

**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, November 17, 2015 at 1:00 p.m.**, in the **River 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
James Gilman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC Assistant General Manager
Carmen Knoble	Resident
Larry Fiesel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:03 p.m., and noted, for the record, that all Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Ms. Carmen Knoble, a resident, addressed a lake bank erosion issue on Lake E1-A, in back of her property.

Mr. Adams noted that this matter will be discussed under the Sixth Order of Business.

THIRD ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mr. Adams reported that Southern Striping Solutions striped the connection at Sound Way and Pelican Sound Drive; however, he will ask them to return, as they did not stripe to the first median, to the east, and split at the median. This will be an additional cost, as it was not included in the original scope. When Southern Striping Solutions completes the striping, Mr. Adams will ask them to address repainting the Torrey Pines stop bar.

Regarding the radar sign, Mr. Adams downloaded the software and familiarized himself with the program. After the meeting, he and Mr. Whitmore will locate the radar sign and download the data onto his computer, through a USB port, Bluetooth or Wi-Fi, and provide reports at the next meeting.

Ms. Haase indicated that the radar sign is on Sound Way in the center of Oak Run.

Mr. Mountford showed a picture of a tree limb blocking part of the stop sign entering Island Sound and requested removal. Drivers are entering from the south without stopping at the stop sign, which is a concern to several residents. Mr. Mountford requested a blinking yellow light.

Mr. Adams suggested installing white raised pavement markers (RPMs), on the stop bar, to alert drivers to slow down prior to the stop sign. Mr. Krebs pointed out that the white RPMs are visible at night and the blinking light will alert drivers who do not see the stop sign, although, most residents are aware of the stop sign but decide to run the stop sign.

Mr. Mountford asked about the height of the stop sign. Mr. Krebs explained that the stop sign must adhere to a specific height and setback. An average person should be able to walk under the sign without hitting their head on it.

Mr. Mountford agreed with installing white RPMs across the stop bar, with a space of 6" in between.

Mr. Schoenheider asked if Pelican Sound has extra RPMs. Mr. Adams replied no, they must be purchased. Mr. Schoenheider pointed out that several RPMs are starting to loosen. Mr. Adams advised that this is a maintenance issue.

FOURTH ORDER OF BUSINESS

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

A. Sidewalk Installation

Mr. Krebs provided cost estimates from Bonness, Inc. (Bonness), in the amount of \$46,131.97 for the Corkscrew Road sidewalk installation and \$63,715.87 for curb replacements. The curb work is expected to be completed in the Spring. Collier Concrete (Collier) did not provide a revised proposal to include the valley gutters but it was expected shortly before this meeting.

Regarding the sidewalk installation, Mr. Krebs reported that Bonness will replace 600' of sidewalk, remove landscaping, install signage and striping and regrade. Mr. Krebs advised that Mr. Whitmore proposed a different sidewalk alignment to save existing shrubs and palms to provide a buffer. Mr. Krebs asked if constructing the sidewalk outside of the right-of-way (ROW) creates a problem. Mr. Pires reported no problem, if an easement is obtained, and suggested that the District enter into a license agreement or temporary construction easement.

Mr. Krebs recalled discussion, at the last meeting, about installing a concrete wall instead of grading. After speaking with Mr. Whitmore, the wall is no longer necessary, as there was enough room between the sidewalk and the golf course to grade. It is cheaper to grade than construct a 6" to 8" wall.

Mr. Krebs indicated that Bonness originally proposed \$84,000 for simultaneous sidewalk installation and curb replacements; however, the curb replacements will not be completed until April. Bonness provided separate proposals for the sidewalk installation and curb replacements, resulting in an increase of approximately \$25,000, from \$84,000 to \$109,000, taking into account concrete costs in April for the curb repair and a second mobilization.

Mr. Krebs suggested bidding out the curb replacements in April or approving a not-to-exceed amount.

In response to Mr. Mountford's question, Mr. Krebs indicated that the \$46,131.97 proposal is for the sidewalk and the \$63,715.87 proposal is for curb replacements and resetting inlets in the entire community.

Ms. Haase asked for the estimated start date for the sidewalk installation. Mr. Krebs replied two weeks for mobilization.

Mr. Mountford commented that the proposed amounts were more than he anticipated. Ms. Crismond agreed.

Mr. Shultz asked Mr. Krebs for his thoughts regarding the sidewalk cost. Mr. Krebs recalled that he originally estimated \$30,000 to \$40,000 for the sidewalk installation. Although the cost is higher, Mr. Krebs pointed out that irrigation repairs were included but also included removing the type "A" curb, in two locations, which should be included in the curb replacement proposal, which will reduce that proposal to approximately \$42,500.

Mr. Gilman preferred to have Collier's proposal, as a comparison to Bonness' proposal. Mr. Adams suggested approving a not-to-exceed amount, in the hopes that Collier's proposal was lower.

Ms. Haase was happy about the changes to the sidewalk alignment to save existing shrubs and palms. Mr. Krebs pointed out that the majority of the landscaping in the cul-de-sac will be removed.

Mr. Mountford suggested determining what the sidewalk will accomplish. Mr. Krebs explained that the sidewalk will start at the golf cart ramp and traverse between the ramp and the roadway, so pedestrians and golf carts are not on the same pavement. The sidewalk will continue around the cul-de-sac and weave inward around oaks trees and behind shrubs on the corner, continue west to the intersection and end behind some palm trees and shrubs. There will only be one crossing, as most people walk towards the club.

In response to Mr. Mountford's question, Mr. Krebs indicated that a pedestrian crossing sign will be placed at the crossing. Mr. Mountford suggested having people walking on the golf cart path. Mr. Adams indicated that it would create a liability issue. Mr. Schultz noted that signage was placed prohibiting anyone but golfers to use the golf cart path.

Mr. Mountford felt that it "looks stupid" having a sidewalk next to a golf cart path. Mr. Adams pointed out that it is common in many communities. Mr. Mountford questioned the savings of not having the crosswalk. Mr. Krebs estimated one-third of the cost. Mr. Adams felt it was not worth the potential liability to save \$10,000 to \$12,000.

In response to Mr. Mountford's question, Mr. Adams indicated that the sidewalk installation will be paid from "Capital outlay".

Mr. Mountford preferred to table this work until after the first of the year. Mr. Krebs reported that Bonness planned to commence with the sidewalk installation shortly after Thanksgiving and complete the job between Thanksgiving and Christmas. Mr. Adams noted that this time frame is perfect.

Mr. Krebs pointed out that with approval today and Collier’s proposal, he can forward Collier’s proposal to Mr. Adams, once received, and they can choose the company and a firm start time.

Mr. Adams asked if the ADA mats were included. Mr. Krebs will make sure that the mats are included, as they were on the plans.

On MOTION by Mr. Schultz and seconded by Ms. Haase, with Mr. Schoenheider, Mr. Gilman, Ms. Haase and Mr. Schultz in favor and Mr. Mountford dissenting, the Corkscrew Road sidewalk installation, in a not-to-exceed amount of \$42,500, was approved.

B. Curb Repair/Replacement

This item was presented during the Fifth Order of Business

FIFTH ORDER OF BUSINESS

Approval of October 27, 2015 Regular Meeting Minutes

Mr. Adams presented the October 27, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Ms. Haase and seconded by Mr. Gilman, with all in favor, the October 27, 2015 Regular Meeting Minutes, as presented, were approved.

▪ **Curb Repair/Replacement**

******This item, previously Item 4.B., was presented out of order.******

Mr. Adams reported that the curb and gutter repairs will be deferred until Spring when seasonal traffic has reduced. The project will be rebid in February and the Board will consider the award of the contract in March. After the curbs are repaired, the asphalt work will commence in late May or early June, in Pinehurst. Mr. Adams felt that the amounts proposed by Bonness were greatly inflated but, this was because he was asked to hold the price for six to eight months.

In response to Mr. Mountford’s question, Mr. Adams indicated that the curb repairs are throughout the community. The scope is to repair or replace broken curbs and inlets. Mr. Adams noted that the type “A” curb, in two locations along golf cart crossings, will be added to the proposal.

- **Action/Agenda Items**

Mr. Adams presented the Action/Agenda Items.

Items 1, 2, 3, 4, 5, 6, 7 and 8 were continued.

Regarding Item 6, Mr. Krebs confirmed that with the, approximately, 30’ of damaged curbing in the inner circle of the far cul-de-sac in Gleneagles and the cart path crosswalk striping was included in the curb repairs.

Regarding Item 8, Mr. Adams will provide draft financing documents for the line of credit with Iberia Bank at the December meeting.

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

Ms. Haase requested an action item for discussion in January, regarding the newsletter. Mr. Adams asked the Board to forward topics for the newsletter. Mr. Schultz provided suggested road resurfacing, operation and maintenance (O&M) assessment increase, radar sign and lake bank restoration. Mr. Mountford recommended completion of the RPM installation and Island Sound stop sign. Mr. Adams will include a list of accomplishments for 2015.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Adams provided an email from Ms. Knoble, who’s home faces Lake E1-A. She was concerned about the loss of lake bank. Mr. Adams referred to a picture showing erosion on a strip of land in between Ms. Knoble’s property and the District’s lake tract, which is owned by the PSGRC.

Mr. Mountford asked Mr. Adams if the shoreline receded. Mr. Adams replied affirmatively.

Mr. Adams explained that, as part of the District’s lake bank erosion repairs, Staff is addressing non-compliance issues with the Southwest Florida Water Management District (SWFWMD) permit, for slopes greater than a 3.5:1; although, a 4:1 slope is preferred and 9” or

10" of vertical drop. This was not evident on this lake bank, which is why it was not selected for lake bank erosion repairs.

Mr. Adams identified erosion on the 6' to 8' strip of property owned by the PSGRC, as well as an area where the base of a birdhouse is situated. According to the Audubon Society, the birdhouse should be placed 6' to 8' from the water. If the birdhouse was correctly set, the edge of lake bank would be where it should be.

In response to Mr. Schultz's question, Mr. Adams indicated that the linear footage of the loss of dry land is primarily on Ms. Knoble's property. Because the home is on the point and the prevailing wind is out of the southwest, erosion occurred from the water's edge, due to runoff spread across her property, running off equally across the back of her property.

Mr. Adams concluded that it is not the District's responsibility to restore the lake bank because it is in compliance with the water management permit and the PSGRC owns the property. The PSGRC must decide whether to restore the lake bank. Ms. Knoble offered to pay if the PSGRC undertakes the restoration of her property, as she has three or four beautiful royal palms close to the water's edge.

Mr. Mountford pointed out that there are no aquatic plants. Mr. Adams confirmed that aquatic plants are present but are thin and there was no diversity. The District can supplement the plants, once the PSGRC completes restoration. If the PSGRC is not interested, the plants should be planted sooner versus later.

Mr. Long questioned how much the restoration would cost. Mr. Adams estimated \$28 per linear foot, including sod, for a sacrificial geotube that was removed, or \$35 to \$36 per linear foot, for a high quality geotube that remains and has a 15-year warranty. Mr. Adams believed that restoration entailed a 24" tube laid out flat, a 6" tube at the edge of the water and a sacrificial tube across the top that is split open.

In response to Mr. Long's question, Mr. Adams estimated 150', or two lots width of restoration, equating to \$4,000.

Mr. Long will work with Ms. Knoble.

Mr. Adams can provide a list of contractors. He recommended Advantage Marine, which completed the District's restoration.

Mr. Mountford noted that this work was consistent with the shoreline restoration undertaken by each Homeowner Association. Mr. Adams pointed out that the District restored

those lake banks by filling in 4' to 6' of width to be in compliance with the water management permit. Mr. Schultz recalled that erosion was due to runoff from roofs of large buildings and not wave action. Mr. Adams explained that, in residential areas, a concentration of the roof and pool deck runoff flows to a higher volume and velocity, creating washout.

Mr. Mountford walked along Ms. Knoble's property and did not observe erosion until the middle part of the lake, where he noticed the wind was blowing through. Mr. Adams confirmed that the wind and runoff from Ms. Knoble's lot caused the erosion.

Mr. Schultz asked if the District has responsibility to mitigate the wave action of the lake, if the lake bank is restored, other than replanting littorals along the lake, if it is demonstrated that wave action was a major contributor to the erosion. Mr. Adams believed that aggressive planting was necessary, due to a sparse population of spikerush, which is efficient in breaking down wave action and stabilizing the lake bank, and lack of diversity.

Mr. Adams asked Mr. Long to inform him about any restoration work, as he did not want to install plants and have them covered, due to a restoration.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

Mr. Krebs asked Mr. Adams if he should bid the curb repair with the road resurfacing, for cost saving purposes. Mr. Adams replied affirmatively.

Mr. Adams suggested separating the proposals and having companies specializing in concrete work participate in the sidewalk and curb repairs, to obtain the best deal.

C. Manager

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

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2015. He noted limited activity.

ii. NEXT MEETING DATE: December 15, 2015 at 1:00 P.M.

Mr. Adams indicated that the next meeting will be held on December 15, 2015 at 1:00 p.m., at this location.

EIGHTH ORDER OF BUSINESS

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

Mr. Larry Fiesel, a resident, emailed Mr. Whitmore, a few weeks ago, regarding recent plantings along the lake bank of Lake E1-B, abutting Southern Hills. Canna Lilies were planted close enough together for many residents to fear that they are ultimately going to become a solid wall of plants along the edge of that lake, blocking their view. Mr. Fiesel requested that plants be strategically planted, in groups, particularly between the buildings, where most of the erosion occurs, or at the end of the lake, around the cul-de-sac and the north tip turning into the golf course, at the entrance to Southern Hills, versus having a solid wall of plants down the lake.

Mr. Adams confirmed that the plants are Canna Lilies. Mr. Fiesel pointed out that Canna Lilies reproduce and spread, becoming solid and tall.

Mr. Adams will obtain a price to harvest and relocate the Canna Lilies along lot lines and recommended planting Bacopa in vacated areas.

Mr. Fiesel asked if the lake will look like Edgewater 1. Mr. Adams replied no, noting that those plants are "on steroids" because it is an effluent water pond, high in nutrients. Eventually this lake will have issues.

NINTH ORDER OF BUSINESS

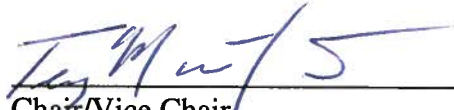
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Schoenheider and seconded by Mr. Gilman, with all in favor, the meeting adjourned at 1:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair