

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on October 26, 2021 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 and via Zoom at <https://us02web.zoom.us/j/83622713909>, and telephonically at 1-929-205-6099, Meeting ID 836 2271 3909 for both.

Present were:

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|-----------------|---------------------|
| Bob Schultz | Chair |
| Terry Mountford | Vice Chair |
| Kurt Blumenthal | Assistant Secretary |
| James Gilman | Assistant Secretary |
| Robert Twombly | Assistant Secretary |

Also present were:

| | |
|-------------------------------|-------------------------------------|
| Chuck Adams | District Manager |
| Cleo Adams | Assistant District Manager |
| Shane Willis | Operations Manager |
| Tony Pires | District Counsel |
| Charlie Krebs | District Engineer |
| Brent Burford (via telephone) | Johnson Engineering, Inc. |
| Lamar Stoltzfus | PSGRC President |
| Jim McGivern | PSGRC Vice President |
| Travis Childers | PSGRC Assistant General Manager |
| Bill Kurth | SOLitude Lake Management (SOLitude) |
| Larry Fiesel | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS**Public Comments: Agenda Items (5 minutes per speaker)**

Mrs. Adams stated that Resident Larry Fiesel submitted a speaker card indicating that he would like to discuss the Eighth Order of Business. Mr. Fiesel asked if he could speak at that time. Mrs. Adams replied affirmatively.

Mr. Mountford joined the meeting at 1:02 p.m.

THIRD ORDER OF BUSINESS**Updates: SOLitude Lake Management****A. Status of Lake H1-B**

Mr. Kurth reported the following:

- He accompanied the technician who was treating the lakes today and looked at all the lakes in the H section and also Lake E-4A.
- Lake H1-B looked outstanding. All grasses on the bank were treated; 95% of the slender spikerush has been controlled and there were no algae. Everything is operating properly with the exception of a leaky valve on the bio generator that needs to be replaced. The technician was already contacted and it would be addressed.
- Lake H2-A had some algae complaints at the last few meetings due to a very bad plankton algae bloom with filamentous algae; the plankton algae was 100% controlled. Some algae still present on the bottom of the lake was treated last week; it cannot be re-treated today but it will be treated again next week. The lake looks very good visually.
- Lake H1-C still has some algae that the technician would treat today. The lake was recently treated for bladderwort and algae blooms are common after such treatments.
- Lake H1-A still has some algae issues; the lake was recently treated for Chara and algae blooms are common after treatment for Chara. The Chara is now 100% controlled and, aside from minimal algae mixed in with the littoral plants, the lake looks very good.
- After surveying numerous other lakes, the technician seems to be on top of everything. Entering the colder and drier season the lakes seem to be in good shape.

➤ Unfortunately, Lake E4-A experienced a resurgence of algae following a change to the bacteria used in the bacteria grower. The bacteria grower has proven very effective over time. The algae would be treated today and the previously used bacteria would be ordered.

Mr. Schultz asked about the typical treatment plan for Lake H1-B. Mr. Kurth stated that algae was well controlled for several months; while algaecides are typically rotated and the nanobubbler is working, that lake requires treatment cyclically. Slender spikerush is being treated proactively and very aggressively because the dying plants seem to create nutrient issues and very severe algae blooms following treatment of large volumes of plant material. Last week’s treatment was 95% effective and another treatment would be applied next week; the water level has dropped and remaining slender spikerush on the exposed lake banks was already treated to be as proactive as possible.

Mr. Twombly asked about unsightly growth in the B-2191 Conservation Area. Mr. Kurth stated, while generally only exotics are removed from conservation areas, he would look at it.

Mr. Adams asked if it was worth taking a benchmark water sample of Lake H1-B, given how well it is doing. Mr. Kurth replied affirmatively.

Mr. Mountford left the meeting briefly at 1:11 p.m.

