

# MINUTES

*Tindall Hammock Irrigation and  
Soil Conservation District*  
Board of Supervisors Meeting  
Tuesday, May 2, 2017 at 4:30 p.m.  
3941 SW 47<sup>th</sup> Avenue, Davie, FL

# DRAFT

## **Call to order:**

H. Collins Forman, Jr. called the Meeting of the Board of Supervisors of the Tindall Hammock Irrigation and Soil Conservation District to order at 4:30 p.m. The meeting notice had been duly posted.

## **Roll Call:**

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

## **Supervisors:**

### **Present:**

H. Collins Forman, Jr., Dr. Walter Forman, 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*), Austin Forman (*landowner*)

## **Report from the District Manager**

Mrs. Mahaney reported that the District auditor had completed his field work on Thursday, April 26<sup>th</sup>. Mrs. Mahaney reported that there were no adjustments to the statements as previously presented. Mrs. Mahaney reported that she would be completing the draft of the audited financial statement within the week and it will be forwarded to the District auditor for partner review and approval. Mrs. Mahaney anticipates having the statement completed and ready for approval at the May 17<sup>th</sup> scheduled meeting.

Mrs. Mahaney presented revised interim financial statements for the periods of October 2016 and November 2016 for review and approval. Mrs. Mahaney noted that the statements were revised due to a format error which had occurred during the printing of the previously approved interim statements for these two periods. The Chair entertained a motion to approve the revised interim financial statements for October 2016 and November 2016.

### **Motion #1:**

Eric Forman made a motion to approve the revised interim financial statements for October 2016 and November 2016. Dr. Walter Forman seconded the motion. The motion carried.

Mrs. Mahaney presented the interim financial statements for the periods December 2016, January 2017 and February 2017 for review and approval. Mrs. Mahaney reported that as of May 1<sup>st</sup>, the District had a total of \$3,195,577.77 in cash and there were no significant issues identified in the interim statements. The Chair entertained a motion to approve the December 2016, January 2017 and February 2017 interim financial statements.

### **Motion #2:**

Eric Forman made a motion to approve the December 2016, January 2017 and February 2017 interim financial statements. Dr. Walter Forman seconded the motion. The motion carried.

**Discussion on the Utility Plant Capital Improvement Plan**

Mr. Ameno reported that as previously reported the new generator is installed and operational. Mr. Ameno reported that the as-built plans for the generator are complete and will be submitted to Broward County. He further reported that the Certification for Final Completion for Broward County Health Department (BCHD) has been signed and will be forwarded to BCHD on May 3<sup>rd</sup> so the permits can be closed.

Mr. Ameno reported that the FDEP response to their Request for Information (RFI) was sent out on February 22<sup>nd</sup>. The FDEP has responded with additional comments on the District's response and Mr. Ameno and Mr. Salerno are currently working on a response package to address procedures of operation and monitoring including the automatic switch back from one pond to the other and the chlorine residual sampler. On the first item, the FDEP responded with a preference that the switch back be performed manually which Mr. Salerno is in agreement with and would prefer as well. Mr. Ameno reported that a minor modification by the addition of a feed pump needs to be made to the chlorine residual sampler to provide for a constant source of water to the sampler. Mr. Ameno also reported that the Broward County application for the operational permit renewal has been submitted.

The Chair inquired about the status and size of the old generator to which Mr. Ameno responded that the old generator is disconnected. Mr. Ameno reported that something needs to be done with the generator as the space it is occupying is repurposed in Phase II. Mr. Ameno suggested that perhaps the generator could be donated to some entity. The Chair inquired of Mr. Salerno if he had any other use for the generator and suggested perhaps a lift station. Both Mr. Salerno and Mr. Ameno reported that the unit was extremely oversized for the purpose and a lift station would require a generator perhaps one-third of the size. Mrs. Mahaney inquired as to the value of the generator to which Mr. Salerno responded perhaps \$1,000. Mr. Ameno volunteered to research several sites that he is familiar with and attempt to determine a more accurate estimate of value. Mrs. Mahaney reported that a value would first need to be established in order to determine the path for disposal based on the District policy. Mrs. Mahaney asked Mr. Salerno if he had contacted the District's insurer to advise them of the new generator and new storage tank as different policies cover each item. Mr. Salerno responded that he had included the new values with the recent policy renewals. Mr. Salerno also reported that with the next insurance renewal he needs to make sure that the policy provides that venue for mediation must be Florida.

Mr. Ameno reported that with respect to Phase II of the Capital Improvements Plan, the contract front end documents have had legal review and the specification documents for the mechanical improvements have been forwarded to Mr. Salerno and Mr. Bell for review. Mr. Ameno reported that the Phase II drawings had an on-site review and the changes recommended by Mr. Salerno are now being incorporated.

As discussed at the March meeting, Mr. Ameno reported that the raw water well #3 is the first step in the Phase II improvements. Mr. Ameno reported that in response to the recommendations made at the previous meeting to identify local well-drillers, he had compiled a list of thirteen drillers in the Broward County area. Mr. Ameno reported that of those still in business, or still in the business of drilling wells, none of those listed drill potable wells for municipalities which leads him back to the list of recommended drillers as previously provided. Mr. Ameno reported that the cost estimate for drilling the raw water well no. 3 is approximately \$155,000 and he recommended that the District solicit bids from Southeast Drilling Services, Inc., Florida Design Drilling, Inc. and All Webb's Enterprises, Inc. Mr. Ameno reported that he should be able to obtain responses within two to three

weeks as the Request for Proposal (RFP) documents are complete and would attempt to have prices back by the next scheduled meeting on May 17<sup>th</sup>.

Mr. Ameno reported that the second step in the Phase II plan is to bid the plant work (both water and wastewater) once the permits are obtained. Mr. Ameno reported that the pre-application work for the wastewater improvements is complete and a meeting with FDEP will be set up within the next month to review the both the Phase II application and the Request for Information (RFI) response for Phase I.

Mr. Austin Forman asked what was included in the Phase II plan. Mr. Ameno responded that the first item is the new well followed by the anoxic basin, electronic modifications to the high service pumps on the water service side. Mr. Salerno reported that the new filters are being completed now and the first filter is done and back online. Mr. Salerno reported that once the inside was cleaned it was determined that the interior did not require painting, there were no issues with the bottom of the tank and only a minimal number of exterior rust areas that require painting. Mr. Salerno recommended that the remainder of the plant be painted in the following fiscal year. Mr. Salerno reported that the media should be in the second filter by the end of the following week and once cleared and in service, work will begin on the third one. Mr. Salerno reported that the backwash tank has already been completed to address dust reduction.

Mrs. Mahaney reported that the two of the costlier portions of Phase II included the polymer feed and the conversion of the existing aeration basin to MLE. The Chair asked Mr. Ameno what the acronym MLE means. Mr. Ameno responded this relates to the anoxic tank and that MLE stands for Modified Ludzack-Ettinger process and refers to a treatment process which puts an anoxic tank before the aeration tank in order to reduce the nitrogen levels. Mr. Salerno reported that the new plant was designed with this process in mind and the Phase II plan will convert the old plant to the same process as the new one.

Dr. Walter Forman asked Mr. Ameno when the 4-log issue would be addressed in terms of water color. Mr. Ameno reported that this issue has been mentioned to both Mr. Ameno and Mr. Salerno very recently. Mr. Salerno reported that he and Mr. Ameno would need to meet with BCHD to review options prior to recommending anything.

### **Request by Town of Davie for transfer of Oakes Road Drainage Easement property to Town of Davie**

Mr. Gibney reported that a meeting was held with Phil Holstein and other Town of Davie representatives approximately three weeks earlier. Mr. Gibney reported that the Town was somewhat apprehensive of the demands made by the District and were hesitant to commit at this point. Mr. Gibney reported that the Town does not need the property immediately but will in the future. Mr. Gibney commented that the District pump station as presently located is in the middle of the right-of-way. The Chair commented that clarification may be needed as to the maintenance requirements the Town would be assuming, including the cost of maintenance, although they will need to pay for the relocation of the pump station if a complete road is built and further clarify the distinction of maintenance of District facilities versus preservation of District ability in the event the facilities require modification. The Chair reported that Town also requested that the District cede additional water and sewer service area to them to which the Chair had responded that he was not prepared to have those discussions at this time. Mr. Gibney was directed to contact the Town again and discuss some clarifications. Mr. Gibney reported that the primary issue is the Town's desire for a back entrance into Everglades Mobile Home Park to provide for alternative access in emergency situations.

## **Discussion on status of development projects:**

### **IDI [Davie Business Center] Development – Building B**

Mr. Bell reported that he has no update since the previous meeting. Mr. Salerno reported that Building B is complete and a build-out is underway at present. Mr. Salerno reported that one of the cruise lines is building a rehearsal hall for their shows in the building. As discussed in the previous meeting, updated floor plans will need to be obtained as tenants move in to determine any variances from the ERCs acquired by IDI at inception.

### **IDI [Davie Business Center] Phase II Development**

Mr. Salerno reported that there is no update from the prior meeting on this project.

### **HWW Davie LLC (Waterwalk)**

Mr. Bell reported that he has no update from the prior meeting on this project. Mr. Ameno reported that he had spoken with someone from Craven Thompson and apparently the density has been reduced. Mr. Ameno has requested the information for the updated density so he can update the estimate for ERCs.

### **Elan Maison (GS Davie II (Grevstar))**

Mr. Bell reported that Elan Maison has agreed to his language in the two easements both ingress / egress and utility and updated consents. Mr. Bell reported that they may be completed along with the Bill of Sale in time for the next scheduled Board meeting.

### **Flagler Construction**

Mr. Bell reported that Flagler Construction is the name of the company which is owned by Storemaster Funding. He added that the property is located at the bend in Reese Road and they have a plat note amendment to add an additional 3,000 square feet and there is an existing agreement that was done with the Town of Davie in 1992 and amended in 2016. He and Mr. Ameno are reviewing the project to determine if there is any impact on the ERCs. Mr. Ameno and Mr. Salerno reported that they had failed to obtain a permit from the District. Mr. Ameno reported that they had placed a private fire line in the same trench as District piping and he would also like to obtain an agreement from them that they alone are responsible for any damage to their private line in the event the District line requires repair or maintenance and their line was damaged in the process. Mr. Salerno provided background information regarding the development and servicing of that particular area as it pertains to the Town of Davie as this location has water service with Ferncrest and sewer service with the Town of Davie. The Chair suggested that the Town of Davie be contacted and a written request be sent to the Town requesting that they not issue a certificate of occupancy until the permit issues with the District are resolved.

## **Reports:**

### **Update on DOT Condemnation**

Mr. Bell reported that there have been no new developments on this matter and the case is assigned to Judge Gates.

### **Update on Additions and Amendments to District's Permit Criteria Manual**

Mr. Bell reported no change from the prior meeting.

### **Status of 5-year recertification program**

Mr. Gibney reported that there were zero 5-year re-certifications completed since the last meeting.

### **Update on District's Utility Water and Wastewater Facilities Report**

Mr. Bell reported no change from the prior meeting.

### **Update on Legislative Activities**

Mr. Bell reported the Everglades bill had passed earlier in the day and it did not appear that the Homestead bill would be on the ballot. He also reported that the other bills that may have affected the District have not moved forward. Mr. Bell also informed the Board that the annual eight-hour ethics education requirement does not apply to them.

### **Old Business**

There was no old business brought before the Board.

### **New Business**

Mrs. Mahaney reported that she should have the District's audited financial statement for review and approval at the next scheduled meeting. Mrs. Mahaney asked if any of the standing reports should be removed from future agendas to which the Chair responded to leave all the items on the agenda.

### **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, May 17, 2017 at 3941 SW 47 Avenue, Davie, FL 33314. Mrs. Mahaney reported that there will be a draft budget presented at the June 21<sup>st</sup> meeting in addition to any TRIM issues that need to be addressed.

### **Adjournment**

There being no further business, the Chair adjourned the meeting at 5:22 p.m.