

**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, October 27, 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
Bob Schultz	Vice Chair
George (Tom) Schoenheider	Assistant Secretary
Judy Haase	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Jim Whitmore	PSGRC General Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:05 p.m., and noted, for the record, that Supervisors Mountford, Schoenheider, Schultz and Haase were present, in person. Supervisor Gilman was 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 remaining item to be completed on the Action Item List was to install raised pavement markers (RPMs), east of Sound Way, just inside of The Masters entry. The contractor will complete the work this afternoon.

Mr. Adams indicated that the permanent speed bump was installed and asked if residents provided any feedback. Ms. Haase received positive feedback. Mr. Adams heard that the RPMs were not only a speed deterrent but assisted with night driving.

Regarding the radar sign, Mr. Whitmore waited for Mr. Schultz to return to discuss the software program and prepare reports. Mr. Schultz pointed out that he uses an iPhone and the radar sign is android based.

Mr. Mountford believed that vendors were the biggest offenders of speeding and suggested that the security guards remind vendors to observe speed limits. Mr. Whitmore will speak to his vendors.

Mr. Adams indicated that there is a tutorial on a disk and a quick reference guide, as well as phone support. Mr. Whitmore advised that the software is iPad compatible. Mr. Adams offered to assist Mr. Whitmore with downloading the data and speaking with the phone technician about preparing reports.

In response to Mr. Schoenheider's question, Mr. Adams indicated that the data can be downloaded through a USB port, Bluetooth or Wi-Fi. Mr. Adams will download the software onto his computer and provide reports at the next meeting.

Mr. Adams reported that the data showed a perception of speeding, rather than an actual speeding issue; most of the speeding occurred in the morning and at the end of the day.

Mr. Schultz asked about the planned location and schedule for the radar sign. Mr. Whitmore indicated that the sign will be active for ten to 14 days; the battery will be recharged before being moved to another location. Mr. Adams surmised that the battery must be recharged more frequently as the sign generates more traffic.

Mr. Schultz agreed with the effectiveness of the radar sign, as he noticed that a vehicle speeding out of Gleneagles slowed when the driver noticed his speed on the sign.

**FOURTH ORDER OF BUSINESS**

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

Mr. Krebs provided a cost estimate from Bonness, Inc. (Bonness), for approximately \$105,000, to complete the following:

- Replace a 3' valley gutter in Island Sound

- Install a new sidewalk with signage and pavement markings off of Corkscrew Road
- Replace curbing throughout the community, where marked

Mr. Krebs met Collier Concrete onsite and they provided a proposal yesterday; however, several 3' valley gutters at cart crossings were missing, after they were told to change from 2' to 3' valley gutters, at six locations. Collier Concrete is revising their proposal but they are \$6,000 lower than Bonness. Mr. Krebs felt comfortable with Collier Concrete, as they provided markings for The Masters and were familiar with the site. Mr. Krebs noted that Mr. Bill Summers, of Collier Concrete, asked good questions about the roundabout sidewalk and the grade change.

Mr. Mountford hoped to have an estimate for the sidewalk project, at this meeting. Mr. Adams advised that there must be separate items.

Mr. Mountford recalled that the Board wanted to eliminate the roundabout modification because of the positive reaction on the speed bump.

Mr. Krebs will obtain separate proposals, from Bonness, for the sidewalk installation and curb repair replacement.

In response to Ms. Crismond's question, Mr. Krebs indicated that the bid information was sent to five road paving contractors and only Bonness and Collier Concrete responded.

Mr. Mountford stated that it is difficult to get contractors to bid on projects when there is a construction boom. Mr. Adams agreed, adding that this is specialized work.

In response to Mr. Schultz' question, Mr. Krebs estimated \$37,000 to \$40,000 for the sidewalk installation, depending on the number of trees removed. Mr. Whitmore's removal of trees, prior to commencement of the work will reduce the cost; however, there are additional costs for grading and mobilization. Mr. Krebs advised that Collier Concrete planned to install a concrete wall instead of grading.

Mr. Mountford asked if the contractors were aware that the contract was going to be awarded in pieces. Mr. Krebs replied affirmatively and noted that splitting the contract results in two mobilization charges.

Mr. Krebs will ask the contractors to include the mobilization charge separately.

Mr. Adams noted that the sidewalk can be completed now but suggested that the curb and gutter repairs be deferred until spring.

In response to Mr. Schultz' question, Mr. Adams advised that the first section of roads to be completed is Pinehurst. Mr. Schultz noticed 30' of damaged curbing in the inner circle of the far cul-de-sac, towards the dry retention area in Gleneagles. Mr. Krebs will include this area in the curb repairs. Mr. Schultz asked about areas needing root barriers. Mr. Krebs requested a price from the contractor for installation of root barriers, as many areas have oak trees with roots intruding the curb. These areas will be added on a per linear foot basis.

**FIFTH ORDER OF BUSINESS**

**Consideration of Award of Contract –  
Lake & Wetland Maintenance**

Ms. Crismond reviewed the memorandum regarding the request for proposals (RFP) for lake and wetland maintenance and noted that three contractors submitted proposals. The current contractor, Lake & Wetland Management (Lake & Wetland) had the contract for the past two years and held the same price, which is within the budgeted amount of \$58,000 under "Other contractual", "Lake/wetland". Ms. Crismond felt that Lake & Wetland is doing a good job.

Mr. Schultz questioned the status of the stolen littoral plants from Tract 3. Ms. Crismond indicated that Lake & Wetland planted Blue Flag Iris on the lake banks, which will not flourish until winter. Lake & Wetland staff apologized and Ms. Crismond informed them that the next time this occurs, she will contact the Sheriff's Department and have the crew arrested for theft. She pointed out that, despite the theft, Lake & Wetland performs well and comes out quickly when called.

In response to Mr. Mountford's question, Mr. Whitmore stated that LakeMasters provides upland and fountain maintenance for the golf course ponds. Ms. Crismond believed that, based on their high bid amount, LakeMasters did not want the work.

Ms. Crismond recommended awarding the lake and wetland maintenance contract to Lake & Wetland Management, as their bid is within budget.

Mr. Whitmore commented that all of the District's lakes look better than four or five years ago. Mr. Mountford and Mr. Adams agreed.

Mr. Mountford questioned Mr. Schultz' objection. Mr. Schultz was hesitant to award the contract to Lake & Wetland because they were caught stealing wetland plants. Mr. Adams pointed out that Lake & Wetland claimed that there was miscommunication, apologized, and replanted Blue Flag Iris.

Mr. Adams recalled discussion this time each year about the H lakes but, this year, the H lakes look good, with the exception of the H1B lake, which is being addressed.

**On MOTION by Mr. Mountford and seconded by Mr. Schultz, with all in favor, the Lake & Wetland Maintenance proposal for lake and wetland maintenance services, in a not-to-exceed amount of \$55,922, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Award of Contract –  
Landscape Maintenance**

Ms. Crismond reviewed the memorandum regarding the request for proposals (RFP) for landscape maintenance and noted that two contractors submitted proposals. The current contractor, Brickman Group (Brickman), bid \$39,494, which was \$7,670 higher than the current contract amount of \$31,824 but within the budgeted amount of \$38,000 for “Landscape maintenance”.

Ms. Crismond indicated that Greenscapes submitted their contract and a proposal for \$47,480 but, when Staff advised that they would be required to submit the District’s contract agreement, they declined. Greenscapes bid \$47,480, which is extremely high and did not include mulch. Girard Environmental (Girard) bid \$37,780; Girard has been Brooks CDD landscaper for a year and they do a decent job.

In response to Mr. Mountford’s question, Ms. Crismond indicated that Brickman does a good job with hedge and tree trimming and keeping the grass green. Mr. Whitmore asked if palm trimming is included. Ms. Crismond indicated that palm trimming is completed every November.

Mr. Mountford pointed out that the Board must choose the lowest bidder but he did not want to change contractors.

Mr. Adams stated that Brickman’s increase was due to increased labor costs.

Since the contract was for a minimal amount, Mr. Mountford recommended contracting with Girard. Ms. Crismond explained that there is a 30-day termination provision, with no penalties for termination.

**On MOTION by Mr. Schultz and seconded by Ms. Haase, with all in favor, the Girard Environmental proposal for landscape maintenance services, in a not-to-exceed amount of \$37,780, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Approval of September 22, 2015 Regular Meeting Minutes**

Mr. Adams presented the September 22, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Schoenheider and seconded by Ms. Haase, with all in favor, the September 22, 2015 Regular Meeting Minutes, as presented, were approved.**

- **Action/Agenda Items**

Mr. Adams presented the Action/Agenda Items.

Items 1, 2, 4, 7, 9 and 12 were continued.

Items 3, 5, 6, 8 and 13 were completed.

Items 10 and 11 were removed.

Regarding Item 3, Ms. Crismond indicated that the south side will be cleaned out and dredged this week. Mr. Whitmore advised that Lake & Wetland completed the work today.

Regarding Item 5, Mr. Adams reported that, today, the contractor is repainting the stop bar at the end of Torrey Pines Court, as the RPM installation was completed. Mr. Krebs will include the crosswalk striping for the cart paths in the sidewalk installation bid specification.

Regarding Item 7, Mr. Schultz stated that the three large depressions were in The Masters, not Island Sound. Mr. Krebs clarified that there are two depressions.

Regarding Item 8, Ms. Crismond and Mr. Adams toured the dry detention area, along Torrey Pines, last week, and identified a small area of Thalia and several high profile areas of Leather Fern that will be removed.

Regarding Item 9, Mr. Adams indicated that the agreement for the line of credit with Iberia Bank, for another CDD, will be finalized tomorrow; once approved, he will provide draft financing documents for River Ridge CDD.

Regarding Item 12, Mr. Adams reported that the road resurfacing will be completed this winter or early spring.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Schultz asked if feedback was received from the county or Estero Village regarding the letter that District Counsel sent for the Corkscrew Road maintenance. Mr. Adams replied no. Mr. Pires advised that the county was put on notice. Mr. Adams heard that the county and Estero Village are still discussing road ownership and operational responsibilities.

**NINTH 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 September 30, 2015**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2015.

Mr. Mountford asked if street cleaning is a one-time payment. Mr. Adams replied affirmatively.

Mr. Schoenheider asked why the District is paying FedEx charges for Mediterra North and South and Bayside. Mr. Adams explained that this was the District's portion of FedEx charges, as bulk packages are sent, versus individually, for cost savings.

**ii. NEXT MEETING DATE: November 17, 2015 at 1:00 P.M.**

Mr. Adams indicated that the next meeting will be held on November 17, 2015 at 1:00 p.m., at this location. The meeting was moved one week earlier, due to Thanksgiving.

Ms. Haase asked if another newsletter will be sent to the community. Mr. Adams suggested a mailbox stuffer in January. Mr. Mountford pointed out that this is the perfect time to inform residents about the streets.

**TENTH ORDER OF BUSINESS**

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

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

**ELEVENTH ORDER OF BUSINESS**


**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Schoenheider and seconded by Mr. Schultz, with all in favor, the meeting adjourned at 1:43 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



  
Secretary/Assistant Secretary

  
Chair/Vice Chair