

**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, March 28, 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
Larry Fiesel	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams (<i>via telephone</i>)	Assistant Regional Manager
Charlie Krebs	District Engineer
Dave Robson	Johnson Engineering
Stacey Thomas	Johnson Engineering
Tony Pires	District Counsel
Bill Kurth	LakeMasters Aquatic Weed Control, Inc.
Jim Whitmore	PSGRC General Manager
John Williams	RWA, PSGRC Engineer
Jerry Shaw	Resident
Susan Smith	Resident
Bill Smith	Resident
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:02 p.m., and noted, for the record, that Supervisors Schultz, Mountford, Haase and Fiesel were present, in person. Supervisor Schoenheider was not present.

SECOND ORDER OF BUSINESS

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

Mr. Adams stated that most of the audience was from Island Sound and public comments were related to the Fourth Order of Business, which would be discussed first.

THIRD ORDER OF BUSINESS

Continued Discussion: Traffic Calming

This item was presented following the Sixth Order of Business.

FOURTH ORDER OF BUSINESS

Continued Discussion: Water Quality in Lake E4A, "H" Lakes and Island Sound Lake

Mr. Adams showed an aerial photo of the Island Sound lake, which was browner than other lakes in the community, particularly this time of year, when there was no flushing rainfall.

Mr. Jerry Shaw, a resident, stated that residents knew nothing about the lake, such as the conductivity and its elevation, relative to other lakes or where Island Sound's lake was in relation to the chain. As an amenity, the lake affected property values. The lack of wildlife habitat was not what was anticipated when homes were purchased. Island Sound's lake may not be the only one with these issues. Mr. Shaw asked what the CDD was doing about the lake system.

Mr. Adams stated that Mr. Bill Kurth, of LakeMasters Aquatic Weed Control, Inc., (LakeMasters), performed several tests. Mr. Dave Robson and Ms. Stacey Thomas, of Johnson Engineering, were in attendance. Ms. Thomas was responsible for taking water samples, completing the analysis and preparing reports for the annual National Pollutant Discharge Elimination System (NPDES) report. The ponds were interconnected in drainage basins, which are a collection of lakes controlled by one control structure that maintains the lakes at the same elevation. Island Sound's lake was the final pond before outfall into the Estero River. Mr. Robson stated that there were three major outfalls so there were three chains of lakes. Mr. Krebs stated that Island Sound's lake had its own control structure. It discharges into the wetland and sheet flows through to the Estero River. Island Sound's system did not accept water from any other part of the community because it was isolated. Water that falls in Island Sound was collected by the internal drains and directed toward the lake, for treatment, before discharging into the adjacent wetlands and, eventually, into the Estero River. Some water may come from Island Sound Road but Island Sound had its own drainage basin. Mr. Shaw asked how the lake maintained its level. Mr. Krebs surmised that, because of its proximity to the Estero River, the

lake received inflow from the ground. Mr. Shaw asked if it was brackish. Mr. Krebs stated that the lake had a higher salinity content.

Mr. Kurth stated that Mr. Adams requested a chloride test and, although slightly elevated, it was not viewed as particularly high. Total suspended solids were also tested because of cloudiness but the results showed that the water was relatively clear. Mr. Kurth asked if Johnson Engineering took a full water sample. Mr. Adams replied no. Mr. Kurth stated that Island Sound's lake was not connected to the other lake system and the effluent water in Lake E4A, the main irrigation lake, would never escape unless there was a 100-year rain event. The lake could be receiving nutrients from the irrigation. For clarification, Mr. Whitmore stated that the effluent lake was only used to irrigate the golf course and there was no interconnection between that lake and any other.

Mr. Shaw asked who monitored the quality of the water that flowed into the Estero River from Island Sound's pond. Mr. Robson stated that the Florida Department of Environmental Protection (FDEP) allows the CDD and the Pelican Sound community to use the nearest Lee County monitoring station for its NPDES reporting. As long as the receiving water runoff from River Ridge was satisfactory, the FDEP would assume that the lakes were satisfactory.

Due to resident concerns and because the lake was visually different, Mr. Kurth recommended a full water quality analysis to determine the cause of the issue. Upon receipt of the results, recommendations would be provided. The full test panel would cost about \$425.

Mr. Shaw recalled a large fish kill, about four years ago, and felt that this might be a reoccurrence. Mr. Kurth stated that the fish kill was due to extremely toxic golden algae, tends to reoccur and likes high salinity. Testing would be performed.

Ms. Susan Smith, a resident, asked who residents should call to report a fish kill. Mr. Adams replied the District Manager or Mr. Whitmore.

Mr. Bill Smith, a resident, spoke with someone from LakeMasters after the last fish kill and was told that the algae was golden algae and the fish were tilapia. The community previously had mullet, which disappeared but were coming back. Mr. Kurth stated that, if there was a desire to increase the fish population, it could be accomplished, easily.

Mr. Fiesel stated that the lack of wading birds was not peculiar to the Island Sound lake; there were almost none in Southwest Florida. An article appeared in the Naples Daily News, several weeks ago.

The Board concurred with water quality testing for the Island Sound lake.

A resident asked why the lake was not connected to others. Island Sound was not receiving water to flush out the pollutants. Mr. Krebs stated that, when the golf course system was designed, two major outfalls were planned, one to the Estero River and the other to Halfway Creek. All of the drainage basins that were designated as Estero River had an “E” in front of their number and cascaded and, eventually, went through a control structure that went into adjacent wetlands and sheet flowed to the river. The same happened with basins designated for Halfway Creek. Since Island Sound was isolated, there was no way to connect it to the lakes, at the time; therefore, it made sense to keep the lake separate. The rest of the community was not receiving flushing water either because there was no rainwater going through.

Mr. Kurth stated that, when LakeMasters was first engaged, treatment began with Lake E4A because of the massive amounts of algae. Burlap socks containing bacteria spores were tied on a metal post wherever effluent water entered the lake so that the water flowed through them. Since the socks were added, the lake was completely different and had no significant surface algae for two months.

Mr. Kurth stated that Mrs. Adams asked him to provide quotes for the lakes. Lake H1B had growth around the edge and slender spike rush must be treated. There was an aeration cabinet at the pool area, with electricity. The tank could be placed there and it would be hidden by shrubbery. There would be a slight cost to convert the electricity. The 65-gallon systems were \$1,500 each and \$125 per month to maintain, which included adding bacteria, cleaning filters, ensuring that the system was operating properly and all repairs. Lake H1A has an aeration system and electricity at the edge of the lake. Electricity conversion was not necessary so the cost would be \$1,500, plus \$125 per month. Lake H1C would require running electric from the aeration system to the lake so the Board may not wish to consider the tank for this lake. Mr. Kurth would provide a proposal.

FIFTH ORDER OF BUSINESS

Consideration of Annual Report Form for Individual NPDES Permits for Municipal Separate Storm Sewer Systems – Year 5

Mr. Robson reviewed the Year 5 Annual National Pollutant Discharge Elimination System (NPDES) Report. This is year 6 of the five-year (NPDES) permit. The Department of

Environmental Protection (DEP) was challenged by a Lee County environmental group so the Cycle 4 permit was on hold. Year 5 was an ordinary year. Item 7G, sanitary sewer system, was turned over to Lee County so the CDD was not required to report. The stormwater system expenses, reported in Year 4, were reduced in Year 5 and an explanation must be provided. Year 6 began on October 1. When the Cycle 4 permit is issued, Year 6 will end and Year 1 of the new permit will begin. The DEP would require co-permittees to file a short Year 6 Annual Report. Six months after the new permit was issued, another Annual Report would be due, in the same format.

On MOTION by Mr. Schultz and seconded by Mr. Mountford, with all in favor, authorization for the District Manager to execute the Annual Report Form for Individual NPDES Permits for Municipal Separate Storm Sewer Systems – Year 5, was approved.

SIXTH ORDER OF BUSINESS

Update: Land Swap for Tennis/Pickle Ball Facility Update: Land Swap for Tennis/Pickle Ball Facility

Mr. Pires stated that the District may exchange the land with the Pelican Sound Golf and River Club (PSGRC), upon making certain determinations; however, it would result in a lot splitting and replatting process, with the Village of Estero (Village). The process may be time consuming and expensive; therefore, the leasing concept was discussed. The District may lease the CDD parcel to the PSGRC for the proposed new facilities. If the Board chose to proceed, the rental rate, lease term, insurance requirements, etc., must be considered. The only item requiring additional consideration would be what would happen to the new facilities upon termination of the lease. If the Board approved the leasing concept, Staff would discuss the terms with Mr. Whitmore, prior to the next Board meeting, and provide recommendations. A draft lease would be presented for consideration.

In response to a question from Mr. Mountford, Mr. Pires stated that the idea was to release the conservation easement on the 64,000 square feet. The 94,000 square feet, previously part of the Koreshan Cemetery plot, does not have a conservation easement over it, at the present time, and would still be owned by the PSGRC but the PSGRC must grant a conservation

easement to SFWMD over the 94,000 square feet. Mr. Whitmore stated that conservation areas would be swapped. Mr. Pires stated that the CDD would be leasing the 64,000 square feet to the PSGRC and SFWMD must release the conservation easement. The CDD would not acquire any interest in the 94,000 square feet owned by the PSGRC. The PSGRC would impose a conservation easement. Mr. Whitmore asked if there was a precedent whereby SFWMD would accept this scenario. Mr. John Williams, of RWA, PSGRC's Engineer, replied yes. Mr. Pires stated that SFWMD would acquire 3,000 additional square feet of property encumbered by a conservation easement.

Mr. Schultz asked if leasing the land could help with the boardwalk project. Mr. Krebs stated that Ms. Kim Trebatoski Ruiz, of EcoPlanz, performed an analysis of the wetland and the land could possibly be used as mitigation for the boardwalk. Discussion ensued regarding impacts and mitigation credits.

- **Continued Discussion/Update: Proposal for Modifying Conservation Easement and Design Permitting for a Preserve Boardwalk**

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

Mr. Krebs spoke with Ms. Trebatoski Ruiz about what the Board envisioned for the boardwalk. There would be a southern limit that must be determined based on the playability of the golf holes. Ms. Trebikowski Ruiz would work with District Staff and members of CREW on a preliminary design and complete the permitting process with SFWMD, the US Army Corps of Engineers (Corps) and the Village. The proposal amount was not-to-exceed \$5,000; however, change orders were typical and the price may increase.

On MOTION by Mr. Schultz and seconded by Mr. Fiesel, with all in favor, the EcoPlanz proposal for modifying the conservation easement and design permitting for a preserve boardwalk, for a not-to-exceed amount of \$5,000, was approved.

Mr. Schultz requested an on-site meeting Ms. Trebatoski Ruiz, Mr. Krebs and Mr. Whitmore, prior to the next Board meeting.

- **Continued Discussion: Traffic Calming**

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

Referring to a slide, Mr. Krebs discussed the rubber rumble strips proposed by Bonness Inc., (Bonness). The strips would be heated to adhere to the asphalt and be about the height of a raised pavement marker (RPM). Regarding the color of the rumble strips, the Board’s consensus was yellow. Mr. Krebs stated that three or four rumble strips would be installed at the median. Additional strips could be placed in another location, if traffic issues developed. The area by the manhole, in front of the Clubhouse, would be milled and resurfaced. The void in Pinehurst would be repaired and the depression on the south side of the road, in Turnberry, would be repaired. Repairs to the irrigation line were included in the budget. Mr. Schultz inquired about the area on Gleneagles Links Drive that was damaged by a truck. Mr. Krebs requested a proposal and would follow up.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Potential Improvements to Corkscrew Road Entrance Vehicle Stacking

Mr. Krebs spoke with spoke with Mr. Kyle Coleman, at the Village, who advised that the Village did not take ownership of the portion of Corkscrew Road, west of US 41. Mr. Pires reviewed the December 20, 2016 Village minutes and read, “For purposes of this document, the County has conveyed to the Village all the rights, responsibilities and obligations, as well as a Quit Claim Deed.” “Village attorneys Burt Saunders and Derek Rudy negotiated the final language of the agreement.” The agreement stated, “By this agreement, the County conveys and quit claims to the Village.” Mr. Krebs asked Mr. Coleman who owned the road and if the Village took ownership and Mr. Coleman replied no but admitted that the County gave up its rights and responsibilities. Mr. Krebs would seek clarification and, if the road did not belong to the Village, he would forward the information to Mr. Pires, who would request confirmation from the Village Attorney.

As a result of the PSGRC requirement for trucks to enter through the main gate, Mr. Schultz had not observed stacking issues, as in the past. This item would be removed from future agendas.

EIGHTH ORDER OF BUSINESS

Update: Road Resurfacing Project

This item was addressed, earlier in the meeting, in conjunction with other agenda item discussions.

NINTH ORDER OF BUSINESS

Update: Pelican Sound Drive Crosswalk Installation at The Meadows Intersection

Mr. Adams stated that Mr. Krebs obtained design drawings, which were submitted to a contractor, who will provide a proposal for the next meeting. Sensors would detect someone entering the crosswalk and trigger yellow blinking lights.

TENTH ORDER OF BUSINESS

Continued Discussion/Update: Proposal for Modifying Conservation Easement and Design Permitting for a Preserve Boardwalk

This item was discussed following the Sixth Order of Business.

ELEVENTH ORDER OF BUSINESS

Discussion/Consideration: District Manager's Revised Operating Procedures

Mr. Adams stated that Management was requesting to add Mr. Jeff Pinder, WHA Controller, as an Assistant Treasurer, allowing him to interact directly with banks and transfer funds, obtain reports and provide authorizations. WHA was changing to a dual signature check signing system, for additional internal controls. Mr. Pinder would be a signer but Mr. Wrathell, as Treasurer, would be required to counter-sign all checks and warrants.

A. Consideration of Resolution 2017-3, Electing Officers of the District

Mr. Adams presented Resolution 2017-3 for the Board's consideration.

On MOTION by Ms. Haas and seconded by Mr. Schultz, with all in favor, Resolution 2017-3, Electing Officers of the District, adding Mr. Pinder as Assistant Treasurer, was adopted.

B. Consideration of Resolution 2017-4, Designating the Authorized Signatories for the District's Operating Bank Account(s)

Mr. Adams presented Resolution 2017-4 for the Board's consideration.

On MOTION by Ms. Haas and seconded by Mr. Schultz, with all in favor, Resolution 2017-4, Designating the Authorized Signatories for the District's Operating Bank Account(s), was adopted.

TWELFTH ORDER OF BUSINESS**Discussion: Action Item Report and Key Activity Dates**

Mrs. Adams stated that, at the last meeting, the key activity and action item reports were discussed. Mr. Schultz requested to add road and sidewalks and the NPDES Report to the key activity grid. An updated report would be provided to the Board.

Mr. Schultz stated that the purpose of the request was to ensure that items were completed timely and not overlooked. Mr. Adams stated that the items were in fiscal year order, beginning on October 1, so that each fiscal year matched the budget and the Key Activity Dates would serve as a reminder as the fiscal year progressed.

Mr. Fiesel asked if Southern Hills Drive was included in the Street sweeping agreement. Mr. Adams replied affirmatively. Street sweeping would occur on Friday. Mrs. Adams would contact Doug to ensure that all streets were cleaned. Mr. Mountford recommended sweeping more than once per week. Mrs. Adams would request Tuesday and Friday street sweeping, until Easter.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of February 28, 2017**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2017. The Bonness curb and sidewalk repairs were reclassified to the roadway resurfacing project. Assessment levy collections were at 95%.

Mr. Mountford felt that the financial statements were difficult to follow. Mr. Adams stated that the debt service was the cost of the loan and must be reclassified under "OTHER FINANCING SOURCES". "Roadway resurfacing", for \$644,714, would increase. The amount included the resurfacing project, the contract with Bonness and the carryover of sidewalk and gutter repairs identified in the previous fiscal year. \$200,000 was for the annual loan payment. \$610,000 was for the actual loan, shown below "Expenses", as an additional funding source.

Anything additional would be funded from excess of the \$200,000, for the loan payment, or rolled up from fund balance.

Mr. Adams would provide a summary statement for the road resurfacing project, reflecting expenses, to date, and offsetting revenues, including the loan and additional monies to be used from a line item in the budget or rollover of undesignated fund balance.

FOURTEENTH ORDER OF BUSINESS

Approval of February 28, 2017 Regular Meeting Minutes

Mr. Adams presented the February 28, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 75: Delete “a resident” after “McCarthy”

Line 81: Delete “in front of 814”

Line 94: Insert “per the estimate of 2/21/17” after “Boulevard”

Line 90: Change “MVR” to “NVR”

Line 113: Change “Jillian” to “Jewelene”

On MOTION by Ms. Haase and seconded by Mr. Fiesel, with all in favor, the February 28, 2017 Regular Meeting Minutes, as amended, were approved.

A. Action/Agenda Items

Items 5, 9, 11, 13, 14, 16 and 17 were completed.

Regarding Item 9, Mr. Krebs reviewed the SFWMD Permit and Lee County Development Orders (DO) and found nothing referring to a deep lake water management plan or any type of landscaping required along the shoreline for residential developments. The trees along the shore, in the residential area, belonged to the residents.

Regarding Item 10, Mr. Adams asked Mrs. Adams to contact Lykins Signtek (Lykins) to obtain a decorative flip sign, with a 15 mph and 25 mph speed limit, to post under each radar sign.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing additional to report, the next item followed.

B. District Engineer

There being nothing additional to report, the next item followed.

C. District Manager

There being no report, the next item followed.

i. NEXT MEETING DATE: April 25, 2017 at 1:00 P.M.

- ***LOCATION: Waterside Room, 4561 Pelican Sound Blvd.***

The next meeting will be held on April 25, 2017 at 1:00 p.m., in the Waterside Room, 4561 Pelican Sound Boulevard.

SIXTEENTH ORDER OF BUSINESS

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


There being no Supervisors' requests or public comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Fiesel and seconded by Mr. Mountford,
with all in favor, the meeting adjourned at 3:34 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair