

1 **MINUTES OF MEETING**  
2 **SUNSHINE WATER CONTROL DISTRICT**

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4 A Regular Meeting of the Sunshine Water Control District’s Board of Supervisors was  
5 held on **Wednesday, May 10, 2017, at 6:30 p.m., at Sartory Hall, located in Mullins Park,**  
6 **10150 NW 29 St. (Ben Geiger Drive), Coral Springs, Florida 33065.**

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8 **Present at the meeting were:**

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10 Joe Morera President  
11 Jim Maguire Vice President  
12 Daniel Prudhomme Secretary

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14 **Also present were:**

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16 Craig Wrathell District Manager  
17 Cindy Cerbone Wrathell, Hunt and Associates, LLC  
18 Terry Lewis District Counsel  
19 Gene Schriener District Engineer  
20 Steve Zielnicki Craig A. Smith & Associates, Inc.  
21 Orlando Rubio Craig A. Smith & Associates, Inc.  
22 Cory Selchan Field Superintendent  
23 John McKune McKune & Associates  
24 Jane Storms Pulice Land Surveyors  
25 Elizabeth Tsouroukdissian Pulice Land Surveyors  
26 Jim Hickey Assistant Director of Development Services,  
27 City of Coral Springs  
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30 **FIRST ORDER OF BUSINESS**

**Call to Order**

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32 Ms. Cerbone called the meeting to order at 6:34 p.m.

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34 **SECOND ORDER OF BUSINESS**

**Roll Call**

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36 Ms. Cerbone called the roll and noted, for the record, that all Supervisors were present, in  
37 person.

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39 **THIRD ORDER OF BUSINESS**

**Pledge of Allegiance**

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41 All present recited the Pledge of Allegiance.

42     ▪     **Plat Discussion and Recommendations**43             *\*\*\*This item, previously part of Item 9B, was presented out of order.\*\*\**

44             Mr. Jim Hickey, Assistant Director of Development Services, City of Coral Springs,  
45     discussed the plat with the existing City Hall building. In 2014, the previous District Engineer  
46     reviewed and approved the plat to move forward. This year, the plat was approved by the City  
47     Commission, as it was believed that it was approved by the District. The plat would subdivide  
48     the land. Mr. Hickey referred to an aerial photograph showing property owned by the City, the  
49     District and the POA. The City owned the property on either side of the canal. The City was  
50     preparing to advertise a Request for Proposals (RFP) for the four-acre City Hall site. If an  
51     agreement was reached by the two property owners, the four-acre and seven-acre sites would be  
52     up for sale and the development may become one large parcel. At that point, the City may  
53     request culverting or to relocate the canal. Any building constructed on either parcel must be  
54     approved by the SWCD Board. Not knowing what development may occur on the site, Mr.  
55     Hickey suggested delaying an easement. Mr. Wrathell stated that, if an underground culvert was  
56     built and the canal was filled in at the culvert, replatting would not affect the District.

57             Mr. Lewis stated the issue raised by the District Engineer was whether the entrance road  
58     farthest to the east, on the City's parcel, could be moved, if necessary, so that the District could  
59     operate and maintain the canal, and what procedure would dictate how or where the entrance  
60     might be relocated. Mr. Hickey asked if the District wanted a separate and distinct easement  
61     from the actual ingress and egress access. Mr. Lewis replied affirmatively. Mr. Schriener  
62     suggested leaving the plat as is and the District could request an easement, if necessary. Mr.  
63     Lewis wanted to avoid issues with a potential buyer. Mr. Wrathell suggested entering into an  
64     easement agreement to remove any uncertainty on the part of a new developer. Mr. Lewis stated  
65     that, if an easement was granted, the District could abandon it at any time. The City Commission  
66     must approve an easement agreement and the Commissioners may question why an easement  
67     was being recorded over a portion of the plat where there was an ingress point.

68             Mr. Morera asked if it could be a condition of the sale of the property that the purchaser  
69     grants an easement to the District. Mr. Lewis replied affirmatively. Mr. Schriener stated that the  
70     new buyer must agree to vacate the District's ROW. Mr. Lewis felt it would be in the City's  
71     interest to condition the sale, as discussed, for public disclosure.

72 Mr. Wrathell stated that an easement agreement would cost about \$2,000 and no future  
73 enforcement would be necessary. The Agreement would not affect the plat.

74 Ms. Jane Storms, Pulice Land Surveyors, Inc., stated that the District had access from the  
75 north, for maintenance.

76 Mr. Wrathell stated if a private land Developer were making the request to sign the plat,  
77 the Board would not approve it without an easement agreement. He was concerned about when  
78 the property transitions to the Developer.

79 Upon further discussion, the plat was not signed. The District would wait for Mr. Hickey  
80 to confirm the Commission’s approval of the easement agreement.

81 Mr. Lewis suggested the condition that a third party must agree to whatever easement the  
82 District needs, prior to closing. If the easement agreement was a condition of closing, the  
83 Developer would not own anything until the agreement was in place. Mr. Wrathell asked if a  
84 perspective site plan would be part of the RFP submittal. Mr. Hickey replied that it would be a  
85 conceptual site plan. Mr. Wrathell stated that, prior to closing, the District would have a good  
86 idea of what the Developer wanted to do with the property and how it would affect the District.

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88 **On MOTION by Mr. Maguire and seconded by Mr.**  
89 **Prudhomme, with all in favor, approving the plat subject to the**  
90 **City of Coral Springs agreeing that the sales contract would**  
91 **include a condition that the District would be granted an**  
92 **easement wherever necessary, prior to closing, and there would**  
93 **be no closing unless that occurred, were approved.**

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96 Mr. Maguire asked if the two parcels would be sold together. Mr. Hickey stated that the  
97 Village Square property had seven owners and five were discussing the possibility of selling.  
98 The percentage of sale was not agreed on. Discussion ensued regarding a mixed-use zoning  
99 district. Mr. Prudhomme heard comments from residents indicating that they would remain in  
100 Coral Springs if there were 2,500 to 3,000 square foot condos, in a high rise. Mr. Hickey stated  
101 that was part of the zoning district. The City was trying to build a downtown with nighttime use,  
102 restaurants, etc.

103 Mr. Lewis requested a copy of the City’s RFP.

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105 **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.)*

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There being no public comments, the next item followed.

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112 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-4, Approving the District’s Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing an Effective Date**

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Ms. Cerbone presented Resolution 2017-4 for the Board’s consideration. On Pages 1 and 2, “Audit” increased from \$10,400 to \$10,700. There was a 2% CPI increase for “Human resource services”. A reduction was proposed for “Dues, subscriptions, etc.”, based on expenses, to date. “Rent - operations facility” increased 3% and “Insurance” increased \$2,000. Ms. Cerbone stated that, in Fiscal Year 2017, the District was not fully staffed; the budget line item “Salaries and wages”, under “Field Operations”, was based on the proposed full staffing model with a 5% increase, along with overtime. Under “Health insurance”, it was assumed that the District would be fully staffed for the entire year. The current plan amounts were grossed up by 10%, assuming a 10% increase in health care costs. “Workers’ compensation insurance” decreased from \$24,840 to \$21,000. “Cost recovery” increased from \$12,000 to \$17,500 and “Insurance” increased from \$33,486 to \$38,000. For Fiscal Year 2017, \$1.6 million was budgeted for “Capital outlay”, approximately \$800,000 of fund balance was utilized and assessments increased 3%. For Fiscal Year 2018, “Capital outlay” would remain at \$1.6 million. If assessments remained at 3% and there were no other budget changes, \$687,000 of fund balance would be utilized, to cover expenditures. It was anticipated that fund balance for Fiscal Year 2018 would increase by more than \$800,000. Under “Other fees and charges”, “Disaster recovery” increased from \$2.5 million to \$3 million. A “Truck replacement” line item was added, with a “Truck Replacement Schedule”, on Page 10.

Ms. Cerbone proposed a Public Hearing date of September 13, 2017.

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**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, Resolution 2017-4, Approving the District’s Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 13, 2017 at 6:30 p.m., at this location, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Approval of April 12, 2017 Regular Meeting Minutes**

Mr. Morera presented the April 12, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 167: Strike sentence

Line 413: Change “the City may want to have a Town Meeting or workshop to address questions” to “the District may consider a workshop if the City thought there was a need.”

Ms. Cerbone stated that changes submitted by District Counsel and the District Engineer would be incorporated.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the April 12, 2017 Regular Meeting Minutes, as amended, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Supervisors’ Communications**

Mr. Morera stated that, as of June 19, the City of Coral Springs would have a new City Manager. He hoped that the City would be receptive to the District’s proposed plan.

**EIGHTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of March 31, 2017**

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2017. Assessment revenue collections were at 90%. Under “Legal – litigation”, an increase was anticipated in the next few months. Under “Field operations”, “Health insurance”, if the Fiscal Year 2018 estimates were above the proposed 10% increase, an adjustment would be made.

Mr. Wrathell discussed obtaining GAP insurance to offset a higher deductible and out-of-pocket maximum. Innovative solutions would be explored to keep a rich insurance plan with

176 acceptable pricing. Ms. Cerbone stated that, if Arthur J. Gallagher & Co., did not provide health  
177 insurance options by the first week of August, a proposal would be requested from a more  
178 responsive agency. Discussion ensued regarding similar insurance rates for Board Members.  
179 Ms. Cerbone stated that only employees were eligible to participate in the District’s plan.

181 **On MOTION by Mr. Maguire and seconded by Mr.**  
182 **Prudhomme, with all in favor, the Unaudited Financial**  
183 **Statements as of March 31, 2017, were approved.**

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186 **NINTH ORDER OF BUSINESS**

**Staff Reports**

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188 **A. District Counsel: *Lewis, Longman & Walker, P.A.***

189 Regarding the litigation, Mr. Lewis stated that a hearing on the District’s amended  
190 complaint was scheduled for June 13. The defendants filed a motion to strike the claim or make  
191 it a separate lawsuit. Once that concluded, several months of intense discovery would follow. A  
192 date for a records inspection would be set. The lawyers and the District Engineer would review  
193 discovery requests made by the defendants to determine what the District must provide, which  
194 should be completed by the first or second week of June. Trial would be set for six months to  
195 one year.

196 Mr. Lewis distributed the firm’s legislative report for the Florida Association of Special  
197 Districts (FASD), which contained all legislation that affected or could affect special districts.  
198 Three bills related to ethics, fiscal responsibility and fiscal transparency did not pass but Mr.  
199 Lewis presumed that they would be filed again next year.

200 Mr. Lewis invited the Board to the annual FASD conference, in Orlando, to be held the  
201 third week in June.

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

203 **• Monthly Engineer’s Report**

204 Mr. Schriener presented the Monthly Engineer’s Report. He was notified, by Ms. Natalie  
205 Chapel, that discovery would take place on June 5 and 6.

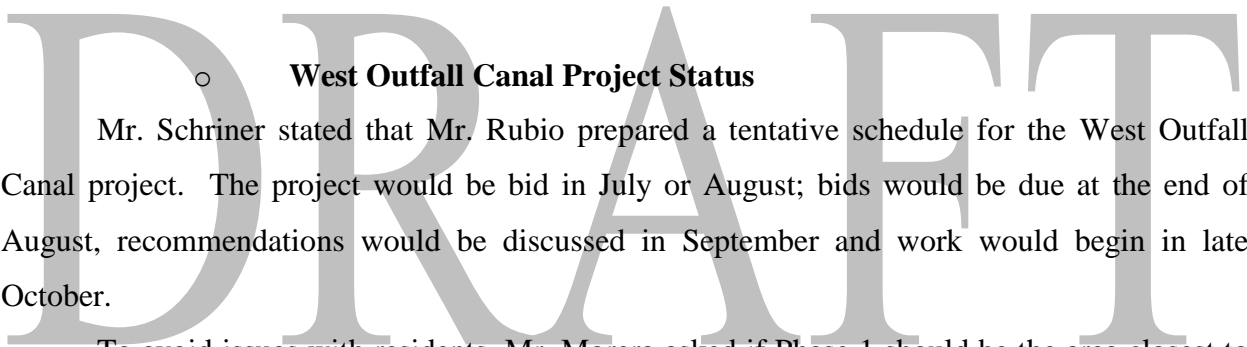
206 **○ Plat Discussion and Recommendation**

207 This item was discussed following the Third Order of Business.

208 **○ Permit Application Discussion and Recommendation**

209 Mr. Zielnicki discussed a permit application submitted by Globaltech, Inc. (Globaltech),  
 210 on behalf of the Coral Springs Improvement District (CSID), to construct a water main  
 211 interconnect between CSID and the City of Margate. The crossing would be located at the end  
 212 of Margate Boulevard and Shadow Wood Boulevard, at the east outfall canal. Globaltech would  
 213 directional drill under the canal and provide the connection. The plans were in order and met the  
 214 District’s criteria; therefore, permit approval was recommended. As a courtesy to CSID, the  
 215 Board may consider waiving the \$2,500 trash bond.

**On MOTION by Mr. Maguire and seconded by Mr. Prudhomme, with all in favor, the permit application submitted by Globaltech, Inc., on behalf of the Coral Springs Improvement District, and waiving the \$2,500 trash bond, were approved.**



224 ○ **West Outfall Canal Project Status**

225 Mr. Schriener stated that Mr. Rubio prepared a tentative schedule for the West Outfall  
 226 Canal project. The project would be bid in July or August; bids would be due at the end of  
 227 August, recommendations would be discussed in September and work would begin in late  
 228 October.

229 To avoid issues with residents, Mr. Morera asked if Phase 1 should be the area closest to  
 230 the pump station and Phase 2 should be the west outfall or if that would conflict with the ongoing  
 231 litigation. Mr. Rubio preferred that the litigation be resolved before commencing work on the  
 232 area by the pump station. All permits were obtained, except for the Army Corps of Engineers  
 233 (Corps) permit.

234 Mr. Morera inquired about possible grant money for the project. Mr. Rubio stated that, if  
 235 the South Florida Water Management District (SFWMD) had its annual Cooperative Funding  
 236 Application process, he would apply because the project would qualify for a water management  
 237 grant.

238 Mr. Rubio stated that CAS was working with the structural engineer and geotechnical  
 239 engineer to assess the bridges. The geotechnical engineer’s analysis was provided to the  
 240 structural engineer to re-evaluate, from the ground up to the bridge. CAS was in communication  
 241 with the cable company about removing the utilities from the District’s ROW and relocating

242 them; the location of the existing poles and lines was emailed and a response was pending. Mr.  
243 Morera suggested giving the cable company a deadline for removal.

244 On May 1, Mr. Rubio and Mr. Schriener met with Waste Management (WM) to discuss  
245 further details for disposal of extra material. WM recommended two bid schedules, a base bid,  
246 with material going to the Monarch Hill Landfill, and an alternate bid, with material going to a  
247 legal location proposed by the bidder. One price would be requested for clean fill and the other  
248 for fill with no beneficial use. The bid documents and bid schedule were being prepared. If  
249 CAS advertised on July 8, a mandatory pre-bid meeting would be held in August. Bids would be  
250 due the third week in August, for Board approval in September. Ms. Cerbone stated that the  
251 Board must review the bid package prior to advertising. If the Board did not meet in June, the  
252 bid could not be advertised on July 8; therefore, the schedule would need to be revised so that the  
253 bid package may be reviewed and approved at the July Board Meeting.

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

255 Mr. McKune stated there was one small section in the specs, under Special Conditions to  
256 the General Conditions, where everything must be included.

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

258 Mr. Selchan stated that, three weeks ago, the District received approximately 4.5" of rain.  
259 Since the last meeting, approximately 5" of rain was received. The East Basin was down to 4'7"  
260 but that day, the water level increased to 7'; by Monday, it was below 7' and, today, the east  
261 basin was at 6'3". Most of the water was lost to the West Basin, which increased from  
262 approximately 6'5" to 7'5". Today, it was about 7'1". The rain helped improve water levels but  
263 most was absorbed in the ground and not much ran off. Maintenance activities were proceeding  
264 normally.

265 Mr. Maguire inquired about Coral Lago's improvements. Mr. Selchan stated that, in  
266 Coral Lago, everything the District Engineer requested was completed, almost immediately. A  
267 lake was being affected by the City's drinking water well field but the issue was being resolved.  
268 The Reserve also made the requested improvements.

269 **o Update on SWCD Presentation**

270 Ms. Cerbone stated that the presentation was updated, based on feedback received at the  
271 last meeting.



272 Mr. Wrathell discussed having a meeting with City staff to introduce the plans for the  
273 West Outfall Canal. Mr. Wrathell called Mr. John Hearn, City Attorney, who was to arrange a  
274 meeting with Community Development toward the end of May.

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

- 276 • **NEXT MEETING DATE: June 14, 2017 at 6:30 P.M.**

277 Ms. Cerbone indicated that the next meeting will be held on Wednesday, June 14, 2017 at  
278 6:30 p.m., at this location.

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280 **TENTH ORDER OF BUSINESS**

**Adjournment**

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

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<p>284 On MOTION by Mr. Maguire and seconded by Mr. 285 Prudhomme, with all in favor, the meeting adjourned at 9:14 286 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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President/Vice President

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