

**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, January 24, 2017 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:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Judy Haase	Assistant Secretary
Tom Schoenheider	Assistant Secretary
Larry Fiesel	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Charlie Krebs	District Engineer
Tony Pires	District Counsel
Jim Dougherty	LakeMasters Aquatic Weed Control, Inc.
Jim Whitmore	PSGRC General Manager
Bill Reno	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)

Mr. Bill Reno, a resident and former Board Member, recalled the Board being told that the roadways would last 20 to 25 years before requiring more than occasional maintenance and questioned why the paving was done now rather than after the 20th year. Mr. Krebs stated that the roads were evaluated, annually and, over the years, raveling, potholes and deterioration were occurring. The cost of phasing the project over multiple years was examined and there was a

cost savings by completing the entire project at once. Options were considered and it was determined that milling and resurfacing would provide a longer lifespan. In response to Mr. Reno's question about why the roadway that led to the main gate was not paved, Mr. Krebs stated that the road was not part of the bid, as the focus was on internal resident roadways; however, if the Board wished, a bid would be submitted to address the area. Mr. Schoenheider stated that the price of oil had decreased, which significantly impacted the total cost of the project.

Regarding landscape maintenance, Mr. Reno stated that the trees along the roadway outside the main gate, past The Meadows, down to Walgreens, were not properly maintained and hazardous for motorists. Mr. Schultz stated that tree maintenance along the road that intersects the main gate road was the Village of Estero's responsibility. He submitted a request on the Village's website and was awaiting a response. Mr. Adams was aware of the landscaping issue and contacted the Estero Fire Department, who are very strict, in terms of clearances for fire trucks.

▪ **Continued Discussion: Water Quality in Lake E4A.**

******This item, previously the Fourth Order of Business, was presented out of order.******

Mr. Jim Dougherty, of LakeMasters Aquatic Weed Control, Inc. (LakeMasters), read the following e-mail from Mr. Bill Kurth into the record:

"At the last board meeting there was discussion of two proposals Lake Masters had offered:

- 1) The first was for the application of Phoslock to deactivate phosphorus in the muck and the water*
- 2) The second option was for a bacteria grower and bacteria cultures for one year. The grower was to be located near the irrigation pumphouse, and because of the difficulty of running a direct line to the lake, our applicator would every week, empty live bacteria from the grower into a spray system and then apply it to the lake.*

It appeared that the option to be considered was phoslock, however, Bill commented that there was no guarantee how long the results would last because additional phosphorus was added to the lake daily. The board asked Bill to research how much phosphorus was added daily so that we could estimate how effective a phoslock treatment would be. Lake Masters pulled a water sample directly from the effluent source

and had it tested for Total Phosphorus and Total Nitrogen. The results were:

Total Phosphorus: 741.4 micrograms/liter

Total Nitrogen: 2.348 milligrams/liter

Typical Total Nitrogen levels are typically 1-2, but when the levels get much over 1.25, we tend to see high algae growth. Any lake that has a total phosphorus level above 100 is considered hypereutrophic, which means it has excessive nutrient loading that will cause excessive algae growth and lake health issues. So, the water added is 7 times what is considered very bad. The lake basically turns over once a week based upon an average use of 750,000 gallons per day. We were shocked to see levels so high, but have found that for discharge of effluent into an irrigation lake the required parameter is below 1000 ug/l, and this was confirmed by Chuck Adams discussion with engineers. The high levels should have no impact on other lakes within the community because typically without a very adverse event, no water leaves this lake and enters other lakes within the system. The excessive nutrient levels would not be damaging to turf, and may significantly minimize the need for additional fertilizer. The two potential negative impacts would be:

- 1) Excessive algae growth in lake E4A*
- 2) There is some potential that golf course irrigation heads that spent an excessive time spraying over a lake might impact it in the long run. In many lakes, positioning of heads may not contribute to much nutrient loading of the lakes, however in some lakes it could be significant. All this means is the golf course should make every effort to minimize the time that irrigation water hits a lake surface wherever possible.*

We cannot recommend moving forward with a phoslock application. The calculated input of phosphorus is about 4.5 lbs. per day. It takes approximately 100 lbs. of phoslock to remove 1 lb. of phosphorous, so we would need 450 lbs. per day to keep up with what is coming in. That equates to \$1500 per day to try and minimize algae growth on one lake. Obviously, that may not be a good option.

Although phosphorous seems to be the main culprit, Nitrogen is also high. The bacteria grower was meant to combat both, although bacteria typically is more effective on Nitrogen. LakeMasters has not proceeded on any more work on providing a new solution to this problem, because the loading is so high that efforts to control it may have no impact, or very little. We do not know if there is a good option.

With that being said, doing nothing may not be an acceptable option for residents that live on this lake, or golfers that come into contact with this lake. So even though there may be nothing that can be done to solve this problem, perhaps we should try some things that might at least make some improvement. LakeMasters on it's own has been running the same bacteria cultures into the lake as the grower would grow. It is contained in burlap bags that we have installed near where the effluent water enters the lake so that some of the flow of nutrient laden water goes through the bags. Lake E4A has not been as problematic as it has been in the past, but we are treating it every week, and it is winter when algae growth is slower, so it is difficult to analyze the benefit of the bacteria bags, but we will continue this effort for a few more months.

LakeMasters believes that considering a grower may still be the best long term result for a reasonable cost. I believe now, however, with what we have learned that it would be necessary to install the system close to the lake so it could dump into the lake daily, not weekly. In order to make this happen effectively we would need to be provided a location at the lake edge to install the tank, and would need power there. If it is possible that this will be considered, we will work to provide a quote."

Mrs. Adams stated that LakeMasters would continue to run the bacteria cultures into the lake with burlap bags, as mentioned in the communication. They would also perform surface removal, if necessary. In response to a question on whether copper sulfate was still being utilized, Mr. Dougherty stated that LakeMasters primarily utilized chelated copper. Mr. Mountford felt that options should be explored, such as a bacteria station.

THIRD ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mr. Adams stated that the speed hump was removed and redone. With regard to repairing the rumble strip, Mr. Krebs was awaiting a proposal, as well as estimates for repairing the pavers at the entrances, the manhole and possibly rebuilding both sides of the road. Mrs. Adams stated that all of the contractors were a challenge with regard to completing projects. Mr. Krebs would follow up with the contractor. In response to a question on the size of the new speed hump, Mr. Krebs stated the size was the same as the previous speed hump but it was much

smoother and provided an easier transition for motorists. Three proposals would be presented at the next meeting.

FOURTH ORDER OF BUSINESS

Water Quality in Lake E4A

This item was presented following the Second Order of Business.

FIFTH ORDER OF BUSINESS

Continued Discussion: Ownership Transfer of Roadway from Torrey Pines Court to River Club Parking Lot

Mr. Whitmore stated that, after previous discussions, the Board decided to retain ownership of the roadway from Torrey Pines Court to the River Club parking lot. The process was too time-consuming and costly to be worthwhile.

SIXTH ORDER OF BUSINESS

Continued Discussion: Potential Improvements to Corkscrew Road Entrance Vehicle Stacking

Mr. Krebs contacted Lee County Utilities and sent them the Option One exhibit, which was the least extreme, involving only three vehicles. Lee County was currently going through a staff turnover, where the former engineer was now the Director of Community Development, and a new engineer was hired. Mr. Krebs sent the exhibits, along with an email, requesting a meeting. Mr. Krebs would contact Mr. Walter McCarthy to find out who was in charge of the Village roadways and schedule a meeting with that individual. Mr. Schulz requested that the utility question be resolved to avoid any future issues.

Mr. Schultz recalled that the Village agreed to modify the Interlocal Agreement, which was signed off on December 22nd, and effective as of January 7. Even though the Village now owned Corkscrew West (41 to the Gatehouse), the issue of who would assume maintenance responsibilities for that section of road, landscaping and sidewalks was still unresolved. Upon speaking to Mr. Howard Levitan, Vice Mayor of the Village of Estero, Mr. Schultz learned that the activity for developing south side land would be elevated, significantly and, within a year or two, the land would be purchased and developed. Mr. Schultz asked that this item be deferred until then because, at that time, all of the parties involved would be interested in solving the stacking problem. Discussion ensued about buffers, maintenance fees, road improvements,

future developments in the community, building fees and zoning. Mr. Whitmore stated that there was a federal conservancy lien on the road. In response to a question about the amount of the lien, Mr. Whitmore stated that it was not monetary and a deal was in the works where the Developer would contribute funds to buy new 2020 land on Corkscrew Road, to pay off approximately \$3 million to the Conservancy to release the lien, which the Village would receive.

▪ **Nature tours**

****This item was an addition to the agenda.****

Mr. Schulz stated that, four or five times a season, the Club sponsors nature tours where 40-50 residents observe wildlife from golf carts, guided by Ms. Brenda Brooks and Mr. Brian Norder. The tours begin at 7:00 a.m., before the golfers arrive. In an effort to increase safety for residents, Mr. Schultz suggested constructing a boardwalk or observation area at or near Tracts 12 and 13 (Wetland 9), to create a pathway, where tourists were not at risk of being struck by golf balls.

In response to a question about whether the SFWMD would require a permit for this project, Mr. Krebs stated that the wetland permit must be reviewed to see if passive recreation was allowed in that particular wetland and, if not, the SFWMD permit must be modified. The CDD might have to acquire a Corps permit from the U.S. Army Corps of Engineers (the "Corps"), because something would be placed in the wetland and a conservation inspection would be needed, as well. A Land Development Order (LDO) from the Village of Estero would also be required to construct the boardwalk. Mr. Krebs would research whether a Corps permit was required before the next meeting. Mr. Schultz wanted to begin researching what the requirements were and to identify resources and environmental agencies to eventually commence work on the project and asked to add this item to the next agenda, for further discussion.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Village Assuming Ownership of Corkscrew Road Extension

This item was addressed during the 6th Order of Business.

EIGHTH ORDER OF BUSINESS

Update: Roadway Resurfacing

Mr. Krebs stated that the project was completed by the contractor and Bonness addressed all of the items on the punch list. The final pavement markings were placed and there were RPMs throughout the entire community.

In response to a question about the speed limit within the community, Mr. Whitmore stated that it was 25 mph on all of the auxiliary roads and 15 mph in the neighborhoods. In response to Mr. Adams' question about a final inspection on all punch list items, Mr. Krebs stated that, once he was assured that everything was completed, he would perform an inspection to make sure that everything was addressed. With regard to payment, Mr. Krebs stated that the first progress payment was made in November and approximately \$100,000 was outstanding. In response to Mr. Schultz's question about whether the rumble strips at Pinehurst were in the contract, Mr. Krebs stated that a number of change orders were processed and the rumble strips were among them, along with the milling for the manhole and the provision of an estimate of the cost of installing the pavers in all of the residential neighborhoods, similar to Palmetto Dunes. In response to Mr. Adams' question about whether the contractor was replacing all of the existing rumble strips and adding some for continuity, Mr. Krebs stated that part of that estimate was to address the cul-de-sacs and working the other pavers, which would be billed separately.

NINTH ORDER OF BUSINESS

Presentation/Discussion: Indigenous Preserve Management Plan

In response to Mr. Schultz' request for an update on the Indigenous Preserve Management Plan, Mr. Whitmore stated that, through the palmetto mitigation process, 20 acres of palmettos were removed about 30 years ago. Under the original preserve management plan, the preserves were trimmed every three years, by hand. This process cost the District \$300,000 every three years. In an attempt to cut costs and offer a solution, Mr. Whitmore began working with the Village of Estero. He hired Ms. Kim Reyes, who worked for the County and was now self-employed, and highly involved with the Village. In October of 2016, a test plot was created behind Glen Eagles. The area was overgrown with Palmettos and other vegetation that had not been trimmed in years. A flush-cut mulching unit was used to cut everything down, as a test site. This process was much more aggressive and mimicked the aftermath of a fire. The Village accepted the approach and methodology and approved the new plan, which entailed trimming a major section of the preserves with the mulching unit, on an annual basis. In response to a

question about whether permits were necessary, Mr. Whitmore stated that certain trimming operations required a permit from the SFWMD because the trimming was done mechanically. Mr. Pires stated that, from a District perspective, if the Board approved a license agreement, certain activity may take place for a certain period of time. In response to a question about jurisdiction, Mr. Whitmore stated that the Corps had jurisdiction over most of the preservation areas and, unlike the State, the Village was more receptive to negotiations related to trimming the preserves.

TENTH ORDER OF BUSINESS

Presentation/Consideration: Tennis Facility Potential Land Swap

Mr. Whitmore recalled that, in the original master site plan for developing the Koreshan property, the parking was parallel to Pelican Sound Boulevard, across from Torrey Pines. During the time when potential development was being considered, there was a lot of push-back from residents and from a traffic perspective. The parking lot was then moved to the area adjacent to the current overflow parking of the River Club, which was more sensible, at the time. Currently, there was a parking shortage at the River Club and an additional parking lot was needed. The new parking lot would be developed where the conservation easement was located, which is owned by the District; therefore, a conservation swap of two parcels was being proposed. Since some of the area is owned by the CDD and some is owned by the PSGRC, it was a question of who owned what and a quit-claim deed would be necessary. Mr. Pires stated that, if the area was District property, the process must be analyzed. Further discussion ensued.

Mr. Schultz stated that Mr. Whitmore was seeking advice and consent from the Board and had no issues with consent if it was an even swap. Mr. Krebs stated that, from an engineering point of view, if all of the approvals from the SFWMD and the Corps were acquired and the community remained whole with respect to conservation and preserve lands, he saw no reason to withhold consent. Mr. Pires stated that, from a legal perspective, with the Board's authorization, he would research the potential land swap and provide an opinion at the next meeting. Mr. Pires stated that, at the pleasure of the Board, he would work with Mr. Whitmore to try to facilitate the land swap.

Mr. Whitmore stated that the parking lot was a necessity and if the community did not support the proposals, he would still pursue an LDO for the parking lot and, for the parking lot, he needed the swap. This would be an action item for Mr. Pires and Mr. Krebs.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2016

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2016. Assessment revenue collections were at 89% and expenditures were at 27%.

Ms. Haase questioned if the capital outlay payment was intended for roadway resurfacing instead of the PSGRC. Mr. Adams agreed that the reimbursement was for the roadway resurfacing and would be re-classed.

TWELFTH ORDER OF BUSINESS

Approval of Minutes

A. November 15, 2016 Regular Meeting

Mr. Adams presented the November 15, 2016, Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 56: Delete “not”

Line 156: Change “on” to “under”

Line 173: Change “Council to “Counsel”

Line 184: Change “or” to “in”

On MOTION by Ms. Haase and seconded by Mr. Fiesel, with all in favor, the November 15, 2016, Regular Meeting Minutes, as amended, were approved.

- **Action/Agenda Items**
 Items 5, 6, 7, 8 and 9 were removed.
 Item 10 would be modified.

B. December 13, 2016 Regular Meeting

Mr. Adams presented the December 13, 2016, Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 184: Add "TV line" after "cable"

Line 217: Change "District" to "PSGRC"

Line 218: Change "it" to "The CDD"

Line 282: Change "would be removed" to "could be moved"

On MOTION by Ms. Haase and seconded by Mr. Fiesel, with all in favor, the December 13, 2016, Regular Meeting Minutes, as amended, were approved.

• **Action/Agenda Items**

Items 5, 6, 7, 9, 13, 16 and 17 were removed.

Item 8 would remain, as amended.

Item 11 would remain with the modified language.

Mrs. Adams stated that Mr. Dale Katz, a CDD landscaper, authorized the removal of a cedar tree in Palmetto Dunes. Ms. Haase suggested that the tree be replaced. Mr. Adams stated that Mr. Krebs would confirm whether it was part of the stormwater lake planting plan. If Mr. Krebs determined that it was part of the plan, the CDD could potentially require replacing the tree. If it was not required as a part of that plan, then the CDD could not pursue a requirement to replace.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

B. District Manager

i. NEXT MEETING DATE: February 28, 2017 at 1:00 P.M.

Mr. Adams indicated that the next meeting will be held February 28, 2017 at 1:00 p.m., at this location.

FOURTEENTH ORDER OF BUSINESS

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

Mrs. Adams stated that hard pruning was scheduled for next week. She noticed that the landscaping crews missed several palms that should have been pruned in December, so she would mention that, along with the yellow turf that existed in certain areas. In response to a question about the terms of the landscaping contract, Mrs. Adams stated that the contract was for one year, with a second year option and a 30-day out. She planned on eventually entering into an agreement with the contractor that maintained The Brooks. She would ask them to maintain the River Ridge CDD, as well, since it was such a small area. Mr. Adams stated that there was real stability in the contract for several contract periods as a result of the CDD's proximity to The Brooks.

In response to a request, Mrs. Adams would look into sprucing up the median at the CDD entrance. With regard to trimming the dead pine trees, Mrs. Adams received a proposal; however, certain revisions were needed. As soon as the contractor revised the paperwork, she would finalize the agreement.

In response to a request to include the recurring action items behind the minutes, Mr. Adams stated that Management provided an annual Standard Activity List, in date order, for other clients and would develop a similar list for this CDD.

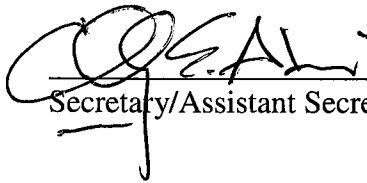
Mr. Schultz stated that his River Ridge email account was inundated with spam emails and requested that Management change the email address on the website.

Ms. Haase was unsure if she could golf in certain sections of the golf course and requested clarification of two areas in particular. There were "Do Not Enter" signs at River No. 5 and Lake No. 2, yet the stakes for the hazard areas were plain red instead of green, which signified a conservation area. Mrs. Adams would confer with Mr. Whitmore on this issue.

Mr. Schoenheider noticed that several golfers were damaging the littoral shelves near River Sound and filed a complaint with the Club. Mr. Schultz stated that the Club provided an instructional video on golf rules and the residents who golf should watch it since replacing the littoral shelves was costly.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair