

**PLANTATION ACRES IMPROVEMENT DISTRICT
5TH STREET MEETING**

February 15, 2018

Member Present: J. Gary McAlpin, Chairman
Edward N. Szerlip, Vice Chairman
Jesse Varnell, Commissioner
James Davis, Commissioner
Angel Alvarez, District Manager
Louis Flanigan, Commissioner

Present: David Fradley, District Engineer
Joe Telles, District Administrator

Absent: Paul Gougelman, District Attorney

Chairman McAlpin: Called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the Flag followed by the roll call indicated the above members were present. Commissioner Szerlip lead us in prayer. There was a quorum.

MINUTES - Fifth (5th) Street Meeting Minutes

PUBLIC COMMENTS-

Chairman McAlpin –City of Plantation notified the Board a month ago on the resurfacing of the roads because of the bond issued a couple of years ago which we are paying through our taxes. City wants to resurface the road(s) with 1” of asphalt. Looking at the storms we’ve had we have a drainage issue. Standard for Broward County and the City of Plantation is an elevation of 7’. One of the first streets paved in the Acres was 5th Street and are 1’ lower except for the South Acres, South of 3rd Street at 6 ½. We are the lowest in Plantation Acres. With the drainage everything comes in to the middle of the street and stops. With the last two storms we had 13” of rain and we can’t handle that volume of water. Drainage and paving go hand in hand causing bad access and there were residents in the cul-de-sac unable to get out. We have an opportunity with the City of Plantation, introduced Brett Butler/City Engineer. We’ve asked the City to hold off on the resurfacing of the road(s), so we can decide. South Acres concerns if the roads are raised will this cause homes to flood. Homes in 5th are newer and elevation is higher. Three groups in this issue P.A.I.D. (drainage) City of Plantation (roadway) and the residents (owners and property values). City will take the 1’ of asphalt and transfer over to P.A.I.D. If we want to raise the roads an extra foot to get it to standard its or responsibility. We have been to the City Council since our last flood and Councilwoman Stoner suggested maybe the City can help us raise the roads. The residents would have to pay because P.A.I.D. doesn’t have the funds. We need to decide as a community and lobby the City to put in additional money. Past Mayor Armstrong willing to work and identify the additional funding. We have identified a cost of \$200,000 to \$250,000. We need conversation on whether you as a group of neighbors would like to pursue realizing there would be an assessment. Joe please talk about the assessment and how you intend to do it. P.A.I.D. would do the drainage, on the east end where we’ve put two catch basins, and pipe runs to the canals on the North, where we don’t have anything to the cul-de-sac and we would run another pipe. We would work on both items at the same time.

District Administrator Telles - There are eighteen (18) residents and we would like to spread the cost over a three-year period at about \$14,000 per home to raise the road(s). We don’t know how much the City will contribute, these are not County road(s) and they are not involved.

Commissioner Varnell – Worse case scenario is \$5,000 per year and you will be able to get in and out during the bad storm season(s).

District Engineer Fradley - Cost are taken from the Broward published numbers and this is a unique and small job and the bidding could be higher. That road (cul-de-sac) the swales disappear, and the grading is not great. Swales must be flooded to function due to other interruptions. Having a pipe will help because of the low spot.

Vandana/Vickram Tikkoo – 11430 NW 5th St. – Nick and I are at the end of the cul-de-sac and we get everything. Can something be done temporarily since the rainy season is approaching in a couple of months? Do you have to get approval for the pipe to go through the two neighbors?

Chairman McAlpin – We're going to do the back part, but we haven't worked on the timeframe.

District Engineer Fradley - We have approval and easements there at the end to go to the west side.

Vito Tamma – 11431 NW 5th St. – Does the City automatically do it and what is the timeframe? When will the other one be done? I'm evaluating that if you put the first one in and it helps than you'd know where to put the other one and then go to bid. I'm for it.

Chairman McAlpin – We would go to bid on the project(s) like any other project(s). We want to resurface with the City since they have a finite quick schedule, looking for an answer in a matter of weeks as opposed to years. We'd identify the cost with the City, but we must let them know whether we're in or out rather quickly if we're resurfacing. This came up relatively recently.

District Engineer Fradley - Once its bid, about two to three months before the signing of the contract. I suspect the work will commence at the cul-de-sac end, allowing access. At the end of this year probably beginning of next year. These are two different projects.

Commissioner Varnell – Point well taken. We first go through the bid process because we're a government entity, takes several months to accomplish.

Fred Hagey- 11200 NW 5th St. – When each of these houses were built, obviously the original design for drainage didn't work. If it worked, we wouldn't have the flooding. In case anyone wants to know none of this will work raising the road 1' higher and our yards will have more water.

District Engineer Fradley - Original design met the criteria at the time. Back then it wasn't a concern where the water went. Our pumps were either irrigated or they drained but you can put a house in the middle of nowhere and there wasn't a criterion unfortunately.

Chairman McAlpin – We said that raising the road 1' would make it easier to your house, improve the flood going down the roads with the conduit and the issue becomes when it all gets flooded. You may not agree and that's your opinion.

Dennis Du Vernois – 11401 NW 5th St. – I know you are engineers, but a pipe isn't going to solve the issue. Correct? When that canal fills up it has nowhere to go. Raising the road what happens to the trees, swales understanding the driveways must also be raised

Chairman McAlpin – Must look at it in its totality. Adding 1" will not get you out of the water since you're 1' lower. Driveways will be put back on a gentle slope. There are about four on the street however we're not at that point yet on the driveway(s). We will need to rework all the swales, place culverts under the driveway(s) to improve the drainage. The issue is would be raising the road help us in a major storm such as we had, not so much, would it help in the normal day to day heavy rainstorm(s) and not have that much water standing at a cul-de-sac? Absolutely. Would it help from an emergency point of view and access to the homes? Absolutely. I also think it would help with the property values.

District Engineer Fradley - You have a canal on both sides of your property and a pump **at** the northeast **corner**. Raising the road will displace an area but will also go to the same elevation since it's the Acres. Your road is higher, and you won't notice the difference and it will always be regulated by that pump. We are draining out and when the district is overwhelmed you don't see it. Two-thirds of the district will always go underwater because that's the way it is. Normally swale(s) are four-four one-half feet, giving us room to drop off, grading down, driveway(s). Doing the culverts all at one time and not subdivision their fantastic.

Commissioner Varnell – Difference is when we have those storms, your road will be 1' higher, and most likely you can drive in 2-3" of water however, I wouldn't be driving. In 1'3" of water. You will have the ability to get into your houses. If you have an exotic driveway, special concrete type and/or pavers.

Martha Rudner – 11361 NW 5th St. - On the northside, and affected by the flooding, and the pumps must stop working. Entire back yard under water. Will this alleviate that?

District Engineer Fradley - In reality the water only comes from the sky. What you are seeing, and our pumps are efficient however, they shut off because the canals run out of storage and a function of how much rain is falling. That won't change because the grading won't be changing. We have no control over that. We can pump 3" a day, and its falling at 10" a day then you know it's going to start filling up. That will always be the case and the problem in the Acres is and not so much for your neighborhood because we have the drainage. We are flat and once the district goes underwater there is no slopping. It will not change much but the storm(s) are never the same. This at 15 ½ "is the worst we've had since the 17 ½" and most people don't realize that how well we did. We won't be changing the basin configuration only regrading.

Commissioner Varnell – System is designed that way, and everyone has a certain percentage design that way and their lot will hold water in a major storm we don't have large lakes as do those in Hawks Landing.

Matt Hellman – 11330 NW 5th St. - _What about the pumping capacity? Supposed you do the drainage and the road will there be a change or still at the same pace? Seems to me that you make the improvement and the water sits there waiting to make an exit and we're still in the same position.

District Engineer Fradley - Pumps are established at 3 ¼" per day, which is an aggressive flow, South Davie their allowed ¾" per day, South Broward 1 ½", based on how much rain falls, road elevation has no baring, don't need additional pumping because you haven't change anything only that the road is higher, more water is not being created, If a 10" rain storm comes in I still must get rid of the 10" of rain, does not make a difference what's dry or not.

Chairman McAlpin – We have pumping C-42 canal controlled by SFWMD. We have six pumps pumping 20,00 gallons per minute, more than enough pumping capacity to handle what we have so the question is if SFWMD doing what they must do. In a major storm like we've seen in the past ten years you are correct. It will be in the torrential storms we get during the summer. This is strictly a road improvement to get you in and out because you're 1' lower. Your choice on what you want us to pursue.

Carla 261 - 1. If you disturb the sprinkler system will the swale repair be up to us 2) Will, you must replace the apron? 3) Will drainage stay low? 4) Will you be taking the trees out if you replace the swale? 5) What about stamped concrete?

District Engineer Fradley - Probably replace with a concrete apron. Asphalt ones haven't performed well. Drainage will stay low.

Chairman McAlpin – Repaired by P.A.I.D. Hope that we are far back that we won't have to take out the trees. Will try to save all trees and vegetation. It will be straight concrete.

Karla Aaron - 11261 NW 5th St. – We all contributed \$2,000 into a City fund, sat there for a year, not everyone on the street would pay. 1) What legal right do you have to ask those whom don't want to pay \$14,000.

Chairman McAlpin – Its legally obligated through the property taxes. Before we did this was not through P.A.I.D. it was through the City to do the drainage. We would make the decision through the Board to resurface and repave 5th Street through an assessment on each home as we do each year which in the past has been around \$400.00 however this year it was higher to work on the drainage. We will do the drainage anyway. If we decide not to raise the road(s) the City would resurface with 1" of asphalt either way.

Craig Bellack – 11400 NW 5th St.- I want to know on the financial plan you mentioned three years my question is if there's anyway it could be spread out longer? What happens with residents whom sell out does it go with them or the new resident acquires the assessment?

Chairman McAlpin – It will be assessed to the property and to the time agreed upon for the number of years.

District Administrator Telles - It's a small amount and no one will give us a bond, so we must borrow the money, or we must borrow the money and pay within a two-year period or extend it for another year. I can extend the payment a maximum of three years.

Timothy Talbot – 11230 NW 5th St. – Originally going to have a drain that went to the north of the canal but the neighboring on the end of the block, I'm at that end, Closes to Hiatus, my property by far gets the most water, had close to 19" on my driveway, pipe is between Carlos and the neighbors and is that going to be put in now? Can we add another piping closer to Hiatus?

Chairman McAlpin – No. We had them move the piping further to the west, because that individual would not grant us an easement. We don't have an easement on that property, not the most ideal situation, but a functional one. That's the best location.

District Engineer Fradley - Once the road is improvement the pavement will be higher, front swale will be graded and you will no longer be in a hole.

Chairman McAlpin – We need to figure out how to get it back to the canal so its not in your back yard. We are starting to look at that but there is an optimal point where you get to and few may be to that point. We don't have to decide tonight, but we should now if this is something we want to pursue, lobby the Council's, or should we say no one is interested and move forward. Those in this room will make that decision. We have enough residents here to find out what the City would do, don't know how much they will give us for the 1", or if they will give us anything, or because they want to help us get out of the problem. This will take another meeting, do you want to continue or shut this down now. \$14,000 is at a high end and it's a lot of money. We have one opportunity for a twenty-year span and recognize that you're crossing a bridge and we want to let you know what's on the other side.

Commissioner Varnell – It will not be paved if we go with this...it will be pulled out. They're not going to put the 1" down in the next few weeks if we decide to move forward because we'll ask them to hold that out. The City is doing everything they can to work with us on this inch, they are willing to give us the money for what it will cost for the repaving towards the project, they are being compliant. Regardless of anything else the drainage will be going in as our project.

Susan Zelinka - 11231 NW 5th St. – Where is the responsibility in the City of Plantation on when the houses were being built to have streets that were so low and made our street to have the current problem? Why don't they assume the cost and the responsibility of correcting the street? This is the answer I want to hear from somebody. The basic planning in the Acres were incorrect. If the City was planning to build all the additional streets and activities and we would not be living up to the standards of all these streets. The burden of making it a safe street for travel or health is not the part and responsibility of the homeowner and that is the issue. It's worth moving forward to have a voice and hear from them not know if someone else has spoken to them and it is to deaf ears.

Chairman McAlpin – When the streets were built and paved on 5th street they were to current standards of six elevation, since then standards have changed in all of Broward County and now at seven and the remaining Acres were built out at the seven as required. The City will say you have functional roads most of the time in the Acres and what happens is the lack of current drainage causes the flooding. That's why they aren't wholeheartedly supporting this phase because the issue is funds. We've had this conversation with the City for the past twenty-five years and have gone back and forth. Where they do have responsibility is where it compromises health and safety. The conversation, after the storm, has been bought up to the City, must get to the City Counsel meetings. We'll get an agenda going for the City however, it won't do any good if we can't talk that him prior to the fact. The City has been very good to work with us and providing options and how they can help us. Their next meeting is on the 28th February at and we want to make it an agenda item to bring this issue up. Do we have a show of hands one per household for those residents that would like us to move forward and collect information? We aren't voting yes/no only want to know on cost and schedule and the effect on all the residents. Once again, we'll have to do this relatively quickly because we don't want to miss the City's window to resurface. What I heard is that as a group you want to move forward and continue. I think we have the direction which we need. Thank you.

Sophia McAlpin – 11360 NW 5th St. - Can you provide to all of us with the names/email addresses for our City Council members so that we can bombard them with emails or are they available on the website?

Brett Butler – City of Plantation

DISTRICT ADMINISTRATOR'S REPORT

LEGAL REPORT –

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ENGINEER'S REPORT -

There being no further comments, the meeting was adjourned at 8:01 p.m..

J. Gary McAlpin, Chairman Date

District Secretary Date