

**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, May 22, 2018 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
Kurt Blumenthal	Assistant Secretary
Larry Fiesel	Assistant Secretary
James Gilman	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Bill Kurth	SOLitude Lake Management
Eric Long	PSGRC Assistant General Manager
Bruce Clark	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Blumenthal, Fiesel and Gilman were present, in person. Supervisor Schultz was attending via telephone.

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

In response to Mr. Shultz' inquiry, Mrs. Adams named the attendees.

**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**

**Discussion: Lake H1-B Condition Report**

Mr. Kurth stated that Lake H1-B was not satisfactory due to the abundance of slender spikerush requiring multiple treatments. A bacteria grower was installed in this pond as well as in Lake E4-A. There had previously been some complications with the bacteria growers as two pump motors were replaced. It has been two months since Lake E4-A was treated for algae; the bacteria grower is maintaining the lake on its own, which was impressive, as it had been doubtful that Lake E4-A would ever get to that point. Lake H1-B was treated the same and was initially not nearly as problematic as Lake E4-A but it was noted that issues started to develop. The following occurred in the interim:

- Lake H1-B tends to get slender spikerush, which is a difficult to control submersed weed.
- The lake was treated immediately with Sonar<sup>®</sup> herbicide, which costs \$2,000 per gallon.
- The lake was infused with the highest rate of Sonar<sup>®</sup> herbicide to tackle the spike rush at the bottom.
- Over \$3,000 in Sonar<sup>®</sup> was used in one application to control slender spikerush prior to the big float up of algae.
- Although the treatment made the lake look worse, it was a turning point for Lake H1-B.

Mr. Kurth believed that the golf course might have contributed to the nutrients floating up. Mr. Long stated that nitrogen has not been used for the past six months on the golf course. Mr. Kurth was confounded that the bacteria was not working as well in Lake H1-B as in the other lakes. A water sample indicated that the phosphorous, which is the main driver for algae, was an extremely low number but the nitrogen was grossly elevated, which was a shock. In the process, the bacteria was working well on the phosphorous but it was ineffective in fighting the nitrogen. At that point, the focus was shifted towards growing a nitrifying bacteria devised to help with the nitrogen; it is fairly new technology. To correct the issues, the grower was utilized in both lakes for the past three weeks. The nitrifying bacteria takes longer to grow so, at the end of three weeks, the entire system will be discarded and refilled with the nitrifying bacteria, which will be allowed to grow for one week and drain into the lake. The lake looks significantly better

with the application of the nitrifying bacteria. Although it is difficult to be 100% confident that the nitrifying bacteria made the difference, Mr. Kurth was very hopeful that it did. There are currently a few 6” clumps of algae around the edge of the lake yet it looks quite good overall. Engineering is being cautious with algaecide applications because some of the algaecides impact the bacteria and the goal is to prevent the growth of algae. Mr. Kurth was working diligently to tackle the algae and planned weekly visits to Lake H1-B.

Island Sound Lake looks satisfactory despite the presence of bulrush. Mrs. Adams stated that, now that it has been sprayed, it must be removed, as she received a complaint. There is some discoloration in the water, most likely due to plankton algae; which should be actively treated. It is not unsightly but there was a previous issue where the plankton levels were too high. Mr. Blumenthal stated that the eastern side of Lake H1-B was filled with algae and the west side had more than a few clumps, as previously stated. Mr. Kurth would investigate the west side of Lake H1-B after the meeting. In response to Mr. Blumenthal’s question regarding responding to a resident’s email about Lake H1-B, Mr. Adams would coordinate with SOLitude on responses to Mr. Petrin’s email and Management will circulate copies. Mr. Mountford asked Mr. Kurth to clarify which of the two lakes would take two months to treat. Mr. Kurth stated that Lake H1-B is still being treated but E4-A would take care of itself.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-06, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mrs. Adams presented Resolution 2018-06. Mr. Adams suggested taking Item 5 out of order, as it may have financial implications on the budget.

- **Discussion/Consideration: M.R.I. Inspection LLC Proposal for District Control Structure Project**

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

Mr. Adams presented the M.R.I. Inspection LLC (MRI) proposal for the two control structure replacements previously proposed by Mr. Krebs. The price is higher than originally

anticipated. There are limited resources in the area to manufacture them and, with the current building boom, there is a backlog, thus it will take approximately 12 weeks to construct the control structures. The control structure on the driving/aqua range should be constructed during the dry season but the other can be replaced during the rainy season. If the Board chooses to proceed now, the project should commence in August, at the earliest, during the height of the rainy season, which would add cost to the project; therefore, Mr. Adams did not request costs for that time, as he doubted that the Board would approve it. A Board Member asked if it made any sense to replace one structure without replacing the other. Mr. Adams replied that it will be more costly because of multiple mobilizations. Mr. Blumenthal expressed disappointment in the cost estimate and the caveat in the proposal. The project was a topic of discussion since October and he did not want to be the bearer of bad news to residents in Oak Run, Seaside, Edgewater and The Masters that the potential for their streets flooding again was very high because the CDD had not done anything. The original estimate was \$36,000, plus \$17,250 for the construction portion, whereas this estimate is over four times that amount. He could not believe that Mr. Krebs was that far off. In response to a Board Member's question, Mr. Krebs stated, if only one control structure could be built, the one that affects Basin E-1 (Lake E1E) should be first. Discussion ensued regarding the rains, the pipes, the downstream lake, the time frame, the logistics of installing the control structure and cost-savings. Mr. Adams stated that Staff's recommendation would be to defer the project until the dry season.

To fund the control structure project and the paver brick program, the CDD planned to secure a loan from Florida Community Bank (FCB), at an interest rate of 4.2% on a \$400,000 loan, with \$300,000 for the pavers and \$100,000 for the control structures. Mr. Adams stated that, currently, there was \$56,000 in the budget, which is programmed for repayment to the Pelican Sound Golf & River Club (PSGRC). This amount was carried over to the Proposed Budget and, obviously, additional funds must be added to it to pay for the control structures and the pavers. In response to a question, Mr. Adams stated that \$35,000 would be added to the \$56,000 kept in the budget to make the principal and interest payments on the loan. In response to a question regarding locking in the interest rate, Mr. Adams did not believe that the bank would lock the rate in but he would ask. The bank representative may be willing to lock in the rate or improve the deal if the CDD offers a bigger banking relationship with FCB.

Discussion of the proposed Fiscal Year 2019 Budget resumed.

Mr. Blumenthal thought that the budget was weak in the following areas:

- The financing of the pavers and the control structures.
- The road repairs.
- The line of sight lines on Pelican Sound Drive.
- Increases in lake maintenance.
- Bank remediation on Lakes E1-A and E8-A.

Mrs. Adams stated that it will cost approximately \$24,000 to repair the two lakes. In response to a question, Mr. Adams confirmed there was no allotment for bank remediation in the proposed budget, as it was a starting point. Since assessments will increase because of the financing of the control structures and the paver brick program, now would be a good time to discuss the funding levels of the other items, based upon the most recent history, realizing that the CDD would not experience 100-year storms and disastrous hurricanes every year but should focus on building the budget. Mr. Adams recommended considering an increase to Fund Balance, at the very least, and then designate or assign it for a certain purpose, leaving the other unassigned portion to deal with gap funding needs in October, November and December. Mr. Adams stated that it should be explained to residents that the District utilized Fund Balance in the past few years on much needed projects and is now faced with drainage concerns related to Hurricane Irma and the 100-year storm events. Mr. Adams explained the proposed budgeting process. He will go back and program the budget with additional funding. Mr. Blumenthal requested a breakdown on the Equivalent Residential Units (ERUs) for Pelican Sound and the Meadows. Mr. Adams would provide the detailed breakdown. Mr. Blumenthal stated that ABC was building something in front of their existing facility that will be bigger and asked if that meant that there would be more ERUs that would cut costs. Mr. Adams would review the CDD's lien roll with Ms. Alice Carlson but believed the parcels were already maximized because they are based on acreage, rather than structure. In response to Mr. Schultz's request for clarification of the proposed Fiscal Year budget, Mr. Adams stated that the Board agreed to increase the Capital Outlay amount to \$90,000 to start with, in anticipation of additional funding needs related to Lake and Wetland Maintenance, which will go out to bid this year and were anticipated to increase over past proposals, additional bacteria packs and biogenerators, roadway repairs and maintenance, pipe cleaning, lake bank remediation, etc. Mr. Schultz recalled emails regarding stormwater management costs being paid out of the General Fund, as the stormwater

management system is across the whole District, not just Pelican Sound but it currently appears in just the Pelican Sound side. Mr. Adams stated that was the original thought, since the entire system all operates under one permit and is interconnected but, because the Meadows chose to not transfer their lakes and maintenance responsibility to the CDD, which they pay for themselves, they would not be included in the lakes and wetland maintenance costs, so those were put in the Special Revenue Fund for Pelican Sound only. The compliance item, aquascaping, related to the number of plants for the permit and water quality improvement before discharging in Estero River, was kept in the District-wide program. Mr. Shultz stated that it seems like some costs should be shared with the commercial strip. Mr. Adams stated that the Meadows must be included as well, if the commercial strip is being considered. Mr. Pires concurred and stated that there must be an identifiable benefit to those properties and, if Mr. Krebs and Mr. Adams could testify to that, then it is appropriate for the Board to allocate those costs. Mr. Adams stated, if it is opened up to District-wide, it must be all properties; the commercial strip should not have all the responsibility. Discussion ensued regarding the drainage issues, the Meadows, the overflow structures, the Commercial Strip and the Village of Estero. Mr. Adams would alert the Village to report an overflow structure, south of Jimmy Johns, which is always blocked. In response to Mr. Schultz’s question regarding whether the budget will be revised by the June meeting, Mr. Adams replied affirmatively and stated that there will most likely be an expanded definition section.

**On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, Resolution 2018-06, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 28, 2018 at 1:00 p.m., at this location; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: M.R.I.  
Inspection LLC Proposal for District  
Control Structure Project**

Mrs. Adams stated that “Discussion/Consideration” should be changed to “Update” and MRI has River Ridge scheduled to commence the first week of June, weather permitting. Mr.

Adams stated that Management will obtain a contract over the winter in preparation for construction and be ready to fund it in the early spring.

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Traffic Calming**

In response to Mr. Schultz's inquiry, Mrs. Adams indicated that she drafted the Traffic Memorandum and forwarded it to Mr. Long. Mr. Long added his input and it was emailed to the Board prior to the meeting. Mr. Long recommended that motorists slow down and pedestrians come first. Per Mr. Schultz, once approved, Mr. Long will transmit the Memorandum to all residents in the fall.

**SEVENTH ORDER OF BUSINESS**

**Update: Drainage Remediation Efforts**

Mrs. Adams reiterated that cleaning of interconnects and catch basins is scheduled to commence the first week of June and it will be completed in approximately one month. In response to a question regarding the number in the crew, Mrs. Adams stated that she would email the list to Mr. Long. Discussion ensued regarding equipment.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2018**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2018. Assessment revenue collections were at 99%.

**NINTH ORDER OF BUSINESS**

**Approval of April 24, 2018 Regular Meeting Minutes**

Mr. Adams presented the April 24, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

- **Staff Reports – District Engineer: *Hole Montes, Inc.***

***\*\*\*This item, previously Item 10B, was presented out of order.\*\*\****

Mr. Shultz asked to revert to the Seventh Order of Business, regarding drainage remediation efforts, and requested an update from the District Engineer, including estimated dates on various items.

Mr. Krebs stated that the dates could be filled in upon receipt of direction from the Board to proceed. Based on today's discussion, the drainage improvements would occur in the dry season. Mrs. Adams stated that the interconnecting pipes are on the schedule. The pipes and inspections should be completed by the next meeting. The FPL ditch survey was completed. The area south of the road leading into Island Sound is higher than what the permit calls for. The ditch is more of a channel and there is more flow area and a higher elevation because the channel is wider than originally specified in the permit. Exhibits would be submitted to Mr. Adams in advance of the next meeting, which will show the sections that were reviewed and how the existing sections match with what was proposed. In response to a question regarding the slopes, Mr. Krebs stated that the only issue now would be the slopes; certain 2:1 slopes must be addressed and repaired. Mr. Schultz was concerned that, if someone accidentally fell or slid in, the District could be sued and held liable, if the slopes are not in compliance with the permit conditions. Mr. Krebs stated that the upland areas have a 3:1 slope and the areas near the bottom are a 2:1 slope; he would send the sections that show how it was approved, versus the existing conditions, so that proposals for maintenance can be obtained. North of the canal was a more natural condition, as evidenced by how broad and flat it is, and north of the road. Island Sound closer towards the river, is using natural grade that was constructed with the easement, inhibiting any repairs or maintenance because it is located in the preserve. In response to a question regarding blockage, Mr. Krebs did not anticipate any blockage, since it is in the preserve area. Those elevations were well below the desired level, which will be evident in the cross sections. There is more than 1' difference between what it is and what it should be and it is all natural grade. Maintenance is needed from the road leading into Island Sound south, in order to repair side slopes that are no longer 3:1, in order to restore the bottom back down to the permit elevation. There was little concern about the bottom elevation because the upstream is considerably higher from control elevation. There was a positive flow out and the width of the channel is providing more flow area than the permit originally showed for the section. It would be beneficial for the CDD if 3' slopes and a flat bottom can be maintained and maintenance would be easier without a v-bottom. In response to a Board Member's question, Mr. Krebs stated that the permit change occurred in 2005 and it might have been a v-bottom at the inception.



Consideration of the April 24, 2018 Regular Meeting Minutes resumed. The following changes were made.

Line 24: Change “Resident” to “President” after PSGRC Board Member

Line 25: Insert “/PSGRC Board Member” after “Resident”

Line 26: Insert “Eric Long PSGRC Assistant General Manager”

Line 48: Change “which sucks out sediment in the pond” to “sucking out sediment in the pond to fill the geotube”

Line 100: Change “November” to “April 2019”

Line 132: Change “draft of traffic signs” to “draft of traffic memorandum”

Lines 155 and 156: Delete entire sentence

**On MOTION by Mr. Fiesel and seconded by Mr. Gilman with all in favor, the April 24, 2018 Regular Meeting Minutes, as amended, were approved.**

**A. Action/Agenda Items**

Items 6, 9, 14, 15, 17, 20, 21 and 23 were completed.

Items 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 16, 18, 19, and 22 remained ongoing.

Item 10: Mr. Pires asked if there were any recent sidewalk issues. Mr. Krebs stated that the vault next to a recently inspected sidewalk was the only issue; the vault may be sinking and could cause a potential trip and fall issue. As to whether the area is barricaded off, Mr. Krebs stated that a cone and markings were placed in that location; the markings are beginning to fade. At Mr. Pires’ suggestion, Mr. Krebs would replace the cone with another type of barricade to prevent potential trip and fall litigation. Mr. Pires felt that Florida Power & Light (FPL) and Comcast should be notified, in writing, so that they can also be joined, in case the issue was ever litigated.

Item 12: Change “Whitmore” to “Long.” Mr. Fiesel stated that the vegetation that was causing a line of sight issue was removed and inquired if the stop strip and signage had been relocated. Mr. Krebs would inspect the area. Mr. Adams stated that the last sentence should be removed.

Items 17 and 20: Completed. Change “Graff” to “Graft” and “ \_\_\_\_ “ to “Halik”

Item 16: Mr. Krebs stated that the Condo Association had gutters and downspouts were installed on their building adjacent to in Lake E1-E.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Woodward Pires & Lombardo, PA.***

There being no report, the next item followed.

**B. District Engineer: *Hole Montes, Inc.***

The item was presented during the Ninth Order of Business.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

**i. Annual Key Activities**

The 2018 Key Activity Dates Report was provided for informational purposes.

**ii. NEXT MEETING DATE: June 26, 2018 at 1:00 P.M.**

Mr. Adams stated that the next meeting will be held on June 26, 2018 at 1:00 p.m., at this location. Discussion ensued regarding Supervisor attendance at upcoming meetings.

**ELEVENTH ORDER OF BUSINESS**

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

Mr. Schultz asked if the storm drains and pipes were inspected from the Gatehouse to US41. Mrs. Adams replied affirmatively.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Schultz and seconded by Gilman, with all in favor, the meeting adjourned at 2:30 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair