

# MINUTES

## *Tindall Hammock Irrigation and Soil Conservation District*

### **Board of Supervisors Meeting**

Thursday, September 18<sup>th</sup>, 2014 at 4:30 p.m.  
3941 SW 47<sup>th</sup> Avenue, Davie, FL

#### **Call to Order:**

The Chair H. Collins Forman, Jr. called the Meeting of the Board of Supervisors of Tindall Hammock Irrigation and Soil Conservation District to order at 4:34 p.m. The meeting notice had been duly posted.

#### **Roll Call:**

The District Clerk called the roll. A quorum was present.

#### **Supervisors:**

##### **Present:**

Chair H. Collins Forman, Jr., Dr. Walter Forman, and Eric Forman

##### **Also Present:**

Douglas R. Bell, Esquire, Patricia Mahaney (Everhart Management Group), Pat Gibney, P.E. (Craven Thompson & Associates), Jay Ameno, P.E. (GAI), Bob Salerno (Fern Crest), and M. Austin Forman (landowner).

#### **Financial Reports**

##### **Review and approve financial statement for June, July and August 2014**

Ms. Mahaney distributed the financial statements for the periods of June, July and August 2014. Ms. Mahaney discussed several year-to-date adjustments for items including the allocation of property and liability insurance expense from the enterprise fund to the government fund and reimbursement of document recording costs received for various projects. Ms. Mahaney also noted the credit of approximately \$7,800 in legal fees for Value Place and Toscana II. The Chair commented that the total cash balances available as of August 31, 2014 is approximately \$3.19M. The Chair entertained a motion to approve the June, July and August 2014 financial statement as provided.

##### **Motion #1:**

**Eric Forman made a motion to approve the financial statements for June, July and August 2014. Dr. Walter Forman seconded the motion. The motion carried.**

#### **Discussion on Broward County Health Department issues associated with the Utility Plant**

Mr. Ameno provided a status report. He reported that the only outstanding item remaining is the water atlas, the draft of which is currently being reviewed by the District's Fern Crest staff. BCHD is not expecting the water atlas until the construction is complete and is giving ample time for completion.

#### **Discussion on status of Utility Plant Capital Improvement Plan**

Mr. Ameno reported on the progress on the capital improvement plan. Mr. Ameno reported that the steel shell for the treatment unit has been erected; the sodium hypochlorite feed systems are complete and the water treatment plant system is operational; the concrete slab for the rotary drum thickener has been installed; work continues on the underground piping; pump station covers have been installed, foundation for the electrical building has been installed with forms for the support columns (piers); conduit is installed for the electrical building; and the process pumps delivered. Mr. Ameno also reported that the FDEP permit renewal for Wastewater Treatment Plant has been received and the Broward County Wastewater Permit has also been received. Mr. Ameno reported that all permits are current and the construction is on schedule for completion in March 2015.

Mr. Ameno reported that there would be change orders coming up in the future, one of which is for the generator. Mr. Ameno and Mr. Salerno have not been able to find a used generator.

**AT THIS TIME THE REGULAR MEETING OF THE BOARD OF SUPERVISORS WAS RECESSED AT 4:45 p.m. for the Public Hearing on the proposed water and wastewater Utility Enterprise Fund Budget for Fiscal Year 2014/15. Minutes for the Public Hearing are provided separately. The Chair recessed the Public Hearing at 5:01 p.m. for the Public Hearing on the tentative proposed Millage Rate and Budget for Fiscal Year 2014/15. The Chair reconvened the regular meeting of the Board of Supervisors at 5:20 p.m.**

Mr. Ameno resumed his discussion on the change orders relating to the capital improvement plan, specifically the generator replacement. The generator needed is a 300kw 480 volt unit. Discussion between the members ensued as to what the existing generator supports and the need for the new generator to be capable of running the entire plant and therefore providing for redundancy with the existing generator. Mr. Ameno was directed to further research the size and scope needed and any additional cost(s). Mr. Ameno provided an update on the sludge pump replacement. The last item of Mr. Ameno's report concerned the South Florida Water Management District (SFWMD) and the water use permit. Mr. Ameno reported that the SFWMD is requesting a water supply facilities work plan update which include updates on population projections, per capita water use, etc. The work plan must be developed/updated in conjunction with the Broward County and Town of Davie plans. The plan should be completed in February 2015.

#### Discussion on status of development projects:

- 1) *TOSCANA II Development* – Mr. Bell reported that he has sent a list of “close-out” items to Andy Burnham. The legal descriptions for Toscana II are still pending per Mr. Gibney. Mr. Salerno reported that the utility has not yet been contacted to schedule a walk-thru. Mr. Gibney commented that he had reminded Mr. Burnham that fees were still due to the District.
- 2) *IDI [Davie Business Center] Development* – Mr. Bell reported that the last bill of sale has been recorded and this is substantially complete.
- 3) *IDI [Davie Business Center] Phase II Development* – Mr. Ameno reported that the developer has submitted plans for review of water and stormwater/sewer service.
- 4) *Value Place Development* – Mr. Gibney reported that Value Place had issued the check for the impact fees.
- 5) *Greystar Phase II Development* – Mr. Bell reported that this project was abandoned by the developer.
- 6) *Bridgepoint* – The developer has issued a check for the fees. Mr. Ameno also reported that Mr. Salerno would be working on the fire hydrants relating to this project. Ms. Mahaney questioned the contact/ mailing information that is being provided to the developers. She requested that the payments be directed to her and that copies of the invoices be provided to her as well for recording purposes.

#### Status of update to District's Water Control Plan and Facilities Report.

Mr. Gibney reported that the facilities location portion of the District's Water Control Plan and Facilities Report is complete and the Report is ongoing.

#### Discussion and consideration of request for Corrective, Supplemental and Restated Memorandum of Lease. This is a request by the prospective purchaser of the Elan 33 West property associated with the Rockpit Lease for discharge and treatment of wastewater which was assigned to the District in 2008.

Mr. Bell reported that this item was discussed at the prior meeting. Mr. Bell and the Chair further discussed the legal issues surrounding the request. The Chair suggested that he and Mr. Bell conference with the purchaser's counsel and discuss the matter. Further, the Chair suggested that an outside counsel specializing in real estate be engaged to assist on this matter at the expense of the landowner.

#### Reports:

- 1) *Update on DOT Condemnation proceedings for additional Turnpike Right-of-Way* – Mr. Bell reported that the trial is scheduled for later in the year but may be continued.
- 2) *Update on proposed access to Pump House facility adjacent to Turnpike and access to box culvert under Turnpike* – Mr. Gibney reported that this item is complete and may be removed as an agenda item.
- 3) *Progress report on providing Water and Sewer service to property east of Turnpike* – This item was discussed during the budget meeting and will require further review pending a potential use change for the trailer park.

- 4) *Update on I-595 construction and condition of culverts under I-595* – Mr. Gibney reported that he just received the as-built drawings and videos and has not yet reviewed them. Mr. Gibney will be providing further information at a future meeting.
- 5) *Progress report on new modular office building for water and wastewater treatment facility* – Mr. Salerno reported that the office building is now in use. He reported that the new phone system has been installed and all systems are operational. Mr. Salerno reported that the old office now needs to be demolished and removed and he has received proposals for this service ranging from \$3,500-\$3,600.
- 6) *Status of 5 year recertification program* – Mr. Gibney reported that the recertification letters were mailed earlier in the week and inspections would be starting the following week.
- 7) *Update on status of District website and separate website for utility operations* – This item was deferred.

### **Old Business**

There was no old business brought before the Board.

### **New Business**

The Chair reported that the Board Meetings for Fiscal Year 2014/2015 (October 2014 – September 2015) will be scheduled at the Annual Landowners meeting and Meeting of Board of Supervisors scheduled for Thursday, September 25, 2014. He requested that the members review the list of proposed meeting dates as provided by Mr. Bell.

The Chair reported that the Annual Landowner's Meeting and Meeting of Board of Supervisors and election of three (3) supervisors for 2 year terms is scheduled for 4:30 p.m. on Thursday, September 25, 2014 at 3941 SW 47<sup>th</sup> Avenue, Davie, Florida, 33314. The Chair also reported that the Final Public Hearing on the proposed Budget and Millage Rate for the 2014/2015 fiscal year is scheduled for Thursday, September 25<sup>th</sup>, 2014 at 5:01 p.m. at 3941 SW 47<sup>th</sup> Avenue, Davie, Florida 33314. The Chair requested that Ms. Mahaney review the proposed budget to determine if the millage rate can be further reduced from the rolled-back rate to 5.0 mills.

### **Public Comments and Concerns**

Mr. Gibney reported on proposed changes to the permit manual and asked that these be reviewed.

### **Next meeting**

The next regular meeting of the Board of Supervisors is tentatively scheduled for Wednesday, October 15th, 2014 at 4:30 PM at 3941 SW 47<sup>th</sup> Avenue, Davie, Florida.

### **Adjournment**

There being no further business, the Chair adjourned the meeting at 5:52 p.m.