

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on April 23, 2024 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 339281, and via Zoom at <https://us02web.zoom.us/j/89848208244> and telephone at 1-929-205-6099, Meeting ID: 898 4820 8244 for both.

Present were:

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

Also present:

| | |
|----------------|-----------------------|
| 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 |
| Bill Kurth | Premier Lakes |
| Dustin Hormann | Premier Lakes |
| Chris O'Connor | AV-Tech |
| Bob Lowe | Resident |
| Jim Van Auken | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Resident Bob Lowe thanked everyone involved in getting the aerator system replaced and decibel levels reduced.

Pelican Sound resident Jim Van Auken noted that the drain between his home drains into Lake 8 and that his residence, although lower than others, has never flooded. He asked that the conditions not be changed to create a situation where water flows towards his home.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

Mr. Kurth reported the following:

- Technicians completed the semi-annual aeration maintenance program. Proposals to replace antiquated diffuser systems to improve efficiency and other repairs were sent to Mrs. Adams yesterday.
- The noise dampening Zombie Box was installed at Lake E7-A; residents applauded when it was installed at Lake H1-B behind the pool. Installing littorals over the pipe to the nano-bubbler is suggested.
- Overall, the lakes are looking pretty healthy.

A. Discussion/Consideration of Fish Stocking

Mr. Kurth presented the cost proposal tabulation spreadsheet outlining color coded recommendations to stock all CDD lakes with fish. He noted the following:

- Red highlighted lakes are low-priority lakes. There is just enough tilapia in Lake H2-A to keep the existing tarpon and snook fed.
- Green highlighted lakes are high-priority lakes. Over the years, there have been complaints about fish diminishing in Lakes E1-A, E1-B, E3-C, E8-A, E8-C.
- Yellow highlighted lakes are moderate-priority lakes. No one has ever commented on them.

Discussion ensued regarding the types of algae blooms and how each effect Florida lakes during the summer and winter months. It was noted that the best time to transport bass is in the next month.

Mr. Schultz thinks it is time to clean out the flow way in the dry retention areas (DRAs), Rivers 8, 7, 6, similar to the project a few years ago. Regarding his email about the loud aeration

box, Mr. Kurth stated that it would be a significant cost to relocate the compressor. Mrs. Adams stated that further research is needed. She will include this on the next agenda and obtain a proposal from MRI to clean the flow way. She opined that there are other priority projects to address before stocking the lakes. Mr. Willis will monitor the lakes and include his observations in the annual Audit Report.

No action was taken. This item will be removed from future agendas.

FOURTH ORDER OF BUSINESS

Discussion/Consideration of MRI Construction, Inc. Inspection Report and Proposal #457 [Valve Replacement at Str #P-220]

Mr. Krebs presented the M.R.I. Construction Inc., Inspection Report and Proposal #457 to replace the 3” faulty blow off valve at Structure #P-220. This will stop pumping irrigation water directly into the stormwater management system.

As to locating the other valves, Mr. Long will have his crew flag them using the blow-out map and Mr. Krebs will have the surveyors locate all 10 to 12 of them to add to the Geographic Information System (GIS) program.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, M.R.I. Construction Inc. Proposal #457 to replace the 3” faulty blow off valve at Structure #P-220, in a not-to-exceed amount of \$8,500, was approved.

▪ **MRI Underwater Specialists, Inc. Inspection Report**

This item was an addition to the agenda.

Mrs. Adams presented the MRI Underwater Inspection Report and proposal to clean the stormwater system pipes with 25% or more blockage.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, the MRI Underwater Specialists, Inc., Proposal for stormwater system cleaning of pipes with 25% or greater blockage, in a not-to-exceed amount of \$58,550, was approved.

FIFTH ORDER OF BUSINESS

Discussion/Update: Sidewalk Inspection Report

Mr. Krebs presented the Sidewalk Inspection Report and distributed the Collier Paving and Concrete proposal for sidewalk repair and replacement.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Collier Paving & Concrete Proposal Estimate #24,250, for sidewalk repair and replacement, in a not-to-exceed amount of \$13,887.32, was approved.

SIXTH ORDER OF BUSINESS

Continued Discussion: Stormwater Management Plan

The 2024/2025 Drainage Improvements Exhibit was included for informational purposes. Mr. Krebs stated that the plans were submitted to the Village of Estero and the South Florida Water Management District (SFWMD) for permitting. He noted the following:

- The request for bids were already sent to four contractors.
- Sanders Golf & Irrigation, LLC (Sanders) already called with questions. In the next week, all four contractors will be contacted to see if they plan to submit bids.

Mr. Krebs responded to questions regarding what is included in the scope of work, the required results. He stated that the bid sheet includes a note that contractors can suggest additional quantities, swap materials or make suggestions.

Regarding the southeast corner riprap trench with heavy vegetation, Mr. Krebs will send information about the drainage area adjacent to Masters Cricle to Mrs. Adams to add to the Key Activities Report; Premier will perform quarterly cleaning.

This item will remain on the agenda.

SEVENTH ORDER OF BUSINESS

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

Mr. Krebs distributed and presented a memorandum summarizing the 12-hour traffic video and count for the intersection of Pelican Sound Boulevard and Pelican Sound Drive, along with supporting data. He noted the following:

- The intersection functions the way it should.
- In his opinion, adding a stop sign will make the intersection worse and will not stop bad driving behaviors.
- Regarding resident Ken Stewart’s email requesting a stop sign, Mr. Krebs recommends not installing one.

- The Study did not include speeding.

Discussion ensued regarding speeding, passing, educating residents, enforcing the Covenants and questions about whether installing double lines would help.

Regarding a radar sign, Mr. Krebs recommended installing it close to the Southern Hills entrance.

- **Continued Discussion: Traffic Calming**

Mr. Long distributed a draft traffic calming assessment booklet, which contains the following:

- An Action Plan on traffic calming to address specific ongoing issues, such as speeding, unsafe passing and various modes of transportation, such as golf carts, bikes, vehicles, walkers and runners, as well as complaints about not having a designated bike lane, as land is not available.
- Lists different devices to reduce volume, speed and to change driver behavior.
- Lists traffic calming options, such as enforcement, pavement markings, radar signs, raised crosswalks and intersections with speed cushions.

Mr. Krebs thinks the best thing to do is educate residents or change the rules for golf carts so there is a uniform way to behave, instead of proceeding with Mr. Stewart’s request for a stop sign.

Discussion ensued regarding proceeding with the first two-tiered options, such as installing radar signs and then installing double lines, before proceeding to the final two options, which are electric signs with cameras and “radar is enforced” signage.

- **Continued Discussion: Traffic Hawk Proposal Options**

Mr. Willis introduced Mr. Chris O’Connor, of AV-Tech, and distributed information about solar powered speed signs and crosswalk raised pavement marker (rpm) options. The ISN Traffic Hawk vendor was unable to attend today’s meeting.

Mr. O'Connor discussed AV-Tech's services, traffic calming equipment options and the benefits of installing solar equipment. He responded to questions and stated that the battery life is about six or seven years, the manufacturer warranty is two years and labor is one year, the software program is cloud based and the brand is Cloud Connect. Mr. O'Connor will provide a list of consultants for the CDD to engage to determine the best location for installation.

Mr. Willis stated that he will present a service contract, if approved. Mrs. Adams suggested allocating costs for three additional devices in the proposed Fiscal Year 2025 budget.

On MOTION by Mr. Twombly and seconded by Mr. Blumenthal, with all in favor, authorizing engagement of AV-Tech to install one 15" solar powered digital speed sign with camera and messaging, in the amount of \$26,300, plus \$1,500 per year for cloud access, was approved.

EIGHTH ORDER OF BUSINESS

Continued Discussion/Update: Irrigation Water Resource [Eric Long - PSGRC]

This item was presented following the Ninth Order of Business.

NINTH ORDER OF BUSINESS

Consideration of Synovus Term Sheet

Mr. Adams presented the Synovus Line of Credit Term Sheet for projects listed in the CDD 5-Year Plan. He noted the following:

- The Bank Qualified Tax-Exempt 5-year Term Note shall not exceed \$600,000. The semi-annual interest payments will commence on November 1, 2024 and the principal payment will commence May 1, 2025.
- The cost of issuance is \$21,000; comprised of 50% basis points of the Loan Commitment Fee of \$3,000, the fixed fee of \$12,000 for the Bank's Counsel and Mr. Pires' \$5,000 fee.

Mr. Blumenthal presented his iteration of the CDD's 10-year plan, as follows:

- The \$600,000 loan would result in approximately \$575,000 in proceeds.
- The amortization schedule indicates repayments of \$134,000 per year.
- The Term Sheet lists commencement on May 1 instead of July 1, as originally planned.

- Designates one phase of the water control project to commence in September of Fiscal Year 2024 and the second phase to commence in October of Fiscal Year 2025; meaning the work would be completed in the same calendar year but span two fiscal years.
- Moves the Traffic Calming Project to Fiscal Year 2025, instead of Fiscal Year 2028.
- Realigning these projects will result in raising assessments 11% in Fiscal Year 2027, after remaining level over the last four years.
- The 10-year plan reflects negative cumulative retained earnings of \$100,000 in Fiscal Year 2027 but the line of credit can be tapped or the Club can be asked for a short-term loan, if necessary.

Mr. Adams noted that the 2022 Note will roll off sometime in 2027, which will help offset any deficit.

Mr. Adams stated he will incorporate the line of credit into the proposed Fiscal Year 2025 budget, have the Resolution prepared for the May meeting and present the closing documents later that week.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the Synovus Taxable Non-Revolving Line of Credit Term Sheet, in the not-to-exceed amount of \$600,000, effective May 1, 2024, was approved.

▪ **Continued Discussion/Update: Irrigation Water Resource [Eric Long - PSGRC]**

This item, previously the Eighth Order of Business, was presented out of order.

Mr. Long stated that the vendor recently installed a new pump and the replacement well, due to a malfunction. The well will be hardwired today and should start producing almost double the prior capacity. The permit for the other well was submitted to the SFWMD.

Mr. Long stated that new plants that look a lot better were installed at the gatehouse. He is working with Angela on a deal to replace four dead trees, as the one-year warranty expired.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

- A. Budget Variance**
- B. Breakdown**

C. Proposed Budget 2023-2029 [5 Year Plan]

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of March 26, 2024 Regular Meeting Minutes

The following changes were made:

Line 28: Insert: "Neil Collins" and "PSGRC President"

Mr. Mountford left the meeting momentarily.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the March 26, 2024 Regular Meeting Minutes, as amended, were approved.

Mr. Mountford returned to the meeting.

• Active Action and Agenda Items

Items 7, 8, 11, 15, 16, 18, 19, 20 and 21 were completed.

Item 5: Mr. Krebs will follow-up on the status of the legal description.

Item 10: Submitted the Stormwater Management Plan to the Village.

Item 13: Mr. Krebs will confirm that the downed sign is part of the original Lykins-Signtek contract.

Item 19: This is not a CDD issue; it belongs to Mr. Long.

Item 22: Per Mr. Krebs, the CDD has no equipment in that location. He notified Mr. Long of the issue.

Item 23: Mr. Willis will follow-up on the status of revised executed contract.

Item 24: Mr. Krebs will email the Plan to the Board and present it at the next meeting.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Blumenthal asked about filing Form 1. Mr. Adams stated that District Management is facilitating registering Board Members with the Commission on Ethics and will email the link to electronically file their Form 1.

B. District Engineer: Hole Montes, Inc.

- **Update: Required Replacement Signage Project**

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

I. Key Activity Dates

The Monthly Key Activity Dates list was included for informational purposes.

Mrs. Adams suggested reviewing the current PSGRC Maintenance Agreement with Mr. Long at the next meeting, to ensure the PSGRC incurs any sidewalk maintenance and signage repair costs, up to \$50,000, in the future.

Regarding the highlighted item about ethics training, Mrs. Adams stated that Board Members must report completion of the requirement when filing Form 1 in 2025. Mr. Pires recommended candidates running for office or re-election complete the four-hour training course before filing the candidate qualification paperwork. The candidate qualifying period, which runs from noon, June 10, 2024 to noon, June 14, 2024, will be added to the list.

II. NEXT MEETING DATE: May 28, 2024 at 1:00 PM [Presentation of Fiscal Year 2024/2025 Proposed Budget]

o QUORUM CHECK

Supervisors Blumenthal, Twombly and Mountford confirmed their attendance at the May 28, 2024 meeting. Mr. Schultz stated he will attend via telephone. Mr. Gilman will be absent.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Schultz asked for the name of the company buying the radar sign. Mrs. Adams replied SafePace Cloud. The project schedule will be emailed to the Board once the contract is executed.

Mr. Gilman asked for an update to his email about the preserves between Southern Hills and Meadows. Mrs. Adams stated she will re-send her response, which included proof that this is not a conservation area. She asked Mr. Long to respond because Southern Hills HOA owns that property.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 3:17 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair