
Liam O'Reilly	Board Member, Assistant Secretary
Gerald Agresti	Board Member, Assistant Secretary
Clayton Crevasse	Board Member, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP

FIRST ORDER OF BUSINESS

CALL TO ORDER

Ms. Gallagher called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

There were no audience members present.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES OF THE
BOARD OF SUPERVISORS' SPECIAL
MEETING HELD APRIL 23, 2025**

On a motion by Mr. McCormick seconded by Mr. Crevasse, with all in favor, the Board approved minutes of the Board of Supervisors' special meeting held April 23, 2025, for Feed Mill Community Development District.
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FOURTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATION AND
MAINTENANCE EXPENDITURES FOR
APRIL 2025**

On a motion by Mr. McCormick, seconded by Mr. Crevasse, with all in favor, the Board ratified operation and maintenance expenditures for April 2025, in the amount of \$0.00, for Feed Mill Community Development District.

FIFTH ORDER OF BUSINESS

**ACCEPTANCE OF MIKE MCCOLLUM'S
RESIGNATION**

On a motion by Mr. McCormick, seconded by Mr. Crevasse with all in favor, the Board accepted the resignation of Mr. Mike McCollum, for Feed Mill Community Development District.

SIXTH ORDER OF BUSINESS

APPOINTMENT TO VACANT SEAT

On a motion by Mr. McCormick seconded by Mr. Crevasse, with all in favor, the Board appointed Mr. Andrew Smith to the vacant seat previously held by Mr. McCollum, for Feed Mill Community Development District.

1.) Oath of Office

Mr. Smith was not present to take his oath.

SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION 2025-09,
REDESIGNATING VICE CHAIRMAN**

This item was tabled.

EIGHTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Buchanan noted that things were underway with financing.

B. District Engineer

The District Engineer was not requested to attend.

C. District Manager

1.) Presentation of Voter Registration Count

Ms. Gallagher noted that there were no registered voters within the boundaries of the district as of April 15, 2025 per correspondence from the Clay County Supervisor of Elections Office.

NINTH ORDER OF BUSINESS

**CONSIDERATION OF ITEMS RELATING TO
SERIES 2025 BONDS**

This item was tabled.

TENTH ORDER OF BUSINESS

**PRESENTATION OF FISCAL YEAR 2025/2026
PROPOSED BUDGET**

**1.) Consideration of Resolution 2025-10, Approving Proposed
Budget and Setting the Public Hearing**

It was requested that a deficit funding agreement be presented at the public hearing as well to include a quarterly payment schedule.

On a motion by Mr. McCormick, seconded by Mr. Crevasse, with all in favor, the Board approved Resolution 2025-10, approving the proposed budget as presented and setting the Public Hearing date for August 27, 2025 at 9am and the current meeting location, for Feed Mill Community Development District.

ELEVENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

No Supervisor requests

TWELFTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Agresti seconded by Mr. McCormick with all in favor, the Board adjourned meeting at 2:06 p.m., for Feed Mill Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

Feed Mill Community Development District

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Operations and Maintenance Expenditures May 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,713.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Feed Mill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay Today	300010	2025-295317	Account #69376 - Legal Advertising 03/06/25	\$ 63.45
Clay Today	300010	2025-295649	Account #69376 - Legal Advertising 03/13/25	\$ 66.15
Clay Today	300010	2025-295827	Account #69376 - Legal Advertising 03/27/25	\$ 551.04
Clay Today	300015	2025-295827 03/20	Account #69376 - Legal Advertising 03/20/25	\$ 648.00
Clay Today	300015	2025-297294	Account #69376 - Legal Advertising 05/08/25	\$ 64.80
England, Thims & Miller, Inc.	300016	218691	Engineering Services 02/25	\$ 3,640.00
England, Thims & Miller, Inc.	300016	219311 - 1	Engineering Services 03/25	\$ 387.50
Gannett Florida LocaliQ	300011	0006985287	Account #1491978 - Legal Advertising 02/18/25	\$ 439.20
Kutak Rock, LLP	300012	3526766	Legal Services 12/24	\$ 5,501.00
Kutak Rock, LLP	300012	3536569	Legal Services 01/25	\$ 3,952.00

Feed Mill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300013	INV0000097466	District Management Services 03/25	\$ 3,200.00
Rizzetta & Company, Inc.	300014	INV0000098311	District Management Services 04/25	<u>\$ 3,200.00</u>
Total				<u><u>\$ 21,713.14</u></u>

Tab 3

**FEED MILL COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF FEED MILL COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Feed Mill Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 4

RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FEED
MILL COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING
THE ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the Feed Mill Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Michael McCollum as Vice Chairman pursuant to Resolution 2025-03.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE FEED MILL COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is appointed Vice Chairman.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF JUNE 2025.

ATTEST:

**FEED MILL
COMMUNITY DEVELOPMENT
DISTRICT**

ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN