

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on July 25, 2023 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4584 Pelican Sound Boulevard, Estero, Florida 33928, via Zoom at <https://us02web.zoom.us/j/82086246862> and telephone at 1-929-205-6099, Meeting ID: 820 8624 6862 for both.

Present were:

Bob Schultz (via phone/Zoom)	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Jim Gilman	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Alex Kurth	Premier Lakes, Inc. (Premier)
Ed Nowak (via telephone)	Resident
Jim Swanger (via telephone)	Resident
Larry Fiesel	Resident
Scott Gallagater	Resident
Don Jancin	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 p.m.

Supervisors Mountford, Twombly, Blumenthal and Gilman were present. Supervisor Schultz attended via phone/Zoom.

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Resident Ed Nowak stated he is glad to see roadway safety on the agenda and asked for increased vigilance. He discussed his concerns about golf cart safety on public roadways, noting that teenage operation requirements changed recently. He asked for the CDD’s plan to ensure compliance with the law and CDD policies. He urged the Board and Staff to increase enforcement and penalties for violations.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

- **Discussion/Consideration of One-Time Work Order Agreement [Sound 9 Conservation Area Trimming]**

Mr. Kurth reported the following:

- A fish kill in The Masters’ Lake E1-C was seemingly caused by a combination of low dissolved oxygen and high lake temperatures. Multiple fish kills have occurred in neighboring communities, all affecting tilapia. The electrical supply to the lake was out for some time due to a fire. Two cleanups were performed and no dead fish remain. The last dissolved oxygen test showed a significant increase. The Club installed a generator to run the aerator; it is hoped that no further loss of fish will occur. Lake temperatures have been as high as 96^o, which is very high.
- Torpedo grass throughout the community lakes is being treated as needed. Most broad-based weeds are well controlled.
- Algae is increasing slightly on the lakes, mostly inside beneficial littoral plants. This will be monitored and treated conservatively to avoid collateral damage. No algae blooms were observed.

➤ The Sound 9 Conservation Area was trimmed to the maximum extent allowable, as The Club is concerned about visibility.

Mr. Blumenthal opined that it was not cut nearly enough. Mr. Kurth stated one invasive tree was trimmed but crews are limited by what is permitted in the conservation area. Special permission is required to trim native trees.

Discussion ensued about photographs, completed work and the remaining plantings in the conservation area.

Mr. Kurth stated, in the past, it took several months to receive permission from the South Florida Water Management District (SFWMD) to prop up fallen Silver Buttonwood trees along the conservation area.

Mr. Willis thanked Mr. Kurth and noted that the first fish cleanup was invoiced and the second cleanup was provided as a courtesy service.

➤ A compressor on Lake E8-A will be replaced today.

Discussion ensued regarding trimming fallen buttonwoods so that they can be restored.

Mr. Krebs will follow up with the SFWMD.

This item will remain on the agenda.

FOURTH ORDER OF BUSINESS

Continued Discussion/Update: Reclaim Water/Three Oaks

Mr. Long stated the information in the agenda was discussed at the last meeting. He presented an updated packet that was electronically distributed to the Board and Staff. Renovations at Three Oaks are expected to continue until June 2024 or beyond; well water provided to the CDD's effluent lake is currently being used and long-term opportunities to use reclaimed water are being researched. A request to utilize disinfected reclaimed water was sent to the Florida Department of Environmental Protection (FDEP) but it might take months to receive a response. The drought this year is severe, with rainfall 18" less than last year despite it being the rainy season. He discussed water usage supported by the current well and the CDD's ongoing water needs and stated planned maintenance might be delayed because of difficulties related to the current drought.

Mr. Long presented the Well Services & Plumbing proposal for testing the well adjacent to Golf Hole Lakes 9, which has a 30-horsepower pump and supplies 400 gallons per minute. Upsizing the pump to 75 horsepower would provide 1,000 gallons per minute, as permitted by the SFWMD permit. He discussed the CDD’s water needs and noted the importance of ensuring adequate pumping and water capacity to protect the CDD’s interests.

Discussion ensued regarding the proposals and the Scope of Work, current and future water needs, specific capacity testing, water testing, etc.

Mr. Long stated he obtained an additional estimate to drill a second well, at a cost of \$124,400, for consideration as a possible future project.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, McCullers Construction Services and Consulting LLC estimate #0012081, in a not-to-exceed amount of \$105,000, was approved.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the Water Science Associates proposal for water use permitting, in a not-to-exceed amount of \$37,000, was approved.

FIFTH ORDER OF BUSINESS

Continued Discussion: Irrigation Supply Options

This item was discussed during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS

Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]

Mr. Schultz recalled that Mr. Krebs was asked to develop a plan to address this situation and suggest solutions to overall traffic calming to address Mr. Nowak’s earlier public comments and concerns.

Mr. Krebs requested a proposal from T.R. Transportation to perform a traffic count to evaluate the patterns at that intersection. He understands resident concerns about the intersection and stated it sounds like residents might be allowing traffic to turn as a courtesy.

Given the short distance of only 200' to 300' from that intersection to the roundabout, he does not suggest adding stop signs. He recommends waiting for the results of the traffic count.

Mr. Blumenthal asked if it will need to wait until season. Mr. Krebs replied affirmatively and noted that, when first designed, the roundabout had "YIELD" signs and residents complained about failures to yield, so stop signs were installed. When drivers failed to stop, speed bumps were installed but drivers drive around the speed bump to the north.

Mr. Krebs discussed the numerous modifications, which resulted in only minor improvements and have not alleviated all complaints. He advised against installing a roundabout and noted that the data from the traffic count will be most informative.

Discussion ensued regarding vehicles yielding to golf cart traffic and stop signs.

Mr. Krebs believes the traffic count will show the breakdown of vehicles and golf carts entering from various locations and will help all parties develop a suitable solution.

Mr. Blumenthal supports drivers stopped at Pelican Sound Drive letting pedestrians cross or make left hand turns. He recalled that this was studied years ago and it was determined that there is inadequate space exiting the roundabout to install a stop sign for westbound traffic; therefore, he does not support installing stop signs at that location.

Mr. Pires asked if it is Mr. Krebs' opinion that the traffic control devices at the intersection are compliant with the manual for Uniform Traffic Control Devices. Mr. Krebs stated the traffic control devices at the intersection of Pelican Sound Drive and the roundabout are compliant.

With regard to the recent law change related to golf carts, Mr. Pires stated numerous newspapers misrepresented the effective date of the change as July 1, 2023; however, the new legislation will go into effect on October 1, 2023. Mr. Twombly noted that, regardless of the legislation, the CDD requires drivers to have a valid driver's license. Mr. Pires golf and river club stated the PSGRC could be stricter than the law provides, beginning on October 1, 2023.

Discussion ensued regarding the legislation and utilizing law enforcement, if necessary.

Mr. Schultz discussed the need to address "Traffic Calming" and noted that The Club suggested installing effective signs, accordingly.

This item will be included on the next agenda.

SEVENTH ORDER OF BUSINESS

**Continued
Crosswalk**

Discussion: Pedestrian

Mr. Willis recalled the Board directing him to evaluate solar activated crosswalks. The company that installed the crosswalks on Marco Island is no longer in business. Collier Paving receives numerous requests for this type of work and is having a crew member trained in the installation, which could take one or two months. A proposal will be requested when appropriate.

EIGHTH ORDER OF BUSINESS

**Consideration of First Amendment to the
District Management Services Agreement
for Lien Roll Services**

Mr. Adams stated Ms. Alice Carlson, of AJC Associates, who currently performs this work for the CDD is retiring. Mr. Adams stated WHA proposes to seamlessly assume the responsibilities when the current contract expires on September 30, 2023.

Mr. Blumenthal expressed support for the change and noted that Ms. Carlson was charging \$6,500. Mrs. Adams stated WHA will charge \$3,250. Mr. Adams stated Ms. Carlson will prepare and submit the current year lien roll since it must be transmitted by mid-September.

Mr. Pires will make minor revisions to the original contract.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the First Amendment to the District Management Services Agreement for Lien Roll Services, was approved.

NINTH ORDER OF BUSINESS

Discussion: Fiscal Year 2024 Budget

- **Proposed Budget 2023-2029**

Mr. and Mrs. Adams reviewed the proposed Fiscal Year 2024 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

The following changes were made to the proposed Fiscal Year 2024 budget:

Page 1, "Special assessment preparation": Decrease to \$3,250

Mr. Adams reviewed a reconciliation of what was spent outside of the gate for landscape and irrigation upgrades for which all units in the CDD participated. Approximately 19.4% of the \$850,000 was spent outside the gate, or approximately \$165,000. He adjusted the repayment obligation for the General Fund from \$19,500 for the prior year up to \$36,283 based on the amortization schedule for the two notes this year.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

A. Budget Variance

B. Breakdown

These items were included for informational purposes.

Mrs. Adams reviewed ongoing drainage pipe repairs and noted that the replacement of two grates for CB213 is delayed.

Mr. Krebs stated the sidewalk grinding, repairs and replacements are not completed and, due to power washing and rain, pavement markings will need to be re-done.

In response to Mr. Blumenthal’s question about remaining balances in the Special Revenue Funds from the two notes, Mrs. Adams stated she will email Mr. Blumenthal the spreadsheets.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of June 27, 2023 Regular Meeting Minutes

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the June 27, 2023 Regular Meeting Minutes, as presented, were approved.

- **Active Action and Agenda Items**

Items 9, 16, 18, 19 were completed.

Item 7: Per Mrs. Adams, Staff is still negotiating. SOLitude sent a check for approximately \$2,700. Staff is trying to determine if SOLitude owes for one more month. It was noted that the nano-bubblers are still on site.

Item 10: Mr. Pires sent the Agreement to Mr. Long. It was noted that PSGRC pays electricity for the aerators.

Item 15: Mr. Willis will have a proposal on Friday and email it to Staff.

Item 17: Change “Krebs” to “Willis”

It was noted that 214 homes are planned with entrance and exit to Pelican Sound Drive. Mr. Pires stated, to the extent that the development will impact CDD facilities or infrastructure, the CDD can provide input and might monitor development in case there is a need to object.

Mr. Krebs stated the development is within the CDD’s drainage basin and their calculations are included in the CDD’s maximum flow.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

B. District Engineer: Hole Montes, Inc.

There were no District Counsel or District Engineer reports.

Mr. Schultz recalled concerns about water flowing on Pinehurst Court. Mr. Krebs stated he reviewed the area with the homeowner and advised that the repair is the homeowner’s responsibility and suggested the homeowner make the necessary repairs.

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

I. Key Activity Dates

The July 2023 Key Activity Dates list was included for informational purposes.

II. NEXT MEETING DATE: August 22, 2023 at 1:00 PM [Fiscal Year 2024 Budget Adoption Hearing]

o QUORUM CHECK

Mr. Gilman, Mr. Blumental and Mr. Mountford confirmed their in-person attendance at the August 22, 2023 meeting. Mr. Schultz will attend via phone/Zoom. Mr. Twombly will not attend.

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

**On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor,
the meeting adjourned at 2:51 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Kurt D Blumenthal
Secretary/Assistant Secretary

Terry Moulford
Chair/Vice Chair