

**MINUTES OF MEETING  
SUNSHINE WATER CONTROL DISTRICT**

Public Hearings and a Regular Meeting of the Sunshine Water Control District's Board of Supervisors was held on **Wednesday, September 3, 2014, at 6:30 p.m., at Sartory Hall, located in Mullins Park, 10150 NW 29 St., Coral Springs, Florida 33065.**

**Present at the meeting were:**

Joe Morera	President
Daniel Prudhomme	Vice President
Jim Maguire	Secretary

**Also present were:**

Craig Wrathell	District Manager
Doug Paton	Wrathell, Hunt and Associates, LLC
Lucy Marte	Wrathell, Hunt and Associates, LLC
Bill Capko	District Counsel
Rick Wohlfarth	District Engineer
Patricia Ramudo	IBI Group, Inc.
Cory Selchan	Field Superintendent
John McKune	McKune & Associates
Dave Hulett	Resident
Cindy Celestin	Resident
Scott Nebrasky	Resident
Jennifer Bramley	Deputy City Manager, City of Coral Springs
Peter Moore	City Engineer, City of Coral Springs
Ron Stein	Construction Manager, City of Coral Springs

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Morera called the meeting to order at 6:35p.m.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Wrathell called the roll and noted, for the record, that all Supervisors were present, in person.

**THIRD ORDER OF BUSINESS**

**Pledge of Allegiance**

All present recited the Pledge of Allegiance.

**FOURTH ORDER OF BUSINESS**

**Public Comments [3-Minute Time Limit]**  
*(Comments should be made from the microphone to ensure recording. Please state your name prior to speaking.)*

Mr. Dave Hulett, a resident, expressed concern regarding the status of the Canal Z project. He recalled an original target completion date of mid-July and noted that much work remains. Mr. Hulett requested the new target date for completion and voiced his assumption that, under the terms of the contract, the contractor was penalized for the delays. He stressed that, if the work continues much longer, there will be many upset residents in that area.

Ms. Cindy Celestin, a resident, asked for an explanation for the Fiscal Year 2015 increase.

Mr. Wrathell advised that a budget presentation will follow and the line items related to the increase will be discussed.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2014-2015 Budget**

**A. Affidavit of Publication**

Mr. Wrathell presented the affidavit of publication for today’s budget public hearing.

**B. Consideration of Resolution 2014-7, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, Pursuant to Florida Law**

Mr. Wrathell presented Resolution 2014-7 for the Board’s consideration. He recalled that the initial draft of the proposed budget was presented several months ago and revisions were made, particularly related to the capital project.

Mr. Wrathell stated that the required public hearing will be held today to consider adoption of the Fiscal Year 2015 budget. He advised that the District is required, by the county, to transmit the assessment roll by September 15.

Mr. Wrathell referred to the “Projected Assessments” table, on Page 11, and indicated that the Broward County Property Appraiser determines the number of assessable units within the District’s boundaries. The Fiscal Year 2015 assessments are based upon 16,832 assessable

units. Mr. Wrathell advised that the “General Fund” assessment, which is the District’s General Operating Fund, is \$159.65 per unit.

Mr. Wrathell recalled that, several years ago, the District issued bonds to finance the infrastructure program and pointed out that much of the District’s infrastructure was built in the 1960s. The District had two liquid propane powered pump stations but staff could not operate the pumps during high wind events due to potential asphyxiation or damage; therefore, the Board made the decision to update the District’s infrastructure. Mr. Wrathell explained that many canals were in need of excavation; several were not dug to the original design specifications, resulting in the drainage system not functioning at an optimal level. As a result of these issues, it was necessary to replace culverts to improve water flow and install two new electrically powered pump stations, which have backup diesel generators, in case of power outages.

Mr. Wrathell indicated that, based upon additional necessary infrastructure improvements, the “Total projected assessment” will increase by 3.54%, per unit, over last year. He stated that a large portion of the bond funds were expended to pay for recent capital projects and additional funds will be required to fund their continuation and upcoming projects.

Mr. Wrathell referred to Page 1 and reviewed the line items under “Revenues”. He noted that the “Assessment levy: net”, of \$2,579,815, is the amount the District must collect to fund the budget.

Mr. Wrathell reviewed the “Expenditures”, on Pages 1 and 2, and explained that “Management/accounting/recording”, “DSF accounting” and “CPF accounting” are related to the bonds and those services are provided by Wrathell, Hunt & Associates, LLC (WHA), under their contract. Regarding the “Audit” line item, Mr. Wrathell recalled that the District went out to bid for audit services last year, which resulted in a large savings. The “Human resource services” line item is the fee charged by WHA for the in-house human resources function. Mr. Wrathell noted that \$20,000 was budgeted for “Communications costs”, for mailing the newsletter and a 197 mailed notice to property owners. “Dues, subscriptions etc.”, relates to the Florida Association of Special Districts (FASD) membership and an annual report that the District is required to submit to the Department of Economic Opportunity. Mr. Wrathell explained that the “Insurance” line item is for General Liability and Directors and Officers liability insurance. He conveyed that the policy is up for renewal and anticipated that the premium will be lower than the amount budgeted. With general liability insurance, the size of the District comes into play and this District is quite large; as a result, the premium is higher.

Under “Field operations”, Mr. Wrathell advised that the “Salaries and wages” line item is for Mr. Selchan and the District employees and “401a retirement plan” is the District’s 10% contribution to the employees’ retirement program. He noted that “Workers’ compensation insurance” is slightly high due to the nature of the physical activity that the District’s staff performs. Mr. Wrathell stated that “Consulting engineer services” is related to Mr. John McKune’s services. He pointed out that, typically, Mr. McKune’s actual expenses are under budget. With regard to “Electric”, Mr. Wrathell indicated that \$48,000 was budgeted; this expense would be incurred when the pumps are operated. If a major storm event occurred, those monies may easily be expended. With regard to “Culvert inspection & cleaning”, Mr. Wrathell noted that Mr. Selchan and the District Engineer are investigating the status of the culverts on an ongoing basis, as well as performing repairs and maintenance.

Mr. Wrathell referenced “Capital outlay” and explained that a new line item of \$844,250 was budgeted for capital projects. He pointed out that “Field equipment” was decreased from \$66,500 to \$36,500. The remaining \$30,000 was placed in reserve, under “Truck replacement”, for future truck purchases. “Pump station telemetry” allows Mr. Selchan to operate the pump stations remotely. The “3 months working capital”, of \$639,504, can be utilized to fund the District’s expenses during the period of time when money was not flowing into the District. He advised that \$2,000,000 is set aside for “Disaster recovery”. Mr. Wrathell noted that the “Unassigned” projection, which is slightly over \$1 million, may be used for capital projects or to augment the disaster recovery reserve.

Mr. Wrathell referred to the “Debt Service Fund Budget - Series 2011”, on Page 8, and explained that this fund paid for much of the infrastructure reinvestment. The bonds were issued in 2011 and mature May 1, 2041; the earliest coupon rates were around 2%. The maximum interest rate will not exceed 5.75%, which is fairly competitive. He explained that the interest payment due is November 1, 2014 and the principal and interest payments are due on May 1, 2015 and November 1, 2015.

Mr. Wrathell pointed out that funds must be added to the “Projected fund balance” of \$87,825, as there were excess revenues over expenses in Fiscal Year 2014. Money in the debt service reserve can be used to pay the interest payments on the bonds or to lower the debt assessment on the 16,833 assessable units.

Mr. Prudhomme questioned whether the November 1, 2014 payment would be tied to last year’s budget. Mr. Wrathell reported that the November 1, 2014 interest expense was actually

tioned to the Fiscal Year 2015 budget and the money is on hand to cover this expense due to the assessments being placed on the tax bill. He pointed out that the November 1, 2015 expense would be incurred in the Fiscal Year 2016 budget. Mr. Wrathell confirmed that, by March 31, 2015, 85% of the assessments should be collected and the money will be sufficient to cover the principal and interest payment.

Mr. Maguire questioned why Mr. Selchan’s “Salaries and wages” budget increased from \$161,752 to \$397,358. Mr. Wrathell explained that \$397,358 was the actual amount budgeted for Fiscal Year 2014 and \$161,000 was expended through March 31. Through the end of July, “Salaries and wages” were at \$274,563, or 69% of the budget. He acknowledged that they were aggressive as far as the higher number budgeted for Fiscal Year 2014, which included additional items, such as trash removal and 5% raises.

Mr. Morera believed that the total assessment increase of \$7.35 per home was a great value and thanked Staff for a great job on the budget.

**\*\*\*Mr. Morera opened the Public Hearing.\*\*\***

Mr. Hulett suggested several revisions to the budget to reduce the assessment amount:

- Reduce “Legal fees”, on Page 1, from \$90,000 to \$60,000
- Reduce “Health insurance”, from \$117,390 to \$60,000
- Reduce “Field operations” by \$37,020

Mr. Wrathell suggested that the “Health insurance” line item remain at \$117,000, as the amount spent, through July 31, was \$84,572. A presentation will be made by the District’s health insurance agent, at the next meeting.

**\*\*\*Mr. Morera closed the public hearing.\*\*\***

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, Resolution 2014-7, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, Pursuant to Florida Law, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments to Fund the Budget for Fiscal Year 2014/2015, Pursuant to Florida Law**

**A. Affidavit of Publication**

The affidavit of publication was provided for informational purposes.

**B. Consideration of Resolution 2014-8, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2014-8 for the Board’s consideration. He explained that the resolution levies non ad valorem maintenance assessments for the “General Fund” and the “Debt Service Fund”, which will be placed on the November tax bills.

**\*\*\*Mr. Morera opened the Public Hearing.\*\*\***

It was noted, for the record, that there were no questions or comments from the public.

**\*\*\*Mr. Morera closed the Public Hearing.\*\*\***

**On MOTION by Mr. Prudhomme and seconded by Mr. Maguire, with all in favor, Resolution 2014-8, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

▪ **Municipal Complex – Canal K**

**\*\*\*This item, previously 11.B.iii., was presented out of order.\*\*\***

Regarding the Municipal Complex, Ms. Ramudo reported that IBI Group, Inc., (IBI) met with representatives from the City of Coral Springs on August 26 and the City presented its plans. The “L” in the middle of the plan is the right-of-way (ROW) that currently exists on the property being developed as the new Municipal Complex. She noted that a 50’ drainage easement was proposed.

Mr. Morera asked what the purple and yellow lines signify. Ms. Ramudo confirmed that the purple line is the City’s property and the yellow line is the District’s ROW, which was within the City’s property.

In response to a question, Mr. Peter Moore, City of Coral Springs City Engineer, pointed out that, in the existing open canal, where Morrison’s Cafeteria used to reside, a 48” drainage pipe connects Canal K. The City owns both parcels. He indicated that the City was planning to flip the “L” and dedicate the canal easement.

Mr. Wrathell reported that he, Ms. Ramudo and Mr. Selchan met with the City to discuss the plans. The City wants usable space and the District will receive the benefit of relocating an

existing canal to connect into the drainage system, thereby reducing maintenance costs. Mr. Wrathell advised that this will not negatively impact the District's storage capacity. He indicated that Mr. Capko drafting an Interlocal Agreement between the District and the City to memorialize this arrangement.

Mr. Wrathell reported that he met with Ms. Jennifer Bramley, City of Coral Springs Deputy City Manager, and Mr. Capko spoke to Mr. John Hearn, City of Coral Springs City Attorney, regarding the draft Interlocal Agreement. The agreement will incorporate changes made by Staff to include protection for the District. He explained that, if there are any deficiencies in the construction and damage to the culverts occurs, the City will pay for the construction and installation of a culvert. Language regarding the City performing routine maintenance and the District performing inspections was removed from the agreement.

Mr. Wrathell believed that the District is eliminating one aspect of the system and replacing it with another, such as box culverts. The negative to box culverts is that they are expensive; however, the City is absorbing the cost. The only real issue to the District would be if the City does not properly conduct routine maintenance; the Agreement would give the District the ability to perform maintenance and bill the City.

Regarding vacating the canal to the City, Mr. Wrathell asked Mr. Capko for his input regarding any in-kind exchanges if the District vacates this property and receives the culvert with an easement. Mr. Capko did not foresee an issue and pointed out the benefit to the District by having the box culvert and not having to worry about the maintenance of the canal ROW. Furthermore, the District was not required to receive additional money from the City to offset that the District was giving up ROW for the easement.

Ms. Ramudo pointed out that the 50' easement was tapered because of the ROW line; this must be confirmed, based on the design of the culvert. The District Engineer will review the geometry to determine if it is sufficient; if not, it will be adjusted as the construction plans are developed. Mr. Moore confirmed that the civil engineer will finalize the configuration.

Mr. Wrathell reported that the City included language that precluded the District from parking in this area if emergency repairs to the culvert needed to be made. Mr. Capko suggested the language, "Under emergency conditions, we have the ability to move so these repairs can be made". Mr. Selchan indicated that the City agreed to all of the conditions with the exception of having more definition of what routine maintenance is. Mr. Wrathell will work with Mr. Selchan on the language.

Mr. Capko recommended that the Board consider approving the Access and Maintenance Easement Agreement, subject to his approval of the final language.

Mr. Morera questioned if construction of the culvert and design will be completed in conjunction with IBI. Mr. Wohlfarth indicated that the City would submit calculations for the District Engineer’s review and they would compare the capacity of the existing system with the new system. As long as the capacity was greater or equal to what currently exists, it would be approved. Mr. Morera asked whether there would be two 90° connections and any hydraulic loss. Ms. Ramudo answered affirmatively to both questions and pointed out that an 8’ wide by 7’ high box culvert, similar to what is on Canal J, was being proposed; there would be some storage loss but the system would absorb it, if the loss was minimal.

Mr. Morera questioned how the canal handles the drainage of the East Basin with the 90° angles. Mr. Selchan replied that there were two culvert pipes under Sample Road that pass through a 60” culvert. By eliminating the 60” pipe, more flow would be gained. Ms. Ramudo clarified that the culvert being proposed was the same as the one downstream.

Mr. Morera voiced concern about the City Manager requesting a waiver of the cost recovery expense. Mr. Selchan pointed out that there would be a minimal cost to review the plan and the master permit for the entire CRA will be discussed, in more detail, on October 22. There will be a conceptual permit for the entire area, which will be preapproved by South Florida Water Management District (SFWMD); this will simplify the review and design process.

Mr. Prudhomme recalled when Mr. Brian DiGirolmo was before the Board discussing Broken Woods; he questioned why a 90° right turn was approved for this property because of the way water was flowing. Mr. Selchan explained that this was due to erosion and having a 45° turn produced a smoother flow.

Mr. Wrathell requested that the Board approve the Access and Maintenance Agreement with the City of Coral Springs, in substantial form, pending final revisions.

Mr. Moore reported that the City Commission will consider this matter on September 17.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the Access and Maintenance Agreement between the District and the City of Coral Springs, in substantial form, pending final revisions, was approved.**

- City of Coral Springs Art Walk Permit



**\*\*\*This item was an addition to the agenda.\*\*\***

Mr. Moore requested the Board's approval of the Art Walk permit, pending minor adjustments. He noted that the City worked extensively with the District Engineer's office.

Ms. Ramudo reported that the City accepted the calculations and plans and requested approval of the plans, the ROW permit and the surface water management review.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the plans, right-of-way permit and surface water management review for the art walk project, as presented, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Authorization to Commencement of  
Second Portion of Canal Z Work**

Mr. Wohlfarth reported that, in the original bid, there was a proposal to perform this portion of the work on Canal Z; however, the contractor advised that this was only if the work was started at the very beginning. In the meantime, IBI sought another contractor for a comparison, which was substantially less, not only from what the current contractor now wants but from the original bid. He and Mr. Selchan will meet with the new contractor next week and present a recommendation.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Revisions to Personnel  
Manual**

Mr. Wrathell suggested the following revisions to the Personnel Manual:

- Reflect that it was amended on September, 2014
- Strike language on Page 13, Section 209, reflecting Mr. Selchan's written review of his employees, as long as he was satisfied with their performance
- Include the Fraud Policy on Page 49

Mr. Wrathell reported that he would update the page numbering of the index before providing the Manual to Mr. Selchan for distribution to his employees on October 1.

Mr. Morera asked whether excluding the performance evaluation would cause concern with the federal and state agencies. Mr. Capko replied that he did not expect this to be the case.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the Personnel Manual, as revised, was approved.**

**NINTH ORDER OF BUSINESS**

**Approval of August 13, 2014 Regular Meeting Minutes**

Mr. Morera presented the August 13, 2014 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Prudhomme and seconded by Mr. Maguire, with all in favor, the August 13, 2014 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Supervisors' Communications**

Mr. Prudhomme expressed concern about frequent use of the word "basically" throughout this meeting. He felt that the Board should come across as polished and eliminate the use of useless words like "well" and "so". He recommended that the Board Members attend Toastmasters.

Mr. Maguire expressed frustration with the progress of Canal Z; he believed that the project was moving too slow. He supported a five-year plan and prioritizing. Mr. Wrathell offered to update the capital projects list.

Mr. Morera reported that, on August 27, he attended an Art Walk groundbreaking dedication ceremony. The District was recognized by the City. He thanked Mr. Selchan for giving him a tour of the community. He felt that it was beneficial for all Board Members to take this tour. Mr. Morera provided flyers for the International Dinner Dance, this month, at the Heron Bay Marriott; the cost will be \$55 per person.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney: *Lewis, Longman & Walker, P.A.***

There being nothing additional to report, the next item followed.

**B. Engineer: *IBI Group***

**i. Permit Application Log**

The permit application log was included for informational purposes.

**ii. Monthly Engineer's Report: 8/13/2014 - 8/26/2014**

This report was provided for informational purposes.

**iii. Project Updates**

Mr. Wohlfarth reported on the West Outfall Canal and provided a graphic representation. He noted 10,000' of canal, which terminates north on Canal Z and at Pump Station #2, on the south. Vegetation removal and homeowner improvements are planned. He provided an inventory outlining the trees and hardscape.

Mr. Morera inquired about the width of the West Outfall Canal ROW. Mr. McKune confirmed that it was 130' from property line to property line. Mr. Morera asked whether the hardscape and landscape would impede work. Mr. Wohlfarth pointed out that some must be moved and suggested following the same criteria used for Canal Z. Mr. Selchan acknowledged that giving up 10' slowed the contractor and limited the amount of work space. Mr. Selchan suggested not allowing anything in the ROW until the project was completed.

Mr. Morera asked whether the inventory was performed with the City Forester. Mr. Wohlfarth replied yes, but the City Forester was more concerned about the trees.

Mr. Morera noted that the tree mitigation fees will be substantial, given the number identified. Mr. Wohlfarth felt that the District was being generous in cleaning the problem areas. Mr. Morera hoped that the goodwill would continue as this project comes to fruition. Mr. Wohlfarth agreed that this was something to be explored.

Mr. Wohlfarth discussed the Canal Z plan, from Coral Ridge Drive to the Sawgrass Expressway. He reported that this canal was partially completed by Superior and their final payment was before the Board. Some minor cleanup work must be completed, including stump grinding along the edges of the canal.

Mr. Wohlfarth presented a change order for Pump Station #3, which was awarded to Trio Construction, at the last meeting. The change order was for \$168, as the contract amount was \$1,168; however, the Board previously approved \$1,000. He noted that they are considering removing the existing pump station, slab and replacing the chain link fence with a wall.

Mr. Morera pointed out that, at the last meeting, a homeowner requested an aluminum fence to match other fencing in the community and questioned whether the bid included an aluminum or chain link fence. Ms. Ramudo confirmed that the base bid included replacing the chain link fence with an aluminum fence; however, the change order includes a decorative fence

equal to the fences at Royal Lands. Mr. Morera asked whether the fence would come from the contractor. Ms. Ramudo replied affirmatively and advised that Royal Lands provided specifications. Mr. Morera expressed concern that, if a contractor was hired to install the fence and the District pays up to a certain cost, the District would be expected to pay for it, if it exceeds that cost. Ms. Ramudo offered to have the contractor exclude it; however, that would require another change order, as it would be a deduction. She noted that it was within the scope of the change order to install a decorative gate equal to Royal Lands'. Mr. Wohlfarth believed that, if the contractor has the same specifications, it will have the same appearance. Staff will coordinate insure that Trio understands the situation.

Mr. Wohlfarth stated that the options are to replace the pump with a smaller pump with less pumping capacity and requiring less power, resulting in significant savings in the off-site power extensions, or replace the pump with a larger pump, with a cost of \$50,000 for the power extension.

Mr. Wohlfarth pointed out that the smaller pump will pump down the system slower than the larger one. Mr. Selchan believed that either pump will work; however, there are significant savings with off-site power. Mr. Wohlfarth recommended the smaller pump with the smaller power requirement. He noted that the proposal included some of the work that Trio is already completing; he will present a final recommendation.

Mr. Maguire questioned what the structure would look like with the smaller pump. Mr. Wohlfarth confirmed that it would be similar to the existing structure, with an adjustable weir. Ms. Ramudo confirmed that it would be similar to what currently exists, which is a half round metal pipe that is vertically placed. The system could function passably with the weir and would meet SFWMD permit criteria. She believed that the pump would be allowed, as SFWMD already approved it. Mr. Wohlfarth pointed out that the benefit to having both the pump and weir is that the weir will function and keep the water elevation low in the event of a mechanical loss. He explained that they cannot just use a weir, as there would be no place for water to go. The pump gives the ability to pump water down, regardless of the water level on the receiving side.

Mr. Maquire asked if the pump would be housed. Ms. Ramudo confirmed that the pump would be installed where the current control structure exists but there would also be a weir. Prior to a major storm event, the structure would allow Mr. Selchan to pump down the system. Mr. Wohlfarth pointed out that the only reason for a pump house now is because the pump is

hydraulically driven. He noted that the new system will have an electric motor and a small stainless steel or aluminum control panel to operate the pump.

Mr. Wohlfarth pointed out the misconception that the existing system has no benefit to the future system, which is not the case.

Ms. Ramudo reported that the third option, of the last estimate, was to retrofit the existing structure; however, that was not recommended, due to deterioration of the structure.

Mr. Maguire observed that the system functioned for the past 20 years. Ms. Ramudo indicated that there was no weir.

Mr. Wohlfarth reported that there were a few problems, a few years ago; however, the majority of the issues were blockages, due to lack of maintenance. He believed that, if the weir was replaced, it would probably function with minimal flooding but not during a storm event. Installing a pump prevents and reduces future flooding.

Mr. Morera asked if the system would augment flooding with a pump that would draw down water quicker, over a two to three-day period of time, in anticipation of a storm. Ms. Ramudo and Mr. Wohlfarth responded affirmatively. Mr. Morera pointed out that, if the District replaced the current structure with a better quality structure, excluding the pump, it would meet the criteria. Mr. Morera felt that there was no benefit to having a pump, other than Royal Land receiving the benefit of lowering the water table, in the event of a storm, to minimize potential flooding. Ms. Ramudo clarified that the flood stages were comparable but a pump restores the water table much faster. The other benefit would be to allow Mr. Selchan time to drain down the system.

Mr. Wohlfarth pointed out that the District could repair the weir and restore the system to the way it functioned in the past. Mr. Morera expressed concern over spending another \$70,000 of taxpayer money for a pump that will not benefit the District. He felt that Royal Lands should pay for the pump since they do not pay assessments to the District. Mr. Selchan disagreed and expressed his opinion that it is the District's responsibility to provide adequate flood protection and the current system is not sufficient. Mr. Selchan clarified that Royal Lands is located within the District pays assessments.

Mr. Maguire noted that the Board already voted on the Phase 1 demolition and questioned whether Phase 2 goes into the project. Mr. Wohlfarth replied affirmatively and pointed out that Phase 2 would have two to three options.

Mr. Wohlfarth reported on the cost of cleaning several canals. Canal A will cost \$300,000, as it is much more overgrown with mature landscaping. The inventory of trees provided to the Board was extensive. At the end of the canal in the District's ROW is hardscape, such as aluminum and chain link fences and tiki bars. Canal RR, in the extreme northwest corner of the District, which abuts the Corporate Park, will cost \$100,000. It is one of the worst areas but has Brazilian Peppers and other exotics that are not difficult to remove. The West Outfall Canal will cost \$835,000, not including mitigation. Stump grinding and sodding is being completed on Canal Z, from Coral Ridge Drive to Canal KK. The south canal will cost \$380,000 to be re-shaped. Over the next month, Mr. Wohlfarth will meet with Mr. Selchan and Mr. McKune to discuss a budget to be included in the Capital Improvement Program (CIP). By the next meeting, he hopes to provide something more finite to the Board.

