

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

A Public Hearing and Regular Meeting of the River Ridge Community Development District's Board of Supervisors was held on **Tuesday, August 22, 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 (<i>via telephone</i>)	Chair
Terry Mountford	Vice Chair
James Gilman	Assistant Secretary
Larry Fiesel	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Robert Rebey	Assistant District Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Steve Bolte	PSGRC President
Jim Whitmore	PSGRC General Manager
Eric Long	PSGRC Assistant General Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. Mr. Mountford, Mr. Gilman and Mr. Fiesel were present, in person. Mr. Schultz was attending via telephone. Ms. Haase was not present.

On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor, authorizing Mr. Schultz's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

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

Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget

A. Affidavit of Publication

Mr. Adams presented the affidavit of publication for today’s Public Hearing and Regular Meeting.

B. Consideration of Resolution 2017-8, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2017-8. There were not many changes to the proposed Fiscal Year 2018 budget, over the prior months. Fund balance was used and appropriate adjustments were made to keep the assessments flat, year-over-year, at \$129.23 per ERU, for all properties within the District. Assessments would remain the same, at \$263.25, for properties within the Pelican Sound portion of the District.

*****Mr. Adams opened the Public Hearing.*****

No members of the public spoke.

*****Mr. Adams closed the Public Hearing.*****

On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor, Resolution 2017-8, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018; Authorizing Budget Amendments; and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-9, Making a Determination of Benefit and

Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing for an Effective Date

Mrs. Adams presented Resolution 2017-9.

On MOTION by Mr. Fiesel and seconded by Mr. Mountford, with all in favor, Resolution 2017-9, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-10, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

Mr. Adams presented Resolution 2017-10. The District currently meets on the 4th Tuesday of every month. Scheduling a meeting for every month and cancelling it if there was no business, was suggested.

On MOTION by Mr. Gilman and seconded by Mr. Fiesel, with all in favor, Resolution 2017-10, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.

SIXTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

A. Consideration: Ajax Paving Industries of Florida, LLC and Lux Solar Pelican Sound Drive Lighted Crosswalk Proposals

Mr. Adams presented two proposals. The \$62,942.43 Ajax Paving Industries of Florida, LLC (Ajax) proposal was comprehensive. The \$31,750 Lux Solar, Inc. (Lux) proposal was for only the solar crosswalk system. Realizing that Ajax’s price for the solar crosswalk system was

far greater than Lux’s proposal for similar technology, Mr. Adams spoke with both to determine if both companies would work together. Both companies agreed to work together but with a slight mark up. Ajax would provide everything listed in their proposal, with the exception of the solar crosswalk lighted system, plus, a 6% markup on all items, for a total of \$15,851.83. With the addition of Lux’s \$31,750 proposal for the solar lighted crosswalk system, the grand total would be \$47,601.83. There would be a savings of approximately \$15,000, as a result of Ajax and Lux working together.

Mr. Pires previously questioned whether a Limited Development Order (LDO) from the Village of Estero would be required to engage in this project. Mr. Krebs’ stated that, typically, a LDO was not required for pavement markings but he would inquire. Discussion ensued regarding traffic, crosswalk signs, sidewalks, the cost for the crosswalk and the white pavement lines in the road. The Board’s preference was for placement on the east side. Mr. Adams would try to negotiate better pricing for the lighted crosswalk system.

On MOTION by Mr. Gilman and seconded by Mr. Fiesel, with all in favor, the Ajax Paving Industries of Florida, LLC proposal, for installation of the crosswalk and signs, in a not-to-exceed amount of \$16,000, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Annual Quality Assurance Audit: Lake Maintenance

A. Memorandum: Lake Maintenance

Mrs. Adams presented the Lake Maintenance Annual Quality Assurance Audit. A Board Member asked if there were any exceptions to the Report. Mrs. Adams stated there were not. The water was high but there were upper littoral shelves on the ponds, when inspected. Six months from now, during the drought season, she would revisit those areas. Mr. Adams stated that there was a \$20,000 line item for “Aquascaping” and zero of it was spent during Fiscal Year 2017, so those funds could be utilized for the crosswalk project, which was just approved. A Board Member asked Mrs. Adams if she looked for erosion during her inspection of the lakes. Mrs. Adams stated that, at the time of this inspection, the water levels were very high so she will look for erosion in the fall or spring, when the water levels were the lowest.

B. Evaluation Sheets/Photos

Mrs. Adams presented the evaluation sheets and photos.

C. Memorandum: Dry Detention

Mrs. Adams presented the Memorandum dated August 22, 2017.

D. Photos

Mrs. Adams presented photos of the river and stated that the river was now flowing freely.

E. Detailed Contract Specifications

Mrs. Adams presented the detailed contract specifications.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Water Quality in Lake E4-A, H1-B & E7-A

Mrs. Adams stated that the bio-generators arrived and would be powered up today on Lakes E-4-A and H1-B. Mrs. Adams recently emailed the Board regarding this. An updated report from LakeMasters Aquatic Weed Control, Inc. (LakeMasters) should be available for the next meeting. Mrs. Adams distributed a handout regarding fish stocking, as discussed at the last meeting. LakeMasters provided a \$2,140 proposal to install 6,300 fish in Lake E7-A, consisting of 4,000 mosquito fish, 2,000 bluegill and 300 largemouth bass; however, largemouth bass were not available until spring. Without the largemouth bass, the cost would be \$1,540. Mr. Shultz asked if restocking the fish would improve the quality of the lake. Mr. Adams stated that these types of fish help the birds and could provide some benefit but he was unsure how the fish affected the quality of the lakes. Mr. Shultz asked if any tilapia were left. Mr. and Mrs. Adams suspected that some remained since they reproduce quickly. Mr. Adams stated that tilapia would help the lake more and eat algae; however, very few tilapias remained in the lakes. Mrs. Adams stated that mosquito fish, bass and bluegill were present in Lake E7-A, during the lake audit. The Board decided against restocking the lakes.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2017. Assessment revenue collections were at 100% and expenditures were at 94%.

TENTH ORDER OF BUSINESS

Approval of June 27, 2017 Regular Meeting Minutes

A. Action/Agenda Items

Mr. Adams presented the June 27, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following change was made:

Line 149: Insert “and” after “Golf”

On MOTION by Mr. Mountford and seconded by Mr. Fiesel, with all in favor, the June 27, 2017 Regular Meeting Minutes, as amended, were approved.

A. Action/Agenda Items

Item 7 was completed; however, Mr. Krebs had to return to the site to verify the paving repairs completed over the summer and to determine if another treatment would be necessary. Mr. Krebs anticipated providing an updated report at the next meeting. A Board Member stated that the missing raised pavement markers (RPMs) had not been replaced. Mr. Krebs would follow up.

A Board Member inquired if the gatehouse and US 41 landscaping was completed. Mrs. Adams replied that the work would be completed this week and plum laurel pendulums would be planted with a gold mound duranta border. The cost would be \$8,940.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Pires finalized the revisions for the conservation easement and the PSGRC would continue pursuing the permit application with the South Water Management District (SFWMD) to modify the conservation easement. It was his understanding that the Conservation Easement was already executed by both parties.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. Annual Key Activities

Mrs. Adams presented the 2017 Key Activity Dates Report. The interconnecting pipe cleaning was scheduled to commence the week of August 28. The current landscape contract would expire at the end of October. Mrs. Adams requested proposals from three contractors. The current contractor, Girard Environmental Services, Inc. (Girard) was a few hundred dollars higher than their present rate of \$37,780, thus they remained under the \$40,000 threshold. Two other landscape contractors bid much higher than Girard; therefore, Girard would continue as the District’s landscape contractor.

On MOTION by Mr. Fiesel and seconded by Mr. Mountford, with all in favor, awarding the Landscape Contract to Gerard Landscaping, in a not-to-exceed amount of \$39,679, commencing November 1, 2017, was approved.

ii. NEXT MEETING DATE: September 26, 2017 at 1:00 P.M.

Mr. Adams stated that the next meeting will be held on September 26, 2017 at 1:00 p.m., at this location. The September meeting would likely be cancelled; however, if there were pressing matters, the meeting could be held.

TWELFTH ORDER OF BUSINESS

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

Mr. Schultz inquired about the residential irrigation system. The PSGRC had internal discussions involving the neighborhood. Under the irrigation system maintenance agreement, the PSGRC was responsible for maintaining it. Mr. Schultz wanted to know the definition of the system that the District expects The Club to maintain. Mr. Whitmore stated that the PSGRC was never responsible for the valves that service the individual box. The Club maintains the main line on Glen Eagle but not the valves; valves would be the responsibility of the individual neighborhood. Mr. Adams stated that, under the Amended and Restated Facilities Maintenance Agreement, which was amended and restated in 2012, one of the facilities that The Club maintains for the District is the irrigation utility facilities, contained within a map, which showed various areas and explicitly stated “within the road right-of-way”. In a typical setting where there is metered service, referred to as the point-of-connection, which is the joint downstream of the meter, including the curb stop, which is a valve off a service line, coming off a main line and where it tied into the valve. That valve, back into the system, would be the responsibility of the

utility. The point where the customer tied into the valve, from the joint and into their property, would be their responsibility. Discussion ensued regarding the valves. Mr. Adams stated that this topic would be discussed at the October meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Gilman and seconded by Mr. Fiesel, with all in favor, the meeting adjourned at 1:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair