

MINUTES

Tindall Hammock Irrigation and Soil Conservation District

Board of Supervisors Meeting

Wednesday, April 22nd, 2015 at 4:30 p.m.
3941 SW 47th Avenue, Davie, FL

Call to Order:

Dr. Walter Forman, acting as Chair, called the Meeting of the Board of Supervisors of the Tindall Hammock Irrigation and Soil Conservation District to order at 4:37 p.m. The meeting notice had been duly posted.

Roll Call:

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

Supervisors:

Present:

Dr. Walter Forman and Eric Forman. H. Collins Forman Jr. arrived at 4:45 p.m.

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*), M. Austin Forman (*landowner*)

Approval of Minutes for Board of Supervisors meeting:

Mrs. Mahaney presented for approval minutes for the Joint Landowners and Supervisors Meeting of September 25th, 2014. Dr. Walter Forman, acting as Chair, entertained a motion for approval of the minutes of the Joint Landowners and Supervisors Meeting of September 25th, 2014.

Motion #1:

Eric Forman made a motion to approve the minutes of the Joint Landowners and Supervisors Meeting of September 25th, 2014. Dr. Walter Forman seconded the motion. The motion carried.

Approval of interim financial statements:

Mrs. Mahaney presented for approval the financial statements for October 2014, November 2014, December 2014 and January 2015. Mrs. Mahaney reported that the statements did incorporate any audit adjustments as reviewed by the District's auditor and the September statement and resulting year end audited statement would be forthcoming after auditor acceptance. Mrs. Mahaney noted that the significant item was the upcoming \$1M payment of the principal balance of the note with PNC on July 1st, 2015. Mrs. Mahaney reported that she had reviewed the current commitments under the Capital Improvement Plan, the current cash position, and felt that the District was positioned to make the loan payment as scheduled.

[At this time, H. Collins Forman Jr. entered the meeting.]

Mrs. Mahaney reiterated the current cash position of the District and the overall compliance with the 2014/15 budget. The Chair requested that Mrs. Mahaney contact PNC Bank and inquire as to their willingness to modify the loan to a line of credit to accommodate future capital plans. It was also suggested that the loan be paid down to \$100,000 as part of the conversion to a line of credit. Mr. Ameno reported that to complete the Capital Improvement Plan for Phase II could range from \$2-3M conservatively. The Chair entertained a motion to approve the October 2014, November 2014, December 2014 and January 2015 financial statements as presented.

Motion #2:

H. Collins Forman Jr. made a motion to approve the October 2014, November 2014, December 2014 and January 2015 financial statements as presented. Eric Forman seconded the motion. The motion carried.

[At this time, Austin Forman entered the meeting.]

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

Mr. Ameno reported that a letter had been sent on March 23rd, 2015 to the Town of Davie in response to the water quality issue.

Both the payment of the Consent Order fine and identification of the sampling locations have been completed since the last meeting. The installation of the sample points including one at Value Place, two in Signature, and one in Everglades Mobile Home Park will be completed by June 1st, 2015 in concert with the updated Sampling Plan due to BCHD.

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 March 18th, 2015. These include the following:

FP&L energized the new circuits to the new electrical building on 4/15/15

Starts ups are scheduled between 4/22/15 and 5/22/15 for the plant pump station, thickener pump station, equalization basin 2 pumps, electrical/instrumentation, headworks, treatment unit/blowers pumps, and rotary drum thickener

Systems are having the final wires landed to enable start-up procedures

Review of the contractor O&M manuals continues

Mr. Ameno provided additional updates on the FDEP & Broward County Wastewater Treatment Plant renewal permit(s). Mr. Ameno reported again that the re-use report was submitted to and discussed with the FDEP. Mr. Ameno also reported that a request for time extension has been submitted to and was approved by the FDEP. He also noted that the Broward County Annual Operational Permit is now due and the application has been completed with a copy provided to the Board. He reported that the permit application would be filed this week. Mr. Ameno also reported that he would be required to provide partial certifications to FDEP prior to any treatment plant process start-ups mentioned earlier.

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 reported that a new proposal had been received for change order #3 and recommended that the District award Option B for \$187,804. He stated that this option would allow the plant to stay in compliance with the FDEP, however it would require the District to buy some of the equipment. The Acting Chair entertained a motion to approve change order #3 in the amount of \$187,804. Mr. Salerno reported that the specific equipment the District would purchase directly outside the change order consists of the turbidity meter, chlorine analyzer and the related controls. Mr. Ameno reported that the District can purchase the equipment directly for approximately \$18,000 versus the \$54,000 quoted in the proposal resulting in a savings to the District as noted in the price difference between Option A and Option B in the proposal provided by R.J. Sullivan Corp.. Mr. Ameno reported that the Option C pricing does not include any electrical installation and the District would risk not meeting the required timeframe by FDEP in choosing Option C and having to contract with an alternate electrical contractor. The Acting Chair entertained a motion to approve Option B in the proposal dated 4/13/15 which will be change order #3 to the contract with R.J. Sullivan.

Motion #3:

H. Collins Forman Jr. made a motion to approve Option B in the proposal dated 4/13/15 which will be change order #3 to the contract with R.J. Sullivan. Eric Forman seconded the motion. The motion carried.

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

Well number 3 – under review by hydro-geologist

Spiractor & filters upgrade and repair

Backwash and transfer pump evaluations

HSP Pump control conversion to variable frequency drives

Lime silo repairs and modifications

Rehabilitation of existing wastewater facilities including process design to make modifications based on new incoming wastewater strength and to be compatible with new MLE treatment system (investigating treatment options by splitting existing tank into 2 treatment units or incorporating an additional tank as an anoxic treatment zone); Rehabilitation to the effluent contact tank; Repairs to aging tanks and walkways; Evaluation of electrical systems and drivers-Electrical; and Generator facility. These modifications are being driven by age and regulatory requirements.

Mr. Ameno again recommended that additional bids be prepared for portions of the Phase II work 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 there are no new updates with regard to the interconnect with the Town of Davie.

Discussion on status of development projects:Toscana II

Mr. Bell reported that all the documents were complete and he had sent a final bill to the developer. Mr. Ameno reported that the engineering work is complete with any items relating to Toscana II. Mrs. Mahaney reported that the developer has not yet paid its final bill and this item should not be removed from future agendas until paid.

IDI [Davie Business Center]

Mr. Bell reported that he had provided IDI with an updated bill. He reported that he is still trying to coordinate one of the legal descriptions on the ERC's. He is coordinating other IDI items with Josh Lynch, the IDI contact,. Mr. Salerno reported that he had received an email from IDI regarding a potential new tenant that is involved in the manufacture of reagents. IDI was inquiring about a separate meter for the tenant since they require a significant amount of water for their processing. The estimate of 18,000 gallons/day equates to approximately 65 ERCs for water only. Mr. Salerno expressed his concern as to the outflow of the water they treatments/chemicals may be used that could potentially affect the waste stream.

IDI [Davie Business Center] Phase II

Mr. Gibney and Mr. Ameno reported that there was no new information on IDI Phase II.

Value Place

Mr. Bell reported that all of the easements and bill of sale have been recorded on the Value Place development. Mr. Bell reported that there are a few minor changes needed to the close out documents due to the change by the Broward County recording division to instrument numbers versus official records book/page numbers for identifying recorded documents.

Bridge Point-Davie

Mr. Bell reported that with respect to the Bridge Point-Davie development, the Agreement has been recorded and he has provided them with a list of all of the items that are still needed (i.e., legal descriptions, easements, warranties, etc.).

Davie II [Elan]

Mr. Bell reported that he has been approached by a representative of Davie II (Elan) [Property adjacent to and North of Elan 33 West development]. Mr. Ameno reported that an estimate of the impact fees related to the Davie II (Elan) development had been calculated at approximately \$1.3M.

Reports:

DOT Condemnation

Mr. Bell provided an update on DOT Condemnation proceedings for additional Turnpike Right-of-Way and reported that there is a hearing on May 9th, 2015 in response to complaints from the landowner's attorney. Currently there is a 5 day trial has been set for the week of July 6, 2015. Mr. Bell reported on the "wire arrays" that extend into the District's easement based on the drawings he has seen. Since the District easement is an ingress/egress easement, the location of the wire should not be an issue for the District.

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. He has still not received a reply from Dragados and noted that they still needed to raise the one man-hole as reported previously, provide "as-builts" and additional video of the culvert. Mr. Gibney advised the Board that he would contact the DOT and have a meeting in order to determine the avenues available to the District in order to close out this item and ensure that the necessary access is obtained and repairs made.

Permit Criteria Manual

Mr. Bell reported that he is still reviewing the District's Permit Criteria Manual.

5 year Recertifications

Mr. Gibney reported that no 5-year re-certifications have been completed in the last month.

Turbidity in North-South Canal South of rock pit

Mr. Gibney reported that two long-buried structures had been located. He has contacted Shenandoah Construction and requested that they coordinate with Mr. Salerno on cleaning the lime out of the pipe between the pit and the canal and also to raise the grates. The raised grates can be incorporated into the headwall and flap gates. Mr. Gibney also reported that he is still awaiting pricing from various contractors.

Water Control Plan and Facilities Report

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

Special District Legislation for 2015

Mr. Bell reported that there have been no substantive changes since the last meeting on the various legislative items which may affect the District if passed.

Old Business

Dr. Walter Forman discussed the estimated cost of Phase II of the Capital Improvement Plan. He encouraged the Board to consider keeping the current millage rate and postpone any potential decreases in the rate in light of the impending additional required improvements.

Mr. Bell discussed the requested modification to the rock pit legal description for the rock pit lease to delete that part of the rock pit which is now filled in. There have been several title issues which have been raised due to the developed property that was part of the area subject to the original rock pit lease area having been filled in. By addressing the legal description issue, the title issues should be taken care of and should not be a problem in the future. Mr. Bell indicated that he will circulate the information again. Mr. Gibney will update the rock pit legal description.

New Business

Mr. Salerno reported that there was a problem with one of the existing blowers at the old sewer plant having a vibration. He has been in contact with The Jacobs Group who has quoted \$1,500 (including travel) to inspect, align and balance both blowers.

Next meeting

The Acting Chair reported that the next regular monthly meeting of the Board of Supervisors is tentatively scheduled for 4:30 p.m. on Wednesday, May 20th, 2015.

Adjournment

There being no further business, the Acting Chair adjourned the meeting at 5:48 p.m.