B. Consideration of Bentley Electric Co. Proposal for Installation of Dedicated Meter for Nano System Adjacent to Lake H1-B

Mrs. Adams presented the Bentley Electric Co. Proposal and suggested using contingency funds to pay for the repairs. Discussion ensued regarding the project and the proposal. Mr. Schultz noted that the repairs were requested by PSGRC management due to the repeated need to respond to tripped breakers.

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, the Bentley Electric Co. Proposal for Installation of a Dedicated Meter for the Nano System Adjacent to Lake H1-B, in the amount of \$7,530, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Authorizing the District to Issue its Not-to-Exceed \$500,000 Taxable Revolving Line of Credit Note for Working Capital; Providing

that Such Note Shall be Payable from Operation and Maintenance Special Assessments Upon Benefitted Properties in the District, as Provided Herein; Awarding the Note to Synovus Bank by Negotiated Sale; Authorizing the District to Enter Into a Line of Credit Agreement with Synovus Bank; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Providing Severability; and Providing an Effective Date

Mr. Adams stated that Mr. Blumenthal was able to address his questions during a conference call last week.

This item was be deferred to the next meeting so that the resulting revisions may be completed and an updated document can be included in the next meeting agenda.

FIFTH ORDER OF BUSINESS

Presentation of Annual NPDES Report – Final Draft, Cycle 4, Year 4 (*Johnson Engineering, Inc.*)

Mr. Burford presented the NPDES Report for the reporting period of May 2020 to April 2021 and accompanying attachments and responded to questions. He stated the Cycle 5 draft permit, which should begin May 2022, was in review. Following the last NPDES meeting with Lee County, it appears that the CDD may be going into Cycle 4, Year 6 before the Cycle 5 permit is issued.

Regarding public displays and outreach, Mr. Adams stated during the prior year's file review, Mr. Matt Irwin suggested including a public meeting agenda item regarding the Stormwater System, which would qualify as a Seminar/Workshop. Each time such an item is discussed, another credit could be added.

Mr. Burford noted the CDD includes links for the Lee County Complaint Hotline and the Chemical Collection Program on the website and an additional credit could be earned by

publicizing a link for the Fertilizing Program. Mrs. Adams suggested adding the Stormwater System to the website for an additional credit.

Mr. Burford reviewed water quality results and noted that all concentrations were within the required thresholds.

Mr. Blumenthal asked how proposed and active Village projects would impact the CDD now and in the future. Mr. Burford stated he was unsure at this time; at the County meeting last week he was advised that the draft permit is in the review process for Cycle 5. It was announced that there would be some major changes but no specific information was provided.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the National Pollutant Discharge Elimination System (NPDES) Report, Cycle 4, Year 4, and authorizing the District Manager to sign and submit the Report, were approved.

SIXTH ORDER OF BUSINESS

**Consideration of MRI Construction Inc.
DBA MRI UV Reline Division Estimate No.
52 for Repair of Compromised Pipe**

Mr. Krebs reported that the pipe is failing and must be repaired. He discussed the required repairs and stated that video and photos were requested from MRI but not received. MRI stated that the pipe is falling apart from the inside out. Discussion ensued regarding the proposal, a similar repair to another pipe and methods utilized in the repair process.

Mr. Schultz felt that additional inspections might be warranted. Discussion ensued regarding the cost and methods of Remote Operated Vehicle and visual inspections to identify potential issues; the consensus was that additional visual inspection processes would be used to identify depressions to be inspected via ROV. Mrs. Adams stated the cost would be added to the annual sidewalk and roadway inspections; MRI would be notified that the ROV was needed as necessary. This would be added as an Action Item.

Mrs. Adams stated the Fiscal Year 2022 budget included \$45,000 for drainage pipe inspection and cleaning; this project would nearly deplete the funds budgeted. Mr. Adams noted this expenditure may be covered under a disaster loan, if necessary. Mr. Pires asked if

the pipe is totally within a CDD easement, given the proximity to the parking lot. Mr. Krebs replied affirmatively.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the MRI Construction Inc. DBA MRI UV Reline Division Estimate No. 52 for Repair of Compromised Pipe, in the amount of \$39,590.64, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Precision Cleaning, Inc., Estimate for Street Sweeping Services, 1 Day Per Week, November 1, 2021 - November 30, 2021 and September 1, 2022 - November 30, 2022

Mrs. Adams presented the Precision Cleaning, Inc., Estimate for Street Sweeping Services. Mr. Schultz stated he asked for this item to be included on the agenda due to complaints from the HOAs about streets lined with oak trees because the current schedule is inadequate during periods when there is a heavy fall of acorns and leaves. Mrs. Adams stated that only \$1,000 was budgeted in contingencies. Discussion ensued regarding the quote, cost, street sweeping schedule and increased need for street sweeping services during peak times.

Mr. Schultz stated that Gleneagles adjusted its Greenscapes contract, reducing some mowing to increase acorn cleanup and removal at certain times of the year, without negative consequences. He suggested hiring a contractor to remove acorns at a lower cost than a street sweeper. Mrs. Adams stated she would contact Greenscapes for a quote. Discussion ensued regarding collection and dumping of leaves on CDD property and easements. Mrs. Adams stated she would make inquiries.

Mr. Gilman stated the street sweeper was not sweeping in The Meadows over the past two or three months. Mrs. Adams stated she would ask about it.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration: Request from Southern Hills Resident for Stop Sign at Bottom of Pelican Sound Drive/Corner of Southern Hills Drive

Mr. Fiesel voiced his opinion that this intersection has been an issue since the community was built, given that traffic coming down Pelican Sound Drive was not anticipating adjacent traffic exiting Southern Hills Drive. He felt that there is a funny curve to the road on Pelican Sound Drive turning away from Southern Hills. He recalled that the issue of visibility was addressed by reducing foliage and he felt there is good clear line of sight but part of the issue is that cars do not stop at the stop strip, as drivers must move forward onto the roadway to see oncoming traffic. He believed that it is a combination of traffic moving quickly on Pelican Sound Drive and drivers moving into the roadway. He was not in favor of installing a stop sign in the area due to traffic flow. There is an ongoing issue with residents backing out of driveways and this is a seasonal issue that would be addressed by Southern Hills by emailing a reminder that the posted speed limit is 15 miles per hour. He noted that speeding may be an issue.

Mr. Fiesel recalled that a meeting was held with Florida Power & Light (FPL) to request a street light at the intersection because it is very dark at night and an existing street light produces very little light. He requested an update regarding this issue.

Mr. Blumenthal stated he tended to agree and observed that walkers in the roadway may also be an issue. He observed that some high hedges by the first building could be an issue for residents backing out of driveways and might need to be cut down 2' to 3'. Mr. Fiesel agreed that they could be a line of sight issue.

Mr. Schultz stated that the radar sign was placed in the area as a deterrent. Due to a software issue the data was unavailable; however, a technical support call was scheduled and records would be available soon and enforcement of speed limits would be addressed. When fact finding is complete, the next steps would be discussed.

NINTH ORDER OF BUSINESS

Consideration of Collier Paving and Concrete Estimate 21-0635 for Turnberry Gutter and Asphalt Repair

Mr. Krebs presented the Collier Paving estimate which anticipated an open cut repair; he expected the proposal to come in at a lower cost.

Mr. Schultz stated the repair at the exit at Corkscrew Road was related. Mr. Krebs stated a proposal was submitted to create a wedge the entire width, approximately 3' out, up to the

edge of the new curb. Mrs. Adams stated that the proposal amount was \$1,330. The consensus was the work could be done at the same time.

Mrs. Adams stated a third proposal was received for part of the sidewalk replacement project. Mr. Krebs stated that additional sections of sidewalk were identified that could not be ground down to meet CDD requirements. Mrs. Adams stated the cost would be \$9,475 for replacement of 379 square feet of sidewalk.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the Collier Paving proposals, as discussed, in not-to-exceed amounts of \$14,593.20, \$1,330 and \$9,475, were approved.

Mr. Schultz stated the Corkscrew Circle concrete and paver work was completed and he felt that it was very well done; at the last meeting it was noted that the speed hump was not replaced and the yield sign was present. He stated a resident reported that she observed one instance and several people informed her that they had seen similar situations in which there were near collisions due to traffic failing to yield to cars exiting the circle to Corkscrew Road.

Mr. Krebs stated the Fire Department recommends implementing speed cushions, such as the ones at Miramar Outlet Mall. The speed cushions measuring approximately 6' wide by 18' long are installed in the 24' travel lanes so first responders' vehicles can bypass the speed cushions by driving down the middle of the lane. Speed cushions are made of rubber material that would be bolted into the roadway in sections and offer a gradual slope. Mr. Willis observed that vehicles traveling at the speed limit can pass over them easily; they only present an issue for speeding vehicles. Mr. Krebs stated the speed cushions were designed for speeds of approximately 50 miles per hour. Discussion ensued regarding resident preferences for no speed tables at all, the need to address safety concerns and speeding.

Mr. Schultz suggested sending a letter to raise resident awareness, stating that there is presently no speed hump and, while the majority of residents do not want one, residents are responsible for following the law. Vehicles in the roundabout have the right of way and traffic must yield and, if improvement is not achieved, other measures would be taken. He stated the

yield sign in the area is the official state yield sign and suggested exploring blinking yield sign options. Mr. Krebs stated the signs are available but power for the sign would be the issue.

Mr. Blumenthal agreed that those would be good first steps and he felt that educating residents about roundabouts would be beneficial.

Mr. Schultz stated he would work with Mrs. Adams on an informational letter to residents. Mr. Krebs would research yield sign options.

Mr. Krebs stated he was working with the contractor to have sections of cracked curb and adjacent pavers repaired.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2021

Mrs. Adams presented the Unaudited Financial Statements as of September 30, 2021.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of September 28, 2021 Regular Meeting Minutes

Mrs. Adams presented the September 28, 2021 Regular Meeting Minutes. She distributed hard copies of the minutes as the agenda book contained the August minutes.

The following changes were made:

Line 84: Change "Schultz" to "Mountford"

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the September 28, 2021 Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Items 5, 7, 8, 9 and 11 were completed.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC***I. Key Activity Dates**

The Key Activity Dates List was included for informational purposes.

Mrs. Adams reported the following:

- The FPL and Outfall Ditch and Bubble-Up Structures are scheduled for next week.
- The Dry Retention Maintenance Projects trimming of cord grasses was completed and residents were pleased with the results.
- The annual review of depressions would be added under Road & Gutter Inspections.

Mr. Blumenthal discussed the need to inform residents about the CDD's projects and the Five-Year Plan. He discussed a recent PSGRC informational meeting held in person and via Zoom. He suggested adding a quarterly or semi-annual letter to inform residents and stated he would be willing to coordinate the effort. Mr. Schultz stated he had a similar idea about infrastructure projects and suggested giving Staff Reports about approved projects, such as the irrigation pumphouse. Mr. Blumenthal asked if this could be added to the Pelican Sound website. Mr. Adams replied affirmatively and stated the Master Association can also send informational e-blasts.

Mr. Schultz stated the injection system was installed by the firm that makes them in another community; the delay in installing it in here was due to a desire to confirm that the system was working as intended. The Hammock Greens portion of the paver project was underway. Island Sound residents had complained about their existing paver entranceway due to several puddling areas and broken pavers. Mr. Krebs would ask for this to be addressed in conjunction with ongoing work.

II. NEXT MEETING DATE: November 9, 2021 at 1:00 P.M.

- **QUORUM CHECK**

The November 9, 2021 meeting was canceled. The next meeting would be held on December 14, 2021.

THIRTEENTH ORDER OF BUSINESS

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

There were no Supervisors' requests or public comments.

FOURTEENTH ORDER OF BUSINESS

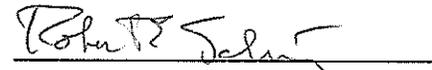
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Twombly and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 2:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair