

**MINUTES OF MEETING  
SUNSHINE WATER CONTROL DISTRICT**

A Public Hearing of the Sunshine Water Control District's Board of Supervisors was held on **Wednesday, October 27, 2010 at 6:30 p.m.**, in the **Commission Chambers, Coral Springs City Hall, 9551 West Sample Road, Coral Springs, Florida 33065.**

**Present at the meeting were:**

David Hulett	President
Emily Heafy	Vice President
Joe Morera	Secretary

**Also present were:**

Craig Wrathell	District Manager
Doug Paton	Wrathell, Hunt & Associates
Matthew Kozak	Wrathell, Hunt & Associates
Terry Lewis	District Counsel
Cory Selchan	Field Superintendent
Rhon Ernest-Jones	District Engineer
Tom Donahue	District Engineer
John McKune	McKune & Associates
John Vignola	Resident
David Mallen	Resident
Gail	Resident
David Marks	Resident
Constance Mentel	Resident
Terri Lusk	Resident
Attila C. Siuag	Resident
Angela Zapata	Resident
Alejandro Zapata	Resident
Barbara Lasky	Resident
Bernard Lasky	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Hulett called the meeting to order at 6:30 p.m. Mr. Wrathell called the roll, noting, for the record, that Supervisors Hulett, Morera and Heafy were present, in person.

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication for Notice of  
Public Hearing on Proposed Water  
Control Plan**

Mr. Wrathell presented the affidavit of publication for today's public hearing on the proposed water control plan, noting the publication dates in the Sun-Sentinel. He indicated this notice was twofold, covering the consideration and public hearing for proceeding with the updated water control plan and the process of approving the addition of the potential capital assessment to issue the bonds. Mr. Wrathell indicated notices were also mailed to property owners.

Mr. Wrathell confirmed all noticing requirements were met.

**THIRD ORDER OF BUSINESS**

**Presentation from District Engineer**

Mr. Ernest-Jones gave a PowerPoint presentation of the amended water control plan. He reviewed the history and establishment of the Sunshine Water Control District, what it is, what it does, how it functions and how it is governed. He introduced the District's Board of Supervisors and District Staff. Mr. Ernest-Jones indicated the District's purpose is to provide surface water management improvements and services to support the development of this portion of Broward County. The primary function of the District is to provide and maintain a stormwater management system to protect all lands within the District from flooding, permit their beneficial use and manage water resources consistent with general law.

Mr. Ernest-Jones reviewed the administrative structure of the District, detailing the qualifications of the Supervisors, Staff and their responsibilities. He reviewed the boundaries of the District, along with describing the areas and functioning of the canals, culverts and pump stations, within the District, in general and on a day-to-day basis.

Mr. Ernest-Jones reviewed the original water control plan, dating back to the origin of the District in 1963, noting little has been done since the system's inception. He presented the proposed amended water control plan to be implemented over a five (5)-year period and explained the work is necessary in order to bring the system up-to-date and for the protection of the residents within the District. He discussed the hydrologic study of the system, findings and impact on the District, in the event of a major storm event. Mr. Ernest-Jones explained the condition of the pump stations and stressed replacement is necessary to bring them within

hurricane building codes and improve overall function and efficiency. Mr. Ernest-Jones briefly reviewed the locations, functions and site and floor plans for the new pump stations.

Mr. Wrathell discussed the financial aspects of the amended water control plan, including developing the special assessment methodology, anticipated costs, sources and uses of funds, assessment levy calculations, timing or order of work and etc. Mr. Wrathell discussed the proposed assessment amount for the capital improvement project, the District's preliminary Standard & Poor's (S&P) rating, the anticipated interest rate on the bonds, costs and fees involved with issuance, the debt service reserve and capitalized interest funds. He anticipated issuance of bonds by mid-April and the assessments being placed on the tax bill next November. Mr. Wrathell indicated the bonds are expected to fund up to approximately \$11.247 million and the bonds will be sold in \$5,000 increments. Mr. Wrathell indicated the maximum annual assessment, per unit, would be \$68.53 per year, to pay for the enhanced drainage system. He felt, should the District receive a better interest rate and S&P rating, the assessment amount might be even lower. Mr. Wrathell indicated, if interested, owners could choose to pay off their entire assessment amount.

Ms. Barbara Lasky, a resident, asked that the canal by her house not be neglected, as it has been in the past. She provided the Board with pictures of flooding problems on her street.

Mr. Ernest-Jones recapped the necessity of the amended water control plan to address the District's current drainage issues. He concluded that, given the current economic conditions, initiating this project now, rather than later, will result in it costing about 30% below previous market rates for construction. The cost of construction is currently quite low so it is a good time to begin.

Mr. Ernest-Jones briefly reviewed pictures of recent culvert cleaning projects and the types of debris found.

Mr. Hulett emphasized the hydrologic study revealed problems within the District and there could be significant flooding in certain areas, in the event of a severe storm. He discussed the purpose of the canals and the Board's determination that work was necessary. He explained canal cleanup and repair was done a few years ago to a portion but restoration is necessary on over 6.5 miles of canals within the District. Mr. Hulett detailed recent cleaning work completed on 73 of the 131 culverts. He explained the capital improvement plan proposes repair or complete replacement of 15 major culverts with blockages. Mr. Hulett highlighted the key

element of the capital improvement plan is the pump stations and explained the current and potential problems with the current pump stations, especially in the event of a major hurricane or storm.

Mr. Hulett indicated the bond money will fund approximately 57% of the work and will be used to fund the major projects, including the pump stations, culvert repair and cleaning of most seriously clogged canals. Moving forward, current cash flow will be used to complete the remaining capital improvement projects. Mr. Hulett voiced his opinion that moving forward with the capital improvement project makes sense, at this time, given the opportunity for a low interest rate on the bonds and lower rates from contractors, due to the current economic conditions.

Mr. Morera indicated the Board took care to evaluate the impact of any additional fees on residents.

**FOURTH ORDER OF BUSINESS**

**Public Hearing for the Purpose of  
Hearing Comments and Objections to the  
Proposed Water Control Plan**

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

**a. Copy of Notice Served by First Class Mail on Property Owners Regarding Proposed Water Control Plan**

Mr. Hulett referred to the copy of the notice sent to property owners.

**b. Consideration of Written Objections from the Affected Property Owners**

Mr. Wrathell indicated five (5) letters were received and were included in the Agenda package and one (1) was subsequently received and was provided to the Board. Mr. Wrathell summarized that most of the letters were primarily related to maintenance issues, as opposed to the capital improvement component.

Mr. Lewis indicated most of the letters object to the assessments primarily for economic reasons. He felt that is the lone reason advanced by the written objections, to date. He could not report any objections to the proposals within the engineering report or amended water control plan. There are comments offered by Mr. Dennis Poore, asking that the District Engineer look into certain items; Mr. Lewis felt Mr. Poore's letter is not an objection, it is a request for consideration of his comments about items in the report.

Mr. Hulett read the following names into the record:

Diane Gonzalez Simpson

Dayra E. Escobar

Dennis Poore

Marilee Woodrick Metz

Abdul Aziz Tajani

**c. Consideration of Verbal Objections from the Affected Property Owners**

Mr. John Vignola, a resident, indicated the canals near his home are constantly dirty and have bugs. He asked for clarification that the \$68.53, referenced in the letter, is the amount per year, for 30 years and whether that amount follows the house, in the event it is sold. Mr. Wrathell replied affirmatively, indicating the amount follows the house and is assumed by the new property owner; however, if the seller chose to pay off the amount in full, then the buyer would not have to pay it; it would be covered in the closing costs.

Mr. Vignola asked where the \$797.25 amount came from. Mr. Wrathell indicated it is the estimated total amount, if the owner chooses to pay off that assessment, rather than paying each year. Mr. Vignola voiced his support for the improvement program.

Mr. Hulett urged anyone with problems in their canals to contact Mr. Selchan.

Mr. Bernard Lasky, a resident, voiced his support of the improvement plan. He discussed FPL's poor history during inclement weather. Mr. Ernest-Jones confirmed the District is doing its best to ensure a reliable supply of power to the pump stations, including a diesel-powered generator capable of three (3) days of continuous operation. Brief discussion ensued regarding flooding issues and Mr. Ernest-Jones noted improvement in relaying the issues and resolving them.

Mr. Lasky asked if chain-link fences would be used or what type of security would be used to protect the pump stations. Mr. Hulett confirmed they would have eight (8)-foot chain-link fences with locks. Mr. Hulett indicated the City of Coral Springs and the District are working together for the betterment of the citizens.

Ms. Angela Zapata, a resident, voiced her understanding of what needs to be done but feels the Board chose the worst time, economically, when everyone is hurting. She asked if the improvements will have an affect on their flood insurance. Mr. Lewis indicated residents will have significantly more flood protection, once the work is complete; however, he felt the insurance rates would probably not come down. Mr. Wrathell indicated, while the rates might

not come down, the residents are being better protected from a flooding event that, if it occurred, could cause the rates to increase.

Ms. Terri Lusk, a resident, voiced her objection to issuing bonds in this economic time. She asked if the District has any other debt service obligations at this time. Mr. Hulett indicated the District has a SunTrust loan that was taken out after Hurricane Wilma for cleanup because there were no reserves, at that time. Mr. Hulett stated the last payment on the loan will be May, 2012. Ms. Lusk asked what the current and future maintenance programs for the canals and pump stations are and what led to the current rate of deterioration. Mr. Hulett indicated a lack of attention to the issues, over the years. Ms. Lusk asked why that was. Mr. Hulett indicated that would be a question to the previous Board Members. Mr. Wrathell indicated the District went through a major transition about three (3) years ago and the current Board recognized the need to address issues with the aging system. Ms. Lusk questioned whether or why Mr. Selchan and his staff did not bring these issues up to the previous Boards. Mr. Wrathell indicated Mr. Selchan has been instrumental in bringing these issues to the Boards and, while he brought them up, it was Hurricane Wilma that finally brought to light the deficiencies of the system. Mr. Wrathell felt everyone did not fully understand the impact of not addressing the issues, until after the hurricane.

Ms. Lusk asked if the new pump stations will result in the canals remaining clean, there will be no flooding and everything will work perfectly. Mr. Ernest-Jones indicated that flood control is the main objective of the District. The bond issue will allow the long overdue major capital improvements to be done and the regular maintenance will continue. Mr. Hulett acknowledged Ms. Lusk's concern about the economic times.

Ms. Barbara Lasky, a resident, indicated Mr. Selchan works very hard and voiced her opinion that his hands were often tied, with regard to what he could do.

Mr. Hulett discussed the surrounding districts, comparing their assessments, debris recovery and etc. He spoke of educating the residents about not littering and the importance of the canals.

Mr. David Mallen, a resident, asked how green the new pump stations will be. He asked if they will include solar panels, be self-perpetuating and can they use enough green solar to power them to reduce the electric bills. He asked if those factors have been considered or will be considered when the project goes out to bid. Mr. Ernest-Jones indicated pump stations generally

do not lend themselves to that. Mr. Ernest-Jones indicated solar panels could be considered possibly for lighting but would be too small to power the pumps. Mr. Ernest-Jones indicated, while he supports green efforts, it adds to the costs and, in the case of a pump station, the benefits would be marginal. Discussion ensued regarding the purpose of the pumps and frequency of running them.

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

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Proceeding with Process for Approval of Proposed Water Control Plan**

- a. Direct Engineer to Prepare Engineer’s Report Identifying any Property to be Taken, Determining Benefits and Damages and Estimating the Cost of Implementing the Improvements Associated with the Proposed Plan**

Mr. Morera and Mr. Hulett voiced their support of moving forward with the amended water control plan.

**On MOTION by Ms. Heafy and seconded by Mr. Morera, with all in favor, Resolution 2011-1, Directing the District Engineer and Staff to Prepare and File an Engineer’s Report for the Proposed Amended Water Control Plan Considered Pursuant to Section 298.301, Florida Statutes; Establishing a Date for Final Hearing on Consideration of Approval of a Proposed Amended Water Control Plan; Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Wrathell recalled discussions regarding insurance at the last meeting. He indicated the insurance must be finalized by November 15<sup>th</sup>. The health insurance is fine; however, the dental insurance must be finalized. He indicated American General will not waive the one (1)-year waiting period for major dental. Mr. Wrathell indicated he and Mr. Selchan reviewed the items considered to be major, on the American General dental plan, and they agreed it was primarily related to dentures. Mr. Wrathell stated he and Mr. Selchan were comfortable going with American General, in spite of the waiting period, in order to save the District money. Mr. Selchan indicated, in the spirit of keeping the insurance costs down and in light of the District

maintaining quality insurance, the employees were supportive of the American General dental insurance plan and waiting period. The Board agreed to the selection of American General for the District's dental insurance coverage.

Mr. Hulett asked if the letter regarding the grant issue was sent to FEMA. Mr. Wrathell indicated not yet. The appeal is prepared and Mr. Lewis' review is pending.

**SEVENTH ORDER OF BUSINESS**

**NEXT MEETING DATE: November 17,  
2010 at 6:30 p.m.**

The next meeting will be November 17, 2010 at 6:30 p.m.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no additional business, the meeting adjourned at 8:18 p.m.



  
Secretary/Assistant Secretary

  
President/Vice President