

**MINUTES OF MEETING
SUNSHINE WATER CONTROL DISTRICT**

A Regular Meeting of the Sunshine Water Control District's Board of Supervisors was held on **Wednesday, June 10, 2015, at 6:30 p.m.**, at **Sartory Hall, located in Mullins Park, 10150 NW 29 St. (Ben Geiger Drive), Coral Springs, Florida 33065.**

Present at the meeting were:

Joe Morera	President
Jim Maguire	Vice President
Daniel Prudhomme	Secretary

Also present were:

Craig Wrathell	District Manager
Doug Paton	Wrathell, Hunt and Associates, LLC
Rick Woodville	Wrathell, Hunt and Associates, LLC
Alfred J. Malefatto	Lewis, Longman & Walker, P.A
Gene Schriener	District Engineer
Steve Zielnicki	Craig A. Smith & Associates, Inc.
Cory Selchan	Field Superintendent
John McKune	McKune & Associates
Mark Lynn	Geenspoon Marder, P.A.
Jim Hickey	City of Coral Springs
Ron Stein	City of Coral Springs

FIRST ORDER OF BUSINESS

Call to Order

Mr. Morera called the meeting to order at 6:31 p.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.)

There being no public comments, the next item followed.

FIFTH ORDER OF BUSINESS

Update: City of Coral Springs Request for Municipal Complex Right-of-Way Abandonment

Mr. Jim Hickey, of the City of Coral Springs, provided an update regarding the right-of-way (ROW) abandonment process. He indicated that all easement agreements will go before the City Commission on June 17, 2015 and the staff is recommending approval. Mr. Hickey pointed out that, upon approval, the agreements will go before the County Commission by mid to late summer.

Mr. Hickey mentioned that the Interlocal Agreement, discussed at the last meeting, was finalized and an official copy will be provided to Mr. Wrathell; it is similar to the agreement for the NW 31 Court canal.

Mr. Selchan asked Mr. Ron Stein, City of Coral Springs Construction Manager, to speak to the City about participating in digging the stretch of canal by Sample Road, below the new culvert. Mr. Stein responded that the City would not participate in cost sharing. Mr. Selchan asked if the District could piggyback on the City's contractor but it was too late, which is why he and Mr. McKune sought other avenues. Mr. Selchan stated that there was good will for the District to participate but poor planning prevented participating; future projects with the City will be planned for in advance. Mr. Selchan thanked Mr. Stein for working with the City regarding cost sharing.

Referring to Mr. Selchan's comment about it being too late for the District to piggyback on the City's contractor, Mr. Stein pointed out that the District could piggyback the canal work when the City constructs the municipal complex, to take advantage of the contractor's mobilization and receive a better price, if the District was willing to wait until September or October, 2016.

Mr. Maguire indicated that he spoke with Ms. Jennifer Bramley, with the City, about working together because taxpayers would pay less if the City and the District worked together; he felt that the District should have worked with the City on Art Walk. Mr. Selchan noted that it

was an afterthought. Once the canal was filled, the District became responsible for a small section. Mr. Selchan pointed out that, if the District waited until the municipal complex was under construction, there would be no place to put the material and it would be more difficult to complete the project. Mr. Selchan recalled that the contractor agreed to hold the price, which will be considered later in the meeting. Mr. Maguire thanked Mr. Selchan and Mr. Hickey for their efforts and hoped that a commitment could be made.

Mr. Hickey offered to revise the Interlocal Agreement, if the District wanted to be involved with the municipal complex, to reflect that the City would build the project and the District would pay a portion of the construction costs.

Mr. Morera and Mr. Prudhomme agreed that the District and the City serve the same constituency and both entities should work together on projects, with minimal impact to the community, in a fashion that delivers what residents desire. Mr. Morera pointed out that this is a learning process for future projects. Mr. Hickey agreed.

Mr. Hickey indicated that he spoke with Mr. Selchan about making adjustments for trees and, if there was tree mitigation for any portion of Canal K, the cost of removed trees would be included in the overall site plan for the municipal complex. Mr. Maguire appreciated the offer but noted there are few trees.

Mr. Prudhomme voiced his opinion that the District was too late to piggyback with the Art Walk project and, therefore, should wait 15 months until the City constructs the municipal complex. Mr. Selchan clarified that the Board would choose to wait until the work was bid, based on the current price. In response to Mr. Prudhomme's question, Mr. Wrathell indicated that the \$39,850 proposal for Canal K would be considered under the Seventh Order of Business. Mr. Hickey reported that site work will commence in September or October.

Mr. Wrathell advised that the longer the Board waits, the busier contractors will become, exposing the Board to cost increases. Mr. Hickey pointed out that the cost may be higher or lower, depending on the bids.

- **Discussion/Consideration: \$39,850 Proposal from DP Development for Desilting, Bank Clearing, Bank Restoration and Reshaping, and Sodding of Canal K at the Proposed Municipal Complex**

**** This item, previously the Seventh Order of Business, was presented out of order.****

Mr. Selchan presented the proposal from the Art Walk contractor, DP Development of the Treasure Coast, LLC (DP Development), which was submitted on May 15 and will expire on

June 15, 2015. He and Mr. Schriener agreed that the price was good; it is significantly less than the prior quote of \$52 per cubic yard for silt material removal. Mr. Selchan recommended proceeding with the District's portion of work, followed by the City completing its portion. Mr. McKune concurred.

Mr. Maguire asked if the work is on the right side of Art Walk. Mr. Selchan indicated that trees will be removed and sod installed on the east side of the canal bank, along the post office fence. On the west side, the contractor will place material on the bottom of the lake bank and install sod to stabilize it. In response to Mr. Maguire's question, Mr. Selchan indicated that, according to the proposal, the contractor would dig .5' above elevation zero, or sea level. Mr. McKune clarified that the contractor will dig to the depth of the new culvert. Mr. Maguire questioned if the City work will match. Mr. Selchan replied affirmatively and pointed out that District Staff will determine what is expected from the City. Mr. Maguire inquired if the City would dredge and sod both sides of the canal and clean up the area. Mr. Selchan replied affirmatively, noting that the result would be a nice looking product for the downtown area; everyone would benefit. Mr. Selchan stated that overgrown trees at the post office would be addressed and a request made to the post office to maintain the area. Mr. Maguire reported that, mainly, the City would cut the grass.

Mr. Hickey commented that it is a good price and both entities are removing between 2' and 3' of silt to reach the .5 depth. Mr. Maguire clarified that the decision before the Board was whether to complete the project now or after the City completed its portion, in hopes of obtaining a better price.

Mr. Prudhomme questioned if the lake bank would be left in good condition after the City removed the trees. Mr. Selchan explained that almost all of the trees are evasive and could be removed without causing much disruption. Mr. Selchan offered to be on site to monitor the work and expressed confidence in the contractor, who performed well in past work.

Mr. Morera reported that he visited the site to observe the work to be completed and the conditions. He felt that, for the amount of work with this contractor, the proposed price was good. He supported Staff's recommendation to proceed with the District's portion of the project. Mr. Morera believed that, once the City proceeds with construction of the municipal complex, all of the requirements and specifications that the City will follow should piggyback the portion of the work that the District completed and the site will be uniform and aesthetically pleasing. He hoped the project would not cause a disruption for the rental property on the west side.

Mr. Schriener noted an additional amount for permit fees.

On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the proposal from DP Development for desilting, bank clearing, bank restoration and reshaping, and sodding of Canal K at the proposed municipal complex, in a not-to-exceed amount of \$39,850, plus permit fees, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Coral Lago Plat Agreements

- A. Agreement for the Issuance of Building Permits Prior to Plat Recordation**
- B. Supplemental Agreement to County Agreement for Pre-Plat Work**

Mr. Mark Lynn, of Greenspoon Marder, P.A., representing the owner of Coral Lago, Sample Road Investments, presented an agreement for the issuance of building permits prior to plat recordation. He explained that the Coral Lago plat was approved and will be recorded in due course but the developer wanted the ability to apply for and have permits ready at the time the plat is recorded; however, a separate petition must be filed with the City and the County. Mr. Lynn indicated that, as the owner of a portion of the Coral Lago plat, the District must execute the agreement. He pointed out that District Counsel reviewed the agreement and requested a supplemental agreement for the pre-plat work, which Mr. Lynn prepared and sent to Mr. Lewis, for approval. Under the supplemental agreement, if the developer pulls any permits with the District or the City, certain conditions must be followed; for instance, the permits expire if the plat is not recorded within 18 months. All conditions of the City permits are now the conditions of any permits issued by the District. Mr. Lynn requested that the Board consider both agreements, since District Counsel approved them.

Mr. Morera asked Mr. Malefatto if he reviewed the agreements. Mr. Malefatto advised that he reviewed the agreements with Mr. Lewis and both were in order. Mr. Malefatto explained that the supplemental agreement provides the District with the ability to review permits but the issuance of building permits, prior to plat recordation, is required because the District is a co-owner of the property. It does not contain any District obligations, only developer obligations.

Mr. Wrathell advised that he perused the agreements and had no issues.

On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the Agreement for the Issuance of Building Permits Prior to Plat Recordation and Supplemental Agreement to County Agreement for Pre-Plat Work, were approved.

▪ **Coral Lago Easements**

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

Mr. Lynn presented three easements, affecting the north parcel of the property, and indicated that Letters of No Objection (LONOs) were requested and received from the utilities. Staff is petitioning the City to abandon those easements. Mr. Lynn advised that the District is a co-owner of the property and the easements run through a part of the District’s property; therefore, the District must execute the applications to abandon the easements, along with the developer. He noted that a LONO was received from the District Engineer stating that they have no interest in the easements and Staff is requesting that the District execute the petition.

Mr. Morera asked if this was something new. Mr. Lynn replied affirmatively; it was a basic request for the Board to approve, subject to review and approval by District Counsel.

Mr. Maguire indicated that he was comfortable signing the easements, based on review and approval by Mr. Wrathell and District Counsel.

Mr. Schriener reviewed the easements and was comfortable with them.

Mr. Wrathell offered to review the easements after District Counsel but noted that, if the District Engineer had no issues, he would have no issues.

Mr. Morera suggested that the motion be contingent upon District Counsel review.

Mr. Lynn requested that the Board authorize approval of the petitions for the abandonments of two easements in Coral Lago.

Mr. Wrathell asked if Mr. Selchan approved of the easement abandonments. Mr. Selchan replied “we do not use them”. Mr. Selchan advised that, as part of this project, the City provided new easements for the District’s use, once the plat is accepted.

Mr. Malefatto asked if the request was for the Board to approve the request from the City to abandon the easements. Mr. Lynn confirmed that there were three easements but only two easements affect the District’s property.

Mr. Morera questioned what action was necessary, since the District Engineer and Mr. Selchan reviewed the easements and had no objection; a LONO was submitted to the City,

stating that the District had no interest in the easements. Mr. Wrathell indicated that a motion to authorize District Staff to execute the petition for abandonment of the two Coral Lago easements was in order.

On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, authorization for District Staff to execute the petition for the abandonment of two easements in Coral Lago, was approved.

SEVENTH ORDER OF BUSINESS

**Discussion/Consideration: \$39,850
Proposal from DP Development for
Desilting, Bank Clearing, Bank
Restoration and Reshaping, and Sodding
of Canal K at the Proposed Municipal
Complex**

This item was discussed during the Fifth Order of Business.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-3,
Approving the District’s Proposed
Budgets for Fiscal Year 2015/2016 and
Setting a Public Hearing Thereon
Pursuant to Florida Law; Addressing
Transmittal, Posting and Publication
Requirements; and Providing an Effective
Date**

Mr. Wrathell presented the proposed Fiscal Year 2016 budgets, which commence on October 1, 2015 and run through September 30, 2016. He advised that the Board has the next few months to amend the budget.

Mr. Wrathell indicated that the vital portions of the budget were capital projects and the Lanzo Construction Co. (Lanzo) litigation. He noted no significant changes compared to the current fiscal year budget.

Mr. Wrathell referred to Page 10 and stated that the projected assessment increase was \$215.75 to \$220.04, assuming that the Board approved the budget, as proposed, with a 4% discount. He explained the 4% discount for early payment and detailed the sources of revenue. Mr. Wrathell pointed out that the debt assessment amount remains consistent, each year, which was projected at \$56.10 but the “Assessment per unit - general” amount fluctuates; there was a

\$4 increase from \$159.65 to \$163.94, which equated to an overall increase of approximately 1.99%.

Referring to Page 1, Mr. Wrathell indicated that the Fiscal Year 2016 gross assessment levy was \$2,759,494, versus \$2,687,307 budgeted in Fiscal Year 2015; with the allowable 4% discount, the actual revenue to fund the budget would be \$2,649,114. He noted that the amount budgeted for “Cost recovery” was conservative but, with the offsetting expenses, it was a “wash”.

Under “Expenditures”, on Page 1, Mr. Wrathell reviewed the “Professional & administration” expenditure line items, noting minor adjustments in various line items. He called attention to slight Consumer Price Index (CPI) adjustments under “Management/accounting/recording” and “DSF & CPF accounting”. This year, \$100,000 was budgeted for “Legal: litigation”, which resulted in the increased assessment but, overall, “Legal” was reduced by \$5,000. Mr. Wrathell noted slight increases in “Audit” and “Human resource services” and a slight decrease in “Legal advertising”. He explained that “Rent – operations facility” related to the space rented from the Coral Springs Improvement District (CSID), for Mr. Selchan and his staff, increased slightly.

Mr. Wrathell reviewed the “Field operations” expenditures, on Page 1. He referred to “Salaries and wages” and noted that the District was significantly over budget, after adding a 5% increase to existing salaries. “FICA taxes” and “401a retirement plan” decreased slightly. Mr. Wrathell advised that “Health insurance” was increased, in anticipation of next year’s rate increases. He explained that “Engineering” increased from \$220,000 to \$260,000, due to the depletion of bond funds, anticipated costs from the West Outfall Canal and upcoming capital projects.

Mr. Morera asked if the District was billed by Florida Power & Light (FPL) at the same rate as homeowners, per kilowatt. Mr. Schriener replied that the District pays a commercial/industrial rate. Mr. Selchan noted that, when the pump stations are running, bills average between \$8,000 and \$9,000 per month, during pumping season.

Mr. Wrathell indicated that “Insurance” was related to property insurance and “Repairs and maintenance” was a carryover from prior years and related to ongoing projects that were not considered part of the capital plan. Under “Operating supplies”, Mr. Wrathell explained that “Chemicals” are purchased in bulk by Mr. Selchan. According to Mr. Selchan, every year is different, based on weed growth; he only purchases what is necessary. Mr. Wrathell noted a

slight increase in “Fuel – trucks/equipment”. In response to a question from Mr. Morera, Mr. Selchan indicated that staff trucks obtain fuel from the pumps at CSID.

Under “Capital outlay”, Mr. Wrathell noted an increase from \$844,250 to \$1,288,320, which was due to a decrease in the fund balance of \$444,070 that will be applied towards capital projects, in anticipation of the West Outfall Canal project. He suggested allocating \$1,288,320 towards capital projects, assuming the full \$844,250 was not spent during the remainder of Fiscal Year 2015. Mr. Selchan indicated that the actual amount for the West Outfall Canal project will be determined, once bids are received. Mr. Wrathell reiterated that this would not negatively impact the fund balance, as half of what was budgeted for Fiscal Year 2015 will be spent and the other portion will be applied to the 2016 capital projects.

Mr. Wrathell indicated that “Contingencies” increased from \$3,370 to \$5,000 but Mr. Selchan never exceeded the budget or utilized contingency funds. Mr. Wrathell stated that the contingency could be reduced but noted that it helps to add to the fund balance to provide additional funds for capital projects and/or disaster recovery. Mr. Wrathell pointed out that “Tax collector” and “Property appraiser” increased slightly, based on the actual amounts charged by the tax collector and property appraiser. The funds remaining from “Truck replacement” were carried over to Fiscal Year 2016. He explained that the “3 months working capital” was based on the amount of money to be set aside because the next fiscal year begins on October 1, 2015 and tax collections will not arrive until mid-December. Mr. Wrathell explained that the increase in the “Unassigned” fund balance was a projection, assuming that \$444,070 was used and a portion of the \$1,888,200 can be added to “Disaster recovery”, set aside for capital improvements or remain in the “Unassigned” fund balance.

Mr. Wrathell referred to Pages 3 through 6, which defined all expenditures, and reiterated that this was the first step in the budget process. His intent was to place the discussion of the proposed budget on each agenda until the public hearing.

Mr. Morera asked if \$500,000, in “Unassigned” funds, could be transferred to “Disaster recovery”, leaving \$1,388,200 in “Unassigned” and increasing “Disaster recovery”. Mr. Wrathell replied affirmatively. Mr. Morera pointed out that, with approximately \$1,300,000 in capital outlay, approximately \$2,700,000 was available for District improvements. Mr. Wrathell clarified that there was \$2,600,000 available and the \$1,888,200 in “Unassigned”, assumed that all projections in the budget were met and the District received all anticipated revenues.

Mr. Wrathell pointed out the following purposes of the “Unassigned” fund balance:

- Shows the public that the District is building up cash for legitimate reasons.
- Gives some degree of future planning.
- Allows the Board flexibility to use the funds on what the Board deems appropriate.

Based on Mr. Morera's direction, Mr. Wrathell will transfer \$500,000 from "Unassigned" fund balance to "Disaster recovery".

Mr. Maguire asked if the assessment amount was \$85,000. Mr. Morera confirmed that the assessment was \$72,209, based on the projected increase of 1.99%. Mr. Wrathell pointed out that the number of assessable units can shift, from year to year, based on the number provided by the property appraiser, which, according to Page 10, anticipated 16,832 assessable units.

Mr. Morera questioned how the District's projected assessment for Fiscal Year 2016 compared to neighboring districts. Mr. Wrathell indicated that the District was lower than "everyone else". Mr. Morera asked how the assessment compared, for drainage districts, only. Mr. Paton indicated that the CSID assessment was about \$150 per year, per unit; however, the assessment in the newer areas of North Springs, on Wiles Road, was higher, at least \$300 per year, per unit, for drainage, compared to older sections of North Springs, east of University Drive, which is lower.

Mr. Wrathell reminded the Board that a \$220 assessment, which would be 4% lower, if a resident paid in November, was relatively inexpensive, considering the cost for flood insurance. He noted that the District just built new pump stations and \$56 of the assessment was related to repaying the bonds. Mr. Wrathell pointed out that the District was undertaking a massive amount of work, due to infrastructure that was neglected for decades and taking a system primarily constructed in the 1960s and bringing it into the 20th century. He advised that adjustments to reduce assessments would reduce the amount available for capital projects and having less contingency would put the District at risk in the event of a hurricane.

Mr. Morera voiced his opinion that the proposed 1.99% assessment increase was minimal for the \$3,000,000 worth of projects that the Board wants to accomplish over the next three years. He had ideas that he would address with Mr. Wrathell and discuss at a future meeting.

Mr. Maguire stated that finalizing the 5-year plan with the new District Engineer would help the Board see the bigger picture and determine if assessments should be increased. Mr. Schriener reported that he discussed this issue with Mr. McKune, recently, and they will prepare a

list of priority projects, with the West Outfall Canal is at the top of the list. Mr. Wrathell agreed that the West Outfall Canal was a priority.

Mr. Maguire voiced his opinion that Canal Z looks great and the West Outfall Canal does not look bad.

Mr. Wrathell reviewed the “Debt Service Fund” budget and the debt service schedule, for the Series 2011 bond, on Pages 7 through 9. He pointed out “Principal” of \$245,000 and “Interest” of \$629,681, to make the November 1, 2015 interest payment of \$314,840.63, May 1, 2016 principal and interest payment of \$559,840.63 and November 1, 2016 interest payment of \$311,471.88. Mr. Wrathell indicated that there was a required “Debt service reserve balance” of \$439,839 for missed interest payments and to make the bondholders whole, “Interest expense – November 1, 2016” of \$311,472 and an overall “Projected fund balance surplus as of September 30, 2015” of \$110,402. He pointed out that, in future years, the District can build up extra cash, beyond what is required for the debt service reserve, to lower assessments or use the available on-hand cash, as opposed to tapping into the reserve if property owners were late paying their assessments.

Mr. Wrathell referred to the projected assessment table, on Page 10, and the District maps. He explained that Broward County requires assessments to be included on truth in millage (TRIM) notices sent to property owners, in advance of yearly tax bills. If the assessment increase reaches a certain threshold, the District must mail 197 Notices, although there was cushion in the number provided to Broward County for TRIM purposes. He suggested that the Board make a decision prior to the public hearing in September.

Mr. Paton reminded Mr. Morera that there will be more assessable units when The Reserve and Coral Lago are completed.

Mr. Maguire asked if the \$30,000 budgeted for “Truck replacement” was to replace one vehicle per year. Mr. Selchan indicated that the intention was to start a fund and budget \$30,000 per year so that, every five years, the entire fleet of trucks could be replaced; however, due to confusion, this did not occur. This year, \$30,000 was added to the first \$30,000 and, in two years, four or five trucks can be purchased. Mr. Selchan pointed out that the bills to repair the existing trucks are high, in addition to the downtime and shuffling staff to the working trucks. In response to Mr. Morera’s question, Mr. Selchan indicated that there are currently five trucks; one was purchased in 2007, three in 2009 and Mr. Selchan’s vehicle was purchased in 2012. Mr. Morera asked if the plan is to purchase new trucks in 2017. Mr. Selchan stated that he would

like to utilize reserve funds to purchase new trucks next year. Mr. Morera questioned whether the trucks are purchased through a program. Mr. Selchan explained that the trucks are purchased for \$25,000 each, through a state bid list, which offers a great deal. Mr. Maguire asked if one or two vehicles could be replaced each year. Mr. Selchan preferred to replace all of the trucks at the same time because they carry the same mileage and wear and tear. Previously, trucks were leased every four years, when rates were low, and there was no downtime. Mr. Maguire expressed concern about the 2007 vehicle.

Mr. Wrathell will reduce the “Unassigned” fund balance by \$60,000, increase “Truck replacement” from \$60,000 to \$120,000 and transfer \$500,000 from “Unassigned” to “Disaster recovery”.

Mr. Wrathell presented Resolution 2015-3 for the Board’s consideration and read the title into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSHINE WATER CONTROL DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2015/2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE”

Mr. Wrathell announced that the public hearing was scheduled for September 9, 2015 at 6:30 p.m., at this location.

On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, Resolution 2015-5, Approving the District’s Proposed Budgets for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon Pursuant to Florida Law, for Wednesday, September 9, 2015 at 6:30 p.m., at this location, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Bids for the Removal of Trees to Clear the Canal Bank Adjacent to Country Club Towers

- A. Castle Tree Art, Inc. [\$3,275]**
- B. JLS Tree Services [\$3,950]**
- C. Need Trees Trimmed, Inds. (NTTI) [\$2,800]**

Mr. Selchan reported that Country Club Towers residents contacted the District Office to participate in the District’s tree clearing program. Mr. Paton provided an agreement to a representative of Country Club Towers, which was executed and the project was put out for bid. Mr. Selchan provided three proposals from qualified contractors and recommended awarding the contract to the lowest bidder, Need Trees Trimmed, Inds., (NTTI), for \$2,880.

In response to Mr. Maguire’s question, Mr. Selchan indicated that the canal is directly across from Country Club Towers, on the west side. The District is only clearing a 300’ section adjacent to the Country Club Towers property. Mr. Maguire asked what was behind Country Club Towers. Mr. Selchan replied the La Placida community, with only one tree at the end of the fence where the two properties meet. The school property was cleared of trees after the hurricane, a palm tree and a small oak tree remain. Mr. Selchan pointed out that the community across from Country Club Towers is relatively new and their homeowners association (HOA) maintains the trees.

Mr. Morera asked why sod was not included in the bid. Mr. Selchan indicated that the sod will be installed after the tree removal. Mr. Morera asked about tree permitting concerns. Mr. Selchan had no concerns. Mr. Maguire asked if staff will replace the sod or rebid it later. Mr. Selchan indicated that he will obtain prices if sod replacement is a big job but, if only a couple of pallets of sod are needed, staff will install the sod.

On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, awarding the contract for removal of trees to clear the canal bank adjacent to Country Club Towers to Need Trees Trimmed, Inds. (NTTI), the lowest responsive responsible bidder, in a not-to-exceed amount of \$2,880, was approved.

TENTH ORDER OF BUSINESS

Approval of May 13, 2015 Regular Meeting Minutes

Mr. Morera presented the May 13, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 100: Change “CDD” to “District”

Line 398: Change “Canal Z” to “Canal K”

Line 398: Change “Canal Z” to “Canal K”

On MOTION by Mr. Prudhomme and seconded by Mr. Maguire, with all in favor, the May 13, 2015 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Communications

Mr. Maguire commented that he was happy with today’s conversations between the Board and the City and felt that the District had some responsibility for canal cleaning and making all canals look like Canal Z.

Mr. Maguire thanked Mr. Selchan and his team for doing a “wonderful” job and was pleased that the District was purchasing new trucks. He announced that a pump station was named after Mr. Selchan and thanked Mr. Selchan for the opportunity to tour the District and observe District staff.

Mr. Selchan expressed appreciation for naming the pump station on Royal Palm Boulevard after him. Mr. Wrathell noted that it was a well-deserved honor. Mr. Selchan thanked Mr. Maguire for taking time out of his schedule to meet with him and his staff to observe the work that staff performs, as he felt that this was the best way for the Board to understand what the District is trying to accomplish.

Mr. Morera reported that he attended the pump testing that Trio Development Corporation performed, the results of which will be discussed by the District Engineer.

Mr. Morera thanked Mr. Selchan for the tour of the District, on Friday, to give him a “first-hand experience” of the District and learn the scope and impact of projects.

Mr. Morera announced that he was reappointed to the Human Rights Board, by County Commissioner Stacy Ritter; he has served for four years.

Mr. Morera advised that the Coral Springs Chamber of Commerce was sponsoring a fundraiser on Saturday, June 13, 2015, between 7:00 p.m., and 9:00 p.m., at Kraeer Funeral Home in Coral Springs, for the Vietnam and Martin Luther King, Jr., monument walls. The cost was \$35 for two drinks and finger foods. The theme was “Studio 54 Grooving to the 70’s”.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Malefatto provided an update on the Lanzo litigation, which Mr. Lewis reported on last month. Mr. Malefatto advised that the motion to dismiss the complaint would be heard on Friday, in Circuit Court, and the lead attorney handling the litigation is Mr. Matthew Taylor. He noted that, if the motion was granted, the likelihood was that the Judge would rule to amend so the complaint could be refiled as an amended motion.

Mr. Malefatto indicated that Mr. Lewis recently returned from vacation and Mr. Capko was leaving on Monday for a four-month sabbatical.

B. Engineer: *Craig A. Smith & Associates*

- **Monthly Engineer’s Report: May 6, 2015 - June 3, 2015**

Mr. Schriener presented the Engineer’s Report. He introduced Mr. Steve Zielnicki, of Craig A. Smith & Associates (CAS), who is handling the permits. Mr. Zielnicki will attend next month’s meeting in Mr. Schriener’s absence.

Mr. Schriener reported on the status of permits and reviews, stating that he reviewed the preliminary site plans for the City’s municipal complex and corresponded with Site Design Engineer, Mr. John England, of Miller Legg. Miller Legg is working on the design plans for the boat ramp, canal cross section and culvert locations.

Regarding Art Walk, the Senior Inspector at CAS, performed an inspection of the newly installed box culvert with Mr. Selchan on June 1, 2015. Because there was 4’ of water in the culvert, a diver will video inspect the interior. Pictures were provided to the Board.

Mr. Morera suggested that Mr. Schriener use a slide projector. Mr. Schriener will do this and display a large picture of the District’s canal system, at every meeting.

Mr. Schriener reported that the trash bond for Country Club of Coral Springs clubhouse was pending. Mr. Paton confirmed that he did not receive the trash bond but received a letter from Mr. Brian DeGirolmo, of DeGirolmo & Associates (DeGirolmo) stating that they were waiting for the property to close. Mr. Schriener indicated that the Coral Lago trash bond was received, along with the plans and permits. Regarding the University Drive turn lane, Mr. Schriener reported that the LONO was sent.

Mr. Schriener indicated that the Plat Waiver Exemption, submitted by Miller Legg for Cornerstone Plaza, was reviewed by CAS and inconsistencies were noted on the development plans. CAS requested additional information from Miller Legg.

Mr. Schriener advised that Mr. Lynn submitted a request for plat exemption and vacation of a 6’ utility easement for The Reserve, Broken Woods south parcel. He noted that CAS met

with Mr. Lynn and Mr. DeGirolmo regarding the project and requested actions. CAS provided a LONO for both requests.

Mr. Schriner provided a summarization of meetings held in May and the status of current District-wide projects.

Mr. Schriner reported on the Pump Station 1 testing, which Mr. Selchan, Mr. Morera, CAS staff, representatives of IBI Group, Inc. (IBI), Hillers Electric (Hillers), Moving Water Industries (MWI) and Mr. McKune attended. Data was collected and is currently being analyzed; it would be premature to provide results. He pointed out that the performance of the pump testing was encouraging; the anti-vortexing vanes were effective but there were some concerns, as amperage readings on all pumps exceeded the service factor and the power supply from FPL was unbalanced. Hillers will be on site tomorrow to conduct further testing.

Mr. Schriner discussed several observations. The motors ran at elevated temperatures and were deemed deficient, which was the reason for the exceeded amperages. The pumps were able to draw down to a water elevation of 4.2' to 4.8', on the intake side, which was positive but then the pumps "tripped out". The power supply was adequate and balanced to run three pumps on a generator, meaning that the problem is with the FPL power supply.

Mr. Schriner advised that plans were discussed for slowing the pump speed by reducing the pump pulley and belt. Mr. Jim Endress, MWI Pumps Engineer, is obtaining the right size pulley.

Mr. Selchan pointed out that Hillers, the company that constructed the pump station, and Current Connections, the firm that installed the wiring, will work together to confirm that the issue is with the FPL power supply and work on remedies. Mr. Selchan voiced his opinion that the results of the testing were positive; some concerns were confirmed, while others were not as bad as anticipated. He asked to continue with further testing to reach final conclusions, which will be reported to the Board.

Mr. Wrathell questioned how the pumps drawing down to a water elevation of 4.2' to 4.8', on the intake side, compared to the design of the system. Mr. Schriner did not know but will provide calculations.

Regarding the speed of the pumps, Mr. Wrathell recalled IBI stating "We paid for a Cadillac type of pump and instead are running it like a Hyundai". Mr. Schriner disagreed with the pump "running like a Hyundai", as the pump is above where it originally was. Mr. Selchan clarified that they are not slowing the pumps, as the actual speed is yet to be determined.

Mr. Wrathell concluded that, even with ongoing testing, according to the engineers' design, the pump station is not running at 100% capacity. Mr. Schriener explained that the pumps were designed at a certain gallonage per minute and, at this time, gallonage is lower. Mr. Wrathell pointed out that it is a separate and distinct issue. Mr. Schriener concurred.

Mr. Wrathell questioned whether the pump tripping was attributable to lowering the water and the amperage, if there was a storm event or if the amperage issue could trip the pumps at any point during pumping. Mr. Schriener could not confirm this but noted that the amperage was high, regardless of the water level, and the motors heated up. Mr. Selchan pointed out that, historically, the pumps will fail. Mr. Schriener surmised that the horsepower (hp) was too low. Mr. Morera felt that, instead of 125 hp, it should be at 150 hp. Mr. Schriener concurred. Mr. Selchan pointed out that 150 hp is the minimum. Mr. Wrathell asked if the recommendation was to slow the pumps to increase the horsepower. Mr. Schriener indicated that, if the speed on the pumps was lowered, extra horsepower was not necessary. Mr. McKune advised that the pump works fine but the issue is with the motor.

Mr. Maguire asked if there is a warranty on the pump and motor for manufacturer defects. Mr. Schriener indicated that there is no manufacturer defect; there is a design flaw.

Mr. McKune was optimistic that there were inexpensive solutions to allow Mr. Selchan to operate the pump station; the goal was better pump performance.

Mr. Wrathell clarified that his questions pertained to the design of the pump station by IBI and what the District was originally sold and paid for. Mr. Schriener pointed out that the answer was premature and did not want to speculate; the Board would receive a full report. Mr. Schriener advised that the horsepower was driving up the amperage and causing pump issues.

Mr. Morera received a testing update from Ms. Patricia Ramudo, at IBI. Mr. Schriener confirmed that Ms. Ramudo and Mr. Mark Lee, from IBI, observed the testing. Mr. Selchan acknowledged that he invited IBI to attend. Mr. Morera requested that IBI remain involved.

Regarding the IBI files, Mr. Schriener contacted four firms that Mr. Selchan recommended from the vendor list; they will go to IBI's office on Thursday, June 18, 2015, from 10:00 a.m., until 12:00 p.m., to examine every file box and provide a quote for creating electronic files. Mr. Schriener will provide a recommendation and quote to the Board at a future meeting.

C. Engineering Consultant: *John McKune*

There being no report, the next item followed.

▪ **Engineer: *Craig A. Smith & Associates***

Discussion continued.

Mr. Maguire questioned the timetable for receiving a five-year plan. Mr. Schriener indicated that he will provide a list of projects for the five-year plan at the August meeting; the plan was delayed due to the transition and the pump testing.

Mr. Selchan asked what items should be included on the list and if they should have a detailed list with the items to be completed, the price and estimated timeframe for completion. Mr. Schriener had no estimated costs and suggested placing the ten current projects in order of importance, based on cost.

Mr. Selchan expressed concern that, if \$5 million was estimated for the West Outfall Canal and the operating budget was \$1 million per year, it would take five years to complete one project. Mr. Selchan preferred cost estimates to determine what projects could be accomplished in five years. Mr. Maguire pointed out that the list will identify the amount to assess residents.

Mr. Prudhomme believed that putting a number with the project runs the risk of the cost increasing, if the project is delayed. He suggested creating a list and revisiting the list at every meeting, or twice per year, to determine what projects could be accomplished quickly with available money, instead of saving for an expensive item. Mr. Prudhomme preferred not having an estimate for any project until the Board was serious about completing the project.

Mr. Selchan pointed out that the West Outfall Canal was the highest priority and the most expensive project.

Mr. McKune recommended that the Board update the Water Control Plan (WCP) in the near future, as part of the WCP includes a five-year Capital Improvement Program (CIP), which includes a list with the name of the project, estimate of the cost, length of time to complete the project and the total estimated cost for all projects, which is typically within 25%.

Mr. McKune suggested that the Board review the total estimated cost and determine how the project fits into the entire CIP and direct Mr. Schriener to provide a work authorization to update the WCP and CIP.

Mr. Schriener clarified that cost estimates are a generation of costs, starting with conceptual costs and refining them. He pointed out that the first cost was usually higher and slowly decreased. Mr. Morera suggested starting with a \$10 million budget, bringing it in at \$6 million and completing the project under budget.

Mr. Schriener agreed with updating the WCP, which could be utilized for funding purposes.

Mr. McKune suggested that the Board hire a contractor for \$10,000, request an estimate, add 15% and sell bonds to fund the work.

D. Field Supervisor: *Cory Selchan*

Mr. Selchan reported that, since the last meeting, the District received several inches of rainfall but it did not make a difference, as there was a loss of water on both sides. He pointed out that most areas of Florida are receiving rainfall except for South Florida; rain is badly needed.

Mr. Selchan thanked Mr. Maguire and Mr. Morera for touring the District. Mr. Prudhomme is scheduled to tour the District next week.

Mr. Selchan commented that he enjoyed his discussions with the Board Members, as having input helps staff focus their direction. He thanked the Board for their consideration of how staff performs the operation and advised that, in the last eight years, the Board has focused more on employees, which staff appreciates.

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

i. Approval of Unaudited Financial Statements as of April 30, 2015

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2015. He reported that, according to the “Balance sheet”, on Page 1, the cash position was growing, due to tax collections but, as revenues decreased, cash would be drawn down by expenses. The District was in good shape.

Referring to the “Debt Service Fund”, Mr. Wrathell indicated that a portion of the revenue was used to make the May 1, 2015 principal payment. On Page 5, Mr. Wrathell advised that the construction account balance was \$288,000.

Mr. Wrathell reported that assessment collections were at 88%, through April, versus 92% last April, which may be due to a timing issue but of no concern, as tax certificate sales are in June.

Mr. Wrathell indicated that, on Page 3, expenditures were at 28%, which was due to the \$844,000 budgeted for capital projects not taking effect.

On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the Unaudited Financial Statements as of April 30, 2015, were approved.

ii. NEXT MEETING DATE: July 8, 2015 at 6:30 P.M.

Mr. Wrathell reported that the next meeting will be held on July 8, 2015 at 6:30 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the meeting adjourned at 8:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair