

MINUTES

Tindall Hammock Irrigation and Soil Conservation District

Board of Supervisors Meeting

Wednesday, February 18th, 2015 at 4:30 p.m.
3941 SW 47th Avenue, Davie, FL

Call to Order:

The Chair H. Collins Forman, Jr. called the Meeting of the Board of Supervisors of the Tindall Hammock Irrigation and Soil Conservation District to order at 4:33 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*), and Bob Salerno (*Fern Crest*)

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

Mr. Salerno reported on the status of the sampling stations and clearance with BCHD. Mr. Salerno stated that they are taking 5 samples a month and that there have not been any failures since the procedure changed. He also reported on the repair to one of the wells that was completed and that the tests on the bacteriological sampling passed.

Discussion on status of Utility Plant Capital Improvement Plan

Mr. Ameno provided an update on the Water and Wastewater Plant Improvements occurring since the prior meeting of November 19th, 2014. These include the following:

- Electrical building is being wired up to FP&L
- Rotary drum thickener, control station and polymer feed system has been set on the slab and wired
- Equalization pumps are being phased into service
- Headworks has been delivered, set in place, piped up and is waiting for electrical
- Treatment unit has been erected, equipment set and stairs & landings are installed
- Pump stations are complete
- Work on underground piping continues
- Suction piping and meter installed for high service pumps
- Site lighting has been installed
- Fence has been installed

Mr. Ameno provided additional updates on the FDEP & Broward County Wastewater Treatment Plant renewal permit(s). Mr. Ameno reported that the FDEP is requiring a re-use report for the last three (3) years. The report has been prepared and submitted to the FDEP.

Mr. Ameno noted that the project is lagging behind the original estimated completion date of March 2nd, 2015 predominantly due to FP&L scheduling and the change order #3 work. He noted that change order #3 is being prepared by the contractor which includes sludge pumps, reclaimed water piping, fencing and other miscellaneous items.

Mr. Ameno reported that the 10 Year Water Supply Plan for the Water Treatment Plant for SFWMD has been prepared. The report has been reviewed by the District and submitted to the SFWMD for draft review. Copies have been sent to the Town of Davie / CGA as a courtesy. In summary, this report projects District water use over the next ten years.

Mr. Ameno also provided preliminary information on the Water & Wastewater Improvements Phase II including provisions for:

- Well number 3 – review by hydro-geologist
- HSP evaluation
- Lime silo repairs and modifications
- Rehabilitation of existing facilities
- Evaluation of electrical systems and drivers-Electrical
- Generator facility

Mr. Ameno recommended that the Phase II work be advertised for bids to ensure the District is receiving best price and quality. This recommendation is particularly suited for the generator facility. Further information will be provided to the Board as the process moves forward.

Mr. Ameno reported that the proposed service to the east side of the Turnpike is on hold pending the nature of business being developed in that service area.

Mr. Ameno reported that he had met with the Utility Director for the Town of Davie regarding a two way distribution system interconnect with the Town. The Director is amiable to the two-way distribution system. In order to move forward a location and easement must be proposed and approved by the Town of Davie.

Discussion on status of development projects:

Toscana II

Mr. Bell commented that the Toscana II development will be discussed in item number 7 on the agenda.

IDI [Davie Business Center]

Mr. Bell reported that there are a few items outstanding on the IDI [Davie Business Center] Development and it is not quite finalized.

IDI [Davie Business Center] Phase II

As to the Phase II development, Mr. Bell reported that he has received nothing new on this phase. Mr. Ameno reported that they had asked for a combination review and approval of Phases II, III and IV for the sanitary line, water and stormwater lay-outs. Mr. Ameno reported that he was in possession of those drawings and was prepared to approve them. He noted that he had no other information in terms of them progressing on any of the phases. The Chair noted that IDI still owed legal fees to the District and any outstanding matters should be resolved before any other item was approved. The Chair requested that Mr. Ameno contact IDI and discuss the need to resolve open issues on Phase I before proceeding on other phases. Mr. Ameno was directed to hold off on any new permits for IDI until Phase I is complete.

Value Place

Mr. Bell commented that the Value Place development will be discussed in item number 8 on the agenda.

Bridge Point-Davie

As to the Bridge Point development, Mr. Bell is trying to find out the status of the agreement as one has not been received by either him or Ms. Mahaney. Ms. Mahaney reported that a check for \$3,900 had been received from Bridge Point for inspection fees.

Modera Crossing

Mr. Bell reported that the prospective buyer behind the Modera Crossing project has withdrawn and this item can be removed as an agenda item for future meetings. Mr. Bell reported that there may be other prospective buyers for the parcel or a portion of the parcel.

Easements and Bill of Sale for Utilities dedicated to THISCD for Toscana II (Signature II) Project

Mr. Bell presented to the Board for approval District Resolution 2015-01 which approves and accepts Bill of sale for Utilities constructed on Toscana II Property. The Chair entertained a motion to approve District Resolution 2015-01 as follows:

RESOLUTION OF THE TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT AUTHORIZING THE TINDALL HAMMOCK IRRIGATION TO ACCEPT THE ABSOLUTE BILL OF SALE FROM CC DAVIE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR WATER AND WASTEWATER FACILITIES CONSTRUCTED BY CC DAVIE II, LLC AND WATER AND WASTEWATER FACILITIES CONSTRUCTED BY DAVIE A, LLC AND DAVIE BUSINESS CENTER, LLC ON PROPERTY OWNED BY CC DAVIE II, LLC; PROVIDING FOR COMMENCEMENT OF THE ONE YEAR MAINTENANCE AND WARRANTY PERIOD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Motion #1:

Dr. Walter Forman made a motion to approve Resolution 2015-01 as presented. Eric Forman seconded the motion. The motion carried.

Mr. Bell presented to the Board for approval and acceptance the Ingress/ Egress Easement for access to Utilities on Toscana II Property. The Chair entertained a motion for the approval and acceptance the Ingress/ Egress Easement for access to Utilities on Toscana II Property.

Motion #2:

Dr. Walter Forman made a motion to approve and accept the Ingress/ Egress Easement for access to Utilities on Toscana II Property as presented. Eric Forman seconded the motion. The motion carried.

Mr. Bell presented to the Board for Approval and Acceptance Utility Easement No. 4 For Utilities constructed on Toscana II Property.

Motion #3:

Dr. Walter Forman made a motion to approve and accept Utility Easement No. 4 for Utilities constructed on Toscana II Property. Eric Forman seconded the motion. The motion carried.

Easements and Bill of Sale for Utilities dedicated to THISCD for Value Place Project

Mr. Bell presented to the Board for Approval and Acceptance of the Ingress/Egress Easement for access to Utilities on Value Place Property. The Chair entertained a motion to approve and accept the Ingress/Egress Easement for access to Utilities on Value Place Property.

Motion #4:

Eric Forman made a motion to approve and accept the Ingress/Egress Easement for access to Utilities on Value Place Property. Dr. Walter Forman seconded the motion. The motion carried.

Mr. Bell presented to the Board for Approval and Acceptance, Utility Easement No. 1 for Value Place Utilities constructed on Value Place Property. The Chair entertained a motion to approve and accept Utility Easement No. 1 for Value Place Utilities constructed on Value Place Property.

Motion #5:

Eric Forman made a motion to approve and accept Utility Easement No. 1 for Value Place Utilities constructed on Value Place Property. Dr. Walter Forman seconded the motion. The motion carried.

Mr. Bell presented to the Board for Approval, District Resolution 2015-02 which approves and accepts Bill of Sale for Utilities constructed for Value Place Property. The Chair entertained a motion to approve District Resolution 2015-02 as follows:

RESOLUTION OF THE TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT AUTHORIZING THE TINDALL HAMMOCK IRRIGATION TO ACCEPT THE ABSOLUTE BILL OF SALE FROM VALUE PLACE FT LAUDERDALE FL WEST-DAVIE LLC, A KANSAS LIMITED LIABILITY COMPANY FOR WATER AND WASTEWATER FACILITIES CONSTRUCTED BY VALUE PLACE FT LAUDERDALE FL WEST-DAVIE LLC FOR PROPERTY KNOWN AS PARCEL "B" OF COLLEGE CROSSINGS TWO; PROVIDING FOR COMMENCEMENT OF THE ONE YEAR MAINTENANCE AND WARRANTY PERIOD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Motion #6:

Eric Forman made a motion to approve District Resolution 2015-02 as presented. Dr. Walter Forman seconded the motion. The motion carried.

Mr. Bell presented to the Board for Approval and Acceptance, Utility Easement No. 2 for Value Place Utilities constructed on Forman Industrial Land Property. The Chair entertained a motion to approve and accept Utility Easement No. 2 for Value Place Utilities constructed on Forman Industrial Land property subject to the review and approval by Forman Industrial Land, L.L.C..

Motion #7:

Eric Forman made a motion to approve and accept Utility Easement No. 2 for Value Place Utilities constructed on Forman Industrial Land property subject to the review and approval by Forman Industrial Land, L.L.C.. Dr. Walter Forman seconded the motion.

The Chair disclosed a voting conflict as he owns an interest in Forman Industrial Land, L.L.C. and also disclosed that his children and his brother each have an interest in Forman Industrial Land, L.L.C..

Dr. Walter Forman disclosed a voting conflict as he owns an interest in Forman Industrial Land, L.L.C. and also disclosed that his two children each have an interest in Forman Industrial Land, L.L.C..

Eric Forman disclosed a voting conflict as he owns an interest in Forman Industrial Land, L.L.C. and also disclosed that his sister and father each have an interest in Forman Industrial Land, L.L.C..

The motion carried.

NOTE: MEMORANDUM OF VOTING CONFLICT FORMS (FORM 8B) ARE INCORPORATED HEREIN AND ARE ON FILE WITH THE DISTRICT RECORDS CUSTODIAN

Mr. Bell presented to the Board for Approval, District Resolution 2015-03 which approves and accepts Bill of Sale for Value Place Utilities constructed on Forman Industrial Land Property. The Chair entertained a motion to approve District Resolution 2015-03 as follows:

RESOLUTION OF THE TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT AUTHORIZING THE TINDALL HAMMOCK IRRIGATION TO ACCEPT THE ABSOLUTE BILL OF SALE FROM FORMAN INDUSTRIAL LAND, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY FOR WATER AND WASTEWATER FACILITIES CONSTRUCTED BY VALUE PLACE FT LAUDERDALE FL WEST-DAVIE LLC, A KANSAS LIMITED LIABILITY COMPANY ON PROPERTY OWNED BY FORMAN INDUSTRIAL LAND, L.L.C. WHICH IS KNOWN AS PARCEL "A" OF COLLEGE CROSSINGS TWO; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Motion #8:

Dr. Walter Forman made a motion to approve District Resolution 2015-03 as presented. Eric Forman seconded the motion.

The Chair disclosed a voting conflict as he owns an interest in Forman Industrial Land, L.L.C. and also disclosed that his children and his brother each have an interest in Forman Industrial Land L.L.C..

Dr. Walter Forman disclosed a voting conflict as he owns an interest in Forman Industrial Land, L.L.C. and also disclosed that his two children each have an interest in Forman Industrial Land, L.L.C..

Eric Forman disclosed a voting conflict as he owns an interest in Forman Industrial Land, L.L.C. and also disclosed that his sister and father each have an interest in Forman Industrial Land, L.L.C..

The motion carried.

NOTE: MEMORANDUM OF VOTING CONFLICT FORMS (FORM 8B) ARE INCORPORATED HEREIN AND ARE ON FILE WITH THE DISTRICT RECORDS CUSTODIAN

The motion carried.

Discussion on District contribution for 13th Annual Broward Water Matters Day (Scheduled for Saturday, March 14th, 2015 [9 AM-3 PM] at Tree Tops Park in Davie.

Mr. Bell reported that this event is hosted by Broward County with participation by the other water and drainage districts in the southern portion of Broward County, other municipalities and some private individuals. The participants have booths for the event and youth participation is encouraged for the event. Mr. Bell inquired from the Board as to the potential for District participation in the event. The Chair noted that the District is in the midst of a large capital improvement program and this year is not one in which to participate given the other demands on District funds. The Board will reconsider participating in future years.

Reports:

DOT Condemnation Proceedings

Mr. Bell provided an update on DOT Condemnation proceedings for additional Turnpike Right-of-Way and reported that calendar call is now scheduled for June 18, 2015 and a 5 day trial has been set for the week of July 6, 2015. The DOT attorney has filed a motion to compel the tower company to comply with the court order regarding appraisal completion.

I-595 Construction and Condition of Culverts under I-595

Mr. Gibney reported that he is still working on the issue of the I-595 construction and condition of culverts under I-595. Mr. Gibney reported that he was just recently in receipt of the information that he had requested last year. Furthermore, Dragados has agreed to provide access again. Mr. Gibney will not approve permits on the project until Dragados has complied with his information and access requests.

Permit Criteria Manuel

Mr. Bell reported that he and Mr. Gibney are still working on Additions and Amendments to the District's Permit Criteria Manual.

New Modular Office Building and removal of Old Office

Mr. Salerno reported that the new modular office building is operational. The only open item is skirting the building which will be completed once the work around the plant is completed. Mr. Salerno reported that the old building has been removed. Mr. Salerno requested that the adjacent area be filled and compacted so it can be used for parking. He will be obtaining two proposals for the work.

District Website

Mrs. Mahaney reported that the District website has been transitioned to the management company. The content is being verified to ensure all agendas, minutes and financial statements for the year are accessible on line. The next phase will be populating the site with permit forms and information.

5 year Recertifications

Mr. Gibney reported that six 5-year re-certifications have been completed in the last two (2) months.

Turbidity in North-South Canal South of Rock Pit

Mr. Gibney reported that the turbidity in the North South Canal is still an issue. The pit and the canal are still turbid. Both Mr. Gibney and Mr. Salerno reported that they have been unable to locate the source of the lime. The Chair directed that A Network Services be contacted and a proposal obtained from them to clean the lime out of the canal and dispose of it.

Water Control Plan and Facilities Report

Mr. Gibney reported that the District Water Control Plan and Facilities Report was still in process.

Old Business

There was no old business brought before the Board.

New Business

Mr. Salerno reported that the two new golf carts have been purchased. The Chair requested that Mr. Salerno obtain pricing for extended warranties on the carts. Mr. Salerno also reported that he had received a quote from the District insurance agent on fuel tank storage insurance in the \$500/year range for \$1,000,000 of coverage with a \$5,000 deductible.

Ms. Mahaney reported that she had completed the certification with the Commission on Ethics for the board member information in advance of the required annual financial disclosure reporting process. Ms. Mahaney also reported that a software upgrade for the El Dorado software is available and is being reviewed in concert with the annual renewal. Dr. Forman inquired on the year-to-date revenue performance versus budget. Ms. Mahaney reported that the revenues are in line with budgeted expectations through December.

Mr. Gibney reported that he had obtained pricing from A Network Systems to dredge the channel at the north side of the cemetery. The quote he received is \$18,000 and additional proposals are being requested. He was also waiting on a proposal to repair the flap gates and headwall at the south end of the rock pit. Since additional work is required in that area, Mr. Gibney will be reviewing the options with Mr. Ameno and Mr. Salerno.

Next meeting

The Chair reported that the next regular monthly meeting of the Board of Supervisors is tentatively scheduled for 4:30 p.m. on Wednesday, March 18th, 2015.

Adjournment

There being no further business, the Chair adjourned the meeting at 5:36 p.m.