Mr. Maguire questioned whether the cost to clear the West Outfall Canal included silt removal. Mr. Wohlfarth confirmed that it would be for removal of some of the silt but not all. It was more a cleaning operation, than improving the canal, due to a blockage of the water entering the pump station. He recommended the option to make it 10' wider. Mr. Wohlfarth reported that he has been working closely with Mr. McKune to update the model for the entire system, choosing canals to determine if making them wider would improve the flow conditions. Mr. McKune clarified that the West Outfall Canal was wide enough; de-silting was the cheapest alternative. Mr. McKune noted that a preliminary model run, from a several months ago, showed a good result; they will know for sure after the model runs are completed.

Mr. Morera questioned how much silt accumulated in the West Outfall Canal. Mr. McKune estimated between 6" to a couple of feet, as there were areas with deep pockets; however, this should make a dramatic improvement in the flow characteristics. The area is being evaluated to determine what the elevation will be during all types of storms and the road elevations to make sure the protection is there.

Mr. Maguire asked about the elevation of the deepest part of Canal Z. Mr. McKune confirmed that it was elevation zero in 12' of water. The first part of Canal Z was minus four, most of the length to Coral Ridge Drive, to the bridges, then there was a high spot. The elevation lowers right before the bridge. Work under the bridge is being completed with Broward County. From there to the pump station, the elevation fluctuates from plus two to minus four. Mr. Wohlfarth noted that the water is normally 7.5 to 9.5 but was maintained at 7.5.

Mr. Maguire asked whether this project can be completed in the high season, as he noticed a lot of front end loaders in the canals going down I-75. Mr. McKune pointed out that this would involve sectioning the West Outfall Canal during the dry season. Mr. Maguire believed that this would save a lot of aggravation and time. Mr. Wohlfarth indicated that they would have to consider the groundwater levels. Mr. Selchan noted that the problem involves digging into an existing canal versus a brand new canal with good solid dirt, where you can move around. With the existing canal, there would be mud puddles in the bottom making it difficult to remove silt and sediment. Normally, the silt is placed on the bank to dry because it cannot be put in a dump truck like dry dirt. Once it is removed, a dump truck must drive along the canal ROWs to collect the material to haul it away. Mr. Maguire suggested utilizing two tractors. Mr. Wohlfarth compared this area to the San Antonio Riverwalk, which was drained every five years. He believed that this was doable here but it may not be the most expedient method.

Mr. Wohlfarth reiterated that he will work closely with Mr. McKune and Mr. Selchan and will consult with them regarding other options. He indicated that the same contractor and provided an estimate for Tract Z. Two other estimates will be secured. Mr. Wohlfarth noted that dewatering may be an option.

Mr. Morera acknowledged that Mr. Wohlfarth has been very successful working with the Ranger District in obtaining grants and FEMA money and questioned whether there was any possibility of receiving a grant or FEMA money. Mr. Wohlfarth reported that he spoke with FEMA two months ago to inquire about what money was available and was told that money must be tied to a specific storm. He will update the Board in October or November.

Mr. Maguire felt that this presentation was very helpful. Mr. Wohlfarth recognized Mr. Way for a great job on this presentation.

Mr. Wohlfarth requested a motion on Pump Station #3, Phase 1, as the amount approved was \$1,000 and the Change Order increased the total to \$1,168. The notice to proceed has commenced and the contractor was obtaining the permit.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the Trio Development Change Order for an additional \$168, for the Pump Station #3 project , was approved.**

Mr. Wohlfarth reported that the Canal U project, north of Sample Road, was under construction and a letter was sent to the owner requesting a cost recovery fee, which will be paid. Ms. Ramudo estimated the cost of the inspections at \$3,900.

Regarding review of the easement for well site 7, Mr. Wohlfarth reported that Global Tech's modification to the plan is pending. Ms. Ramudo pointed out that, instead of obtaining a permit for the fence, the plans will be revised to move the fence outside of the easement.

Mr. Wohlfarth updated the Board on the payment dispute with Superior Landscaping and Lawn Service, Inc., (Superior). At the last meeting, the Board approved final payment of \$46,525, subject to a final release of liens from Superior. He will ensure that no Notices to Owners were filed by subcontractors. Mr. Wohlfarth noted that, upon receipt of all releases of liens, the check will be released to Superior. Mr. Wrathell asked Mr. Wohlfarth to coordinate with his Accounting Department.

Mr. Wohlfarth reported that \$31,143.83 will be paid to the City of Coral Springs for tree mitigation costs and questioned whether the Board wanted to discuss tree mitigation costs with the City for any future work.

Mr. Morera questioned whether Lanzo should be penalized for not meeting the project deadline. Mr. Wohlfarth reported that the substantial completion date was July and the final payment date was August; although there have been significant rain dates. Mr. Wohlfarth suggested calculating the number of legitimate rain dates from the start of the contract; however, regardless of the rain dates, Lanzo was subject to significant penalties. Mr. Wohlfarth will work with Mr. Selchan to develop a timeline of when the project was supposed to be completed and subtracting the rain days; if the deadline passed, Lanzo will be notified that, even with the extensions, they are accruing penalties. Mr. Maguire expressed frustration that Lanzo slowed down and will be working until November. Mr. McKune reported that Lanzo told him, a few days ago, that they anticipated six weeks to completion.

Mr. Morera felt that there was a disconnect between what the contractor was doing and accessibility of equipment. He noted that Lanzo had a number of breakdowns with the excavator and let their machinery sit for several weeks. From the time that the project commenced, he indicated that there was a period of almost three months where no material was moved because Lanzo was unable to locate the proper machinery. Mr. Morera suggested giving Lanzo a timeline for completion of the project or hiring another contractor. Mr. Wohlfarth stated that the contract documents were silent on how to perform the job and believed that the problem did not



pertain to construction and digging but removal of the material on the bank. He advised against removing the contractor from the job, as it would delay the project. If the District's intent was to complete the project, the best it could do was work with Mr. Selchan and Staff to complete a schedule for completion, review the contract and send a letter to Lanzo putting them on notice that they have fallen behind and provide them with a reasonable completion date. Mr. Wohlfarth suggested telling Lanzo that completing the job within 30 days would give the Board an accurate depiction of what they are going to assess for damages.

Mr. Morera expressed concern about Lanzo cutting corners to speed up the project. Mr. Wohlfarth pointed out that their main task was removing dirt and completing the end walls.

Mr. Selchan reported that the work on Canal C will be completed tomorrow. Once the work was completed, Lanzo would grade the bank, re-install the sprinklers and re-sod. Then the focus will turn to the control structure.

Mr. Morera requested that any work that was behind and impacted residents be completed and finalized. He believed that the Board wanted Lanzo to dewater and they did not do so because of the extra cost and their interpretation of what the Board wanted versus what they said they were going to do. Mr. Morera felt that what they wanted and the way the work should have been done should have been clearly spelled out on the contract.

Mr. Wohlfarth offered to address this next month but noted that, typically, construction techniques are not spelled out. He agreed that they need Lanzo to complete construction.

Mr. Wohlfarth reported on a meeting with the City; whereby, the City would not pay for the adjustments to their water main. Mr. Don Eckler concluded that it may be cheaper to relocate it versus pouring concrete. There will be costs for completing the riprap around the end wall. He recommended against trying to tell a contractor how to do their job. Mr. McKune recalled that the specifications were originally to dewater; however, there was a major problem with the design and no specificity as to how to do the work. He noted that, when the contractors attended the mandatory pre-bid meeting, they asked numerous questions for which there were no complete answers as to how they were expected to complete the work. As a result, the plans and specifications were revised to specify that the contractors would use mud dykes in sections of the canal. The work was anticipated to be completed dry, which provides a great benefit.

Mr. McKune felt that putting 4,000 linear feet of grass down on the south bank will relieve a lot of angst on the part of the City.

Mr. Morera noted that an additional 15' of material must be moved from the north side edge, as the elevation was too high and the bank was leaning towards the property instead of away from it. Mr. McKune noted some surveying errors.

Mr. Selchan pointed out that, because they gave away 10', trucks cannot pass each other. Lanzo does not have dump trucks and uses companies to provide that service; those companies do not want to haul because they do not want to back up a mile and a half. He reported that, in the last two months, there was 25" of rain; Lanzo cannot grade the bank and perform work, due to the mud.

Mr. Morera acknowledged that part of the problem was this Board's willingness to work with resident demands, which they will take into consideration for future projects. He reported that Lanzo was told that they did not have 10' to work with and their plans included this information; therefore, whatever changes were needed to complete the project faster, within the expected time frame, should have been addressed much earlier.

Mr. McKune pointed out that Lanzo agreed to pay a certain amount of money each time they had to remove material from a mud dyke. When that condition was agreed to, they believed that the job would be completed during the previous dry season.

Mr. McKune suggested scheduling a meeting with Lanzo. Mr. Wohlfarth agreed and will schedule the meeting immediately. Mr. Maguire requested that Lanzo be told, at the meeting, that if they are not off of the property by the next meeting, a representative should attend the next Board meeting to provide a progress report.

**C. Engineering Consultant: *John McKune***

Mr. McKune recalled discussion, at the last meeting about the pumps and vortexing.

Mr. Wohlfarth reported that he met with Mr. McKune regarding the pumps and the District will prepare a comprehensive list of every item. He noted that there were electrical and structural issues and the designers for the electrical and mechanical work, as well as the pump manufacturer, will give a presentation. Mr. Wohlfarth pointed out that, since Pump Station #1 was not completed due to a transformer issue, the pumps have never been tested and certified. They will have two official pump starts and the punchlist will be created based on those pump starts. He believed that this can be completed now and within the next five weeks. Mr. Selchan pointed out water issues to resolve first. It was noted that Pump Station #1 can be done but the pumps in Pump Station #2 cannot run for more than 15 minutes. Mr. Selchan reported that

Lanzo should be out of Canal Z within a month and the test should commence by the end of this month or early October.

**D. Field Supervisor: *Cory Selchan***

Mr. Selchan presented a proposal for a covered trailer, which was budgeted. This vendor is the only one who builds a custom made trailer that would handle the weight and size of their lawn maintenance and canal spraying equipment. He noted that they are currently using a pick-up truck, which was not sufficient.

Mr. Prudhomme asked for the cost of a standard trailer. Mr. Selchan estimated \$1,000 less than this proposal.

Mr. Prudhomme questioned the cost for equipment to furnish the trailer and the date of purchase. Mr. Selchan confirmed that the trailer would accommodate the equipment he intends to purchase; the equipment would cost approximately \$8,000. The trailer cost of \$7,000 would be in next year's budget. Mr. Prudhomme estimated a total cost of \$15,000 for the trailer and additional equipment. Mr. Prudhomme asked where the trailer would be stored. Mr. Selchan reported that the trailer would have a disc and lock assembly and be stored at the Coral Springs Improvement District (CSID) plant facility, which is secured with a high fence and cameras. Mr. Prudhomme questioned whether CSID would utilize this trailer or the equipment. Mr. Selchan replied no, the trailer would be for the District's use, only.

Mr. Maguire questioned whether there was a cost to store the trailer at CSID. Mr. Selchan confirmed that there would be no additional cost, other than the amount already paid to rent office and ground space for all of the District's equipment. A special herbicide and chemical storage facility was built specifically for that purpose. Mr. Selchan discussed the benefits of a trailer but confirmed that it is not essential.

Mr. Prudhomme expressed concern about the \$15,000 investment between this year and next year. Mr. Wrathell explained that, in the Unaudited Financial Statements, through the end of July, total operating expenses were 41% of budget. Mr. Wrathell reported that, historically, Mr. Selchan has rarely gone over budget. Mr. Wrathell noted that every year, the District has been under budget and was extremely confident that, if the Board approved this expenditure, there would be room in the budget to absorb the \$7,000 expenditure.

Mr. Morera questioned whether the District would be performing more lawn maintenance based on the amount of additional equipment. Mr. Selchan confirmed that there is a lot more

grass to mow at the pump stations, while trying to abate tractor mowing. It takes two days to mow a pump station with a tractor versus a couple of hours to mow it with the new equipment.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the Suncoast Trailor proposal, in a not-to-exceed amount of \$7,000, was approved.**

Mr. Selchan thanked the Board for the new equipment; it will be appreciated by Staff.

Mr. Selchan reported that, since the last meeting, the District received 3.71” of rain versus 2.2” reported at the last meeting.

Mr. Selchan noted that he enjoyed his tour with Mr. Morera. Mr. Maguire indicated that he would like to meet Staff and see the equipment and questioned whether Mr. Selchan had a list of items he would need over the next 18 months. Mr. Selchan confirmed that the trucks were upcoming and they needed more boat trailers; those items were not itemized but the funds were budgeted.

**E. Manager: *Wrathell, Hunt & Associates, LLC***

**i. Approval of Unaudited Financial Statements as of July 31, 2014**

Mr. Wrathell presented the Unaudited Financial Statements as of July 31, 2014 and the corresponding unreconciled cash balances.

Mr. Wrathell reported that assessment revenue collections were at 101% and the receipt of \$92,958 was indicative of tax certificate sales. Total expenditures, year-to-date, were at 41%. He noted that Mr. Wohlfarth was doing great on the wish list. After closing the books on this fiscal year, Mr. Wrathell noted that he should have a better idea of what was added to the fund balance. If some capital projects are scheduled that exceed the \$800,000 budgeted, the budget can be amended to include some of the reserves that were not budgeted. There was \$722,000 in the Capital Projects Fund as of July 31.

**On MOTION by Mr. Prudhomme and seconded by Mr. Maguire, with all in favor, the Unaudited Financial Statements as of July 31, 2014, were approved.**

**ii. Consideration of Fiscal Year 2015 Proposed Meeting Schedule**

Mr. Wrathell presented the Fiscal Year 2015 Proposed Meeting Schedule for the Board’s consideration.

Mr. Wrathell noted that the Fiscal Year 2016 proposed budget was scheduled to be presented on May 13, 2015 but it could be presented in May or June, 2015.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the Fiscal Year 2015 Proposed Meeting Schedule, as presented, and directing Staff to advertise, accordingly, were approved.**

Mr. Morera indicated that the next meeting is scheduled for October 8, 2014 at 6:30 p.m., at this location.

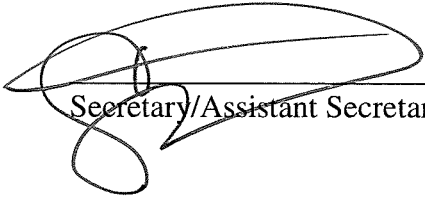
**TWELFTH ORDER OF BUSINESS**

**Adjournment**


There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the meeting adjourned at approximately 9:47 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair