

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on Tuesday, October 23, 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	Chair
Terry Mountford	Vice Chair
Larry Fiesel (via telephone)	Assistant Secretary
Jim Gilman	Assistant Secretary
Kurt Blumenthal	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
Mallory Clancy	Johnson Engineering
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Clubhouse Manager
Beatrice Lynch Kikendall	Resident
Paul H. Kikendall	Resident
Tom Petrin	Resident
Neil Severance	Resident/PSGRC Board President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Gilman, Blumenthal, Mountford and Schultz were present, in person. Supervisor Fiesel was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Ms. Beatrice Lynch Kikendall, a resident, voiced concern about the unfavorable condition of Lakes H-1A and H-1B behind her residence, despite aggressive treatments, and asked about the possibilities of planting bushes for aesthetic purposes and stocking sterile grass carp to tackle its algae issue. Mrs. Adams stated the Board must decide whether to proceed with stocking the pond with carp, since it requires a permit, which typically takes a year to obtain. The Lake Management company was diligently addressing this issue and apologized that they were not in attendance today but they would attend the next meeting.

Mr. Fiesel joined the meeting at 1:03 p.m., via telephone.

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

Mrs. Adams stated that SOLitude Lake Management (SOLitude) installed a nano-bubbler system two months ago and requested giving it time before trying other treatments, especially since the County and Cape Coral were utilizing the same treatment approach, under a test pilot program, to treat blue green algae issues. The intent is for SOLitude to leave the equipment at its current location until they notice progress and, if the process continues to work, they intend to submit a request to the Board to approve keeping the equipment on site. It was noted that Pelican Sound Golf & River Club (PSGRC) planted firebush and cord grasses in certain areas to buffer the unsightly equipment. The District will plant littorals on the lake banks, specifically the pipe locations. Mr. Adams asked for patience, as the process is a proven technology and aids in reducing the muck layer, which is beneficial for the long term but the results occur in cycles.

Mr. Tom Petrin, a resident, commended and thanked the Board for the amount of detailed work they accomplished throughout the community. In response to a request, Mrs. Adams will look into having the disconnected equipment, adjacent to the nano-bubbler system, relocated closer to the corner of the pond, where the algae gathers and the water is stagnate.

Mr. Paul Kikendall, a resident, agreed with the other comments; he, too, would like to see some progress made towards the algae issue.

Mr. Neil Severance, a resident, complimented the contractor who ground down the apron at Palmetto Dunes; it improved the area 100%. He asked if Action #9, to perform value

engineering for a potential price reduction, was performed. Mr. Schultz stated, as part of the road restoration, where asphalt was milled and replaced, the objective was to leave pavers in place and, in conjunction with the clubhouse renovation paver work in late spring or May, have a contract in place to upgrade, restore and/or install new pavers and remove dips, level and replace broken and chipped pavers at Palmetto Dunes. Grinding the apron was a temporary fix.

Mr. Severance noted the littoral plants were bare at Lakes H1-A and H1-B. Mr. Schultz stated the re-planting of littorals will occur the first quarter of the fiscal year.

Mr. Severance stated that the PSGRC plans to create a Master Landscaping Plan for the entire community and include River Ridge CDD as part of the discussions. A Landscape Architect and Agronomists will be engaged. Mr. Schultz stated the District has a landscape budget development meeting planned, in the spring, to forecast the funding needed to tackle the long-term requirements, which include road medians and replacing aged plants. The Landscape Architect will review the current landscape to quantify the funds needed to forecast five, 10 and 15 years out.

Ms. Kikendall stated the lake area lacked irrigation for the new plants. It was noted that the PSGRC installed irrigation before they planted and the District services up to the lake bank.

THIRD ORDER OF BUSINESS

Consideration of Year 1 Annual NPDES Report (05/2017 through 04/2018)

Ms. Clancy stated that the acronym NPDES stood for the National Pollutant Discharge Elimination System; the District is a co-permittee with Lee County. The permit has different attachments assigned to various cycles; each cycle spans five years. She reported the following:

- Last year, the District was in Cycle 3, Year 6, which required different attachments.
- This year the District began a new cycle, Cycle 4, Year 1. The attachments focus on the District’s two outfalls, which was unchanged since Cycle 3, Year 1, as indicated on the map.
- The Report attachments include the Monitoring Data Summary, a graph and outfall map and the District’s Standard Operating Procedures, relating to Sections 7.c and 9.b of the Report.
- Annual monitoring is performed at one of Lee County’s monitoring locations in the Estero River, which monitors the water quality pollutant loads, etc., which was within range of the numeric nutrient criteria, thus there were no changes and nothing to report.

- The Annual Report Form changed slightly, requiring responding to different items.
- The major outfalls, E6-1 and E8, were indicated on the map. Major outfalls were those that discharge directly from the District into the Estero River. Although the District has other outfalls that are monitored and inspected, the Annual Report requires indicating how many were inspected. If there were any issues, it would be reported to Mr. Adams.

Mrs. Adams stated the outfalls, besides being inspected, were also cleaned.

In response to a question about how much of the pollutants are from the District is determined, compared to those residing upstream, Ms. Clancy stated that, every Year 3, pollutant loading estimations of how much of the pollutants are coming from the District must be submitted. This is quantified by calculating the typical nutrient or biochemical oxygen demand load for each land use site. To date, the District has not been required to take action; however, an additional Assessment Report was created and submitted April 30, 2018, at the end of Cycle 4, Year 1. In Year 3, that information and the information in this Report will be used to determine target areas where pollutants can be reduced and from reviewing to see if any trends of significant increase occurred; subsequently, they would determine its location and submit an action plan to reduce the nutrient load. This information is required to be submitted in Year 5, the end of Cycle 4. Mr. Adams stated the Florida Department of Environmental Protection (FDEP) typically initiates investigations, as it would notice any increase of concern through its regional data collector, and informs the District to take certain action. He did not anticipate this happening, since the system was built to high specifications and maintained at a higher level than the County and City municipal systems. He explained the purpose of the NPDES, why the District is a co-permittee and that the District most likely greatly improves the water quality along corridor 41, before it exits the system. Ms. Clancy will incorporate Mr. Pires' few comments and typographical edits into the Report before forwarding it to Mr. Adams to obtain a signature. The Report will be submitted by the end of the month.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the Year 1 Annual NPDES Report (05/2017 through 04/2018), in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

There was nothing to report.

FIFTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Krebs circulated the basin exhibits, model changes and the basin comparison sheet and provided an overview of the areas he reviewed and why. He reported the following:

- Successfully matched the elevation numbers to have a baseline available but there were still a few glitches in the H1 basins, due to lack of information available.
- In a span of 16 years, the difference between the current models, when compared against the original permit, was 3", which, to him, is not a major factor.
- The purpose of the modeling is to restrict the flow in Basins E1, E3, E8 and prevent another flooding to occur, similar to Hurricane Irma, since the other basins located north of Pelican Sound Boulevard did not have flooding.
- Meeting with South Florida Water Management District (SFWMD) was recommended to discuss making modifications to the system to improve conditions of the southern basin's discharge and obtaining stage information from the County's website; however, once the maximum 56 CFS discharge rate is reached, other changes must be made to the permit, since there is no additional flow to put into the system. Changing the Basin 3 and 8 elevations could occur, since they have no residential units connected to it.

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, authorizing the District Engineer to meet with the South Florida Water Management District to discuss shifting the flow of water out of the northern basins into the southern basins, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2018

Mrs. Adams presented the Unaudited Financial Statements as of September 30, 2018. Expenditures for the Special Revenue Fund were at 98% and expected to increase 5% to 6%,

due to expenditures. If expenditures exceed 100%, a budget amendment would be presented at the next meeting. This will prevent any findings in the annual Audit.

Mrs. Adams stated she would contact the PSGRC Supervisor to find out why the street sweeping contractor has not complied with her original request to reduce their speed.

SEVENTH ORDER OF BUSINESS

Approval of September 25, 2018 Regular Meeting Minutes

Mrs. Adams presented the September 25, 2018 Regular Meeting Minutes.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the September 25, 2018 Regular Meeting Minutes, as presented, were approved.

A. Action/Agenda Items

Items 7 and 17 were completed.

Item 4: The Americans with Disabilities Act (ADA) audit of the District’s website was completed and it contains only statutorily required documents. Remaining documents are being converted to the proper format, with the intent to be completed by the end of the year. Mr. Pires suggested revising this Item to continue monitoring and auditing the website for ADA compliance. Management engaged ADA Site Compliance (ADASC), on behalf of its clients, to perform a human audit on a prototype website and the results will be carried over to each District website and the \$8,000 cost will be split between Management’s Districts, at a per District cost of approximately \$100.

Item 9: In response to the question of the paver project beginning in spring or the next few weeks, Mr. Schultz explained there were two phases dedicated to paver installation. The one occurring in the next few weeks is a staging area; once heavy construction is completed, the second phase will commence in May 2019, requiring heavier equipment.

Item 18: Was combined with Item 14 and the description was updated to: “Mr. Krebs will follow up, as per the Board approval.”

▪ **District Manager: Annual Key Activities**

This item, previously Item 8Ci, was presented out of order.

The following changes were made:

Proposed Budget, Line 5: Add “include Long-range Capitals Improvement forecast, to include the landscape plans from PSGRC”.

Lines 5 and 6: Change “govrning” to “governing”

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires stated the Florida Power & Light (FPL) Standard Easement Form, to service the proposed pickleball and tennis courts, was executed. The Village of Estero Code of Ordinances was being updated with the intent to remove, not repeal, the Ordinances adopted by Lee County that are no longer applicable to the Village. He reviewed the proposed documents that Counsel for the Village provided; confirming whether repealing the Code of Ordinance Section dealing with Community Development Districts would be impacted. The intent is to submit suggested language changes to ensure the District is not impacted and that the entry in the Code of Ordinances is not repealed, specifically, the Ordinances that were adopted by the County and its amendment that established this District. Mr. Pires agreed the District would not be impacted by the change; however, he preferred to submit additional language, since Florida Statute 190 and its process were not being followed.

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

There being no report, the next item followed.

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

i. Annual Key Activities

This item was presented following Item 7A.

ii. NEXT MEETING DATE: November 13, 2018 at 1:00 P.M.

The next meeting will be held on November 13, 2018 at 1:00 p.m. Mr. Adams stated with the next meetings short turnaround time, most likely, these meeting minutes would not be included in the next agenda. Mr. Krebs noted he would not be in attendance.

NINTH ORDER OF BUSINESS

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

Mr. Schultz stated that he forwarded a resident's complaint about dirty gutters to the PSGRC. Mr. Adams stated pressure washing the gutters, sidewalks and curbs was completed.

In response to a question, Mrs. Adams stated the inspection and clearing of the dry retention areas, FPL ditches and bubble-up structures were completed the first week of October. She will coordinate getting the algae treated in the dry retention flow way area and raked, if necessary.

TENTH ORDER OF BUSINESS

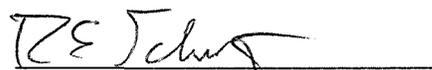
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Fiesel and seconded by Mr. Gilman, with all in favor, the meeting adjourned at 2:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair