

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the River Ridge Community Development District's Board of Supervisors was held on **Tuesday, September 22, 2015 at 1:00 p.m.**, in the **Sound Room** at the **River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928.**

Present at the meeting were:

Terry Mountford	Chair
George (Tom) Schoenheider	Assistant Secretary
Judy Haase	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Matt Flores	District Counsel
Charlie Krebs	District Engineer
Jim Whitmore	PSGRC General Manager
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:01 p.m., and noted, for the record, that Supervisors Mountford, Schoenheider and Haase were present, in person. Supervisors Schultz and Gilman were not present.

SECOND ORDER OF BUSINESS

**Public Comments: Agenda Items (5
minutes per speaker)**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mr. Adams reported that the Corkscrew Road striping was completed. He was advised that the contractor will return, at the end of this month, to fill in certain areas on the straight-aways, between curbs with raised pavement markers (RPMs).

Mr. Krebs asked if the contractor was required to use thermoplast. Mr. Adams replied only at the intersection of Corkscrew Road and U.S. 41, over the directional arrows and stop bars; the other stripes were painted.

Ms. Haase asked if there was data from the radar sign. Mr. Whitmore indicated that he had the software but it was not installed. Mr. Adams reported that a community he managed installed the software and their reports showed that speeding was not as bad as they originally thought. Mr. Adams was interested in seeing the results for River Ridge. Mr. Whitmore noted that Mr. Schultz will install the software when he returns. Mr. Adams will provide copies of the reports generated for the other community, for comparison purposes.

Mr. Mountford pointed out that 10% of residents do not slow down and suggested that the radar sign include a message telling drivers to slow down; if nothing happens, at least it sends a message. Mr. Adams believed that awareness gets the most attention.

Mr. Krebs asked if the data shows the roads where most speeding occurs. Mr. Adams indicated that, according to trending graphs from the early morning and early afternoon, most speeders were along Pelican Sound Boulevard.

FOURTH ORDER OF BUSINESS

Consideration of Cost Estimate for Sidewalk Installation (*District Engineer to provide under separate cover*)

Mr. Krebs provided a cost estimate from Bonness, Inc. (Bonness), for \$84,000. He pointed out that Bonness completed the Corkscrew Road sidewalk installation. If the work is broken out, Mr. Krebs estimated \$30,000 to \$40,000 for the sidewalk installation. Tree removal and clearing costs could be reduced if Mr. Whitmore removed trees prior to commencement of the work; however, there are additional mobilization and traffic maintenance costs. Mr. Krebs noted that, of the \$84,000, the roundabout improvements were \$30,000 to \$40,000.

Mr. Mountford noted that the speed bump was performing well. Mr. Krebs agreed and recommended adding the sidewalk installation and curb repair to the road surfacing project to receive a lower unit cost; there was already traffic control for the road resurfacing. Mr. Krebs pointed out that, since the roundabout modification costs were known, it could be rolled into the resurfacing program or completed at the end.

Mr. Mountford preferred splitting the work. Mr. Adams concurred and recommended completing the sidewalks and curbs now, utilizing remaining money from the lake bank erosion

project and roadway repairs budgeted in Fiscal Year 2015, as well as \$50,000 in roadway repairs budgeted in Fiscal Year 2016. Mr. Adams believed that the sidewalks and curbs will continue to deteriorate, causing tripping hazards.

Mr. Krebs will prepare bid tabulations and exhibits and provide them to road contractors. Mr. Adams suggested Bonness and Ajax. Mr. Adams highly recommended Ajax, as they work well in developed communities by working around residents and traffic.

Mr. Schoenheider asked if there were plans to widen the street, as there are bottlenecks. Mr. Whitmore replied not until there is development. Mr. Krebs pointed out a potential problem with the county not taking ownership or allowing the CDD to make improvements. Mr. Whitmore did not believe that the CDD should take ownership of the road. Mr. Krebs advised that any improvements must be permitted through Lee County because it is a county owned right-of-way (ROW). Mr. Adams noted that the District will incur costs by directing District Counsel to send a letter to the county. Mr. Mountford pointed out that there is plenty of room for a roundabout, near the CDD property line. Mr. Whitmore agreed but felt that there would still be bottlenecks.

Mr. Krebs explained that, if approval is granted by Lee County to widen the area, it only takes one or two cars to “stack”, impeding the ability for another vehicle to traverse the roundabout. Mr. Whitmore pointed out that 20 to 30 cars use the roundabout, at one time, when there is an event or at the beginning of the month when lessees pick up passes.

Mr. Mountford asked if the ownership is in question. Mr. Adams indicated that this area is a public road ROW owned by Lee County; the county was not denying ownership because no strap was attached to the road but, they are not responsible for any maintenance. Mr. Whitmore pointed out that the CDD needs the rights from the county to widen the road. Mr. Krebs concurred, as the inlets are on the community’s property line. Mr. Whitmore recalled that the county wanted a long-term maintenance agreement, in perpetuity, which Mr. Adams indicated is good because it brings the county to the table.

In response to Mr. Mountford’s question, Mr. Krebs will prepare the bid documents and exhibits and provide to Bonness, Ajax, Set Paving and other road paving contractors for the curbs and sidewalks and provide estimates to the Board at the October meeting.

Mr. Mountford recalled a reduction in costs, if Mr. Whitmore removed trees. Mr. Krebs explained that, once the contractor provides the 30-day Notice of Commencement, Mr. Whitmore will remove trees and shrubs, which can be used elsewhere in the community, thereby,

reducing clearing costs. Mr. Whitmore reported that two dead trees are being removed this week.

Mr. Whitmore asked if the potential start date is November or December. Mr. Adams recommended delaying the work until the end of the season, when there is a low probability of drainage issues. Ms. Crismond believed that the winter season will be wet. Mr. Whitmore voiced concern about the contractor holding their prices. Mr. Adams asked Mr. Krebs to include a clause in the bid requiring the contractor to hold their price for 120 days, from the date of acceptance, which would be the end of October.

Discussion ensued regarding curbing.

Mr. Krebs explained that, based on the feedback, the worst curbs were addressed but several locations in The Masters, Sound Way, Pelican Sound Drive and in Pinehurst, on the main drive, were added to the scope of work. The valley gutter in Torrey Pines was expanded to around the trash bin. Mr. Mountford requested that three large depressions in The Masters be added. Mr. Adams agreed, as the depressions will worsen and requested that Mr. Krebs obtain separate pricing for The Masters. Mr. Mountford will email the locations to Mr. Krebs.

FIFTH ORDER OF BUSINESS

Approval of August 25, 2015 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 25, 2015 Public Hearings and Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Lines 91 and 92: Remove “cost” and insert “lake bank erosion project, which was a one year project, in the prior year,”

Line 119: Change “dredged” to “paid”

Line 406: Change “county” to “contractor’s”

On MOTION by Ms. Haase and seconded by Mr. Schoenheider, with all in favor, the August 25, 2015 Public Hearings and Regular Meeting Minutes, as amended, were approved.

• **Action/Agenda Items**

Mr. Adams presented the Action/Agenda Items.

Items 1, 2, 6, 9, 10, 12, 13, 16 and 18 were continued.

Items 3, 4, 5, 7, 11, 14, 17, 19 and 20 were completed.

Items 8 and 15 were removed.

Regarding Item 4, Mr. Adams reported that the north side was cleaned out and dredged. He will ask the contractor to revisit the south side.

Regarding Item 8, Mr. Adams reported not enough space to make the improvements. Mr. Whitmore requested that this item be removed from the Action Item List. Mr. Adams agreed, as any improvements would provide little benefit, based on the amount of space to work in.

Regarding Item 9, Mr. Schoenheider recalled that the contractor was expected to repaint the stop bar at the end of Torrey Pines Court.

Regarding Item 10, Ms. Crismond reported that she and Mr. Adams toured the dry detention area along Torrey Pines and identified the invasive weed as Horsetail, which Torrey Pines residents are permitted to spray with Round-Up.

Regarding Item 12, Mr. Adams advised that the agreement for the line of credit with Iberia Bank, for another CDD, will be finalized at their October meeting; once approved, he will provide draft financing documents for River Ridge CDD.

Regarding Item 15, Mr. Krebs and Mr. Adams have copies of the Island Sound drainage map. This item will be removed from the Action Item List.

Regarding Item 16, Mr. Adams clarified that Mr. Krebs was to examine the concrete cart crossings to determine if the curbs should be widened, at each location. Mr. Krebs recommended a 3' valley. Mr. Adams requested that the crossings be included in the Request for Proposals (RFP). Mr. Krebs asked Mr. Whitmore to provide a list of the locations.

SIXTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

i. Approval of Unaudited Financial Statements as of August 31, 2015

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2015.

Ms. Haase noted that the District was in a good financial position.

Mr. Adams reported savings in several line items, which will be included as additional surplus fund balance to be used toward sidewalk and curb repairs. He noted that the new budget year starts next Thursday.

ii. NEXT MEETING DATE: October 27, 2015 at 1:00 P.M.

Mr. Adams indicated that the next meeting will be held on October 27, 2015 at 1:00 p.m., at this location, and all Supervisors will be in attendance.

Ms. Crismond reported that the littoral planting project will be completed in mid-October and invoiced, as of September, so the funds come out of the Fiscal Year 2015 budget. She noted that the contractor must wait until the water levels recede. Ms. Crismond reported that, toward the end of October or first part of November, orange and red Canna and Blue Flag Iris will be planted on the lake banks, in different areas of the community, which will be paid for from the Fiscal Year 2016 budget. Mr. Adams noted that the Canna and Blue Flag Iris will be focal points, providing a nice touch of color.

Ms. Crismond will provide the landscape maintenance and lake and wetland proposals at the next meeting for Board consideration.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Public Comments (5 minutes per speaker)

There being no Supervisors' request and public comments, the next item followed.

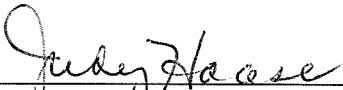
NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Schoenheider and seconded by Ms. Haase, with all in favor, the meeting adjourned at 1:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair