

**PLANTATION ACRES IMPROVEMENT DISTRICT
REGULAR MEETING**

September 13th, 2018

Member Present: J. Gary McAlpin, Chairman
Edward N. Szerlip, Vice Chair
Jesse Varnell, Commissioner
Louis Flanigan, Commissioner
Stephen Nieset, Commissioner

Present: David Fradley, District Engineer
Joe Telles, District Administrator
Paul Gougelman, District Attorney
Angel Alvarez, District Manager

Absent:

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. There was a quorum.

Chairman McAlpin: Opened meeting with a silent meditation with prayers and thoughts for those in the Carolinas and whom are ready to be impacted with a devastating Hurricane. (silence). Thank you.

MINUTES - Motion to approve the Regular Minutes of August 23rd, 2018 as amended. Motion carried unanimously by voice vote.

Chairman McAlpin: Command decision to make a motion that the names to be reflected are those of Vice Chair Szerlip and Commissioner Nieset and modify the minutes of August 23rd. Motion made and second by Vice Chair Szerlip. Motion carried unanimously. Thank you.

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PUBLIC COMMENTS – Can be made at the beginning of the meeting or at the end. You can stay and listen in on the meeting if you would like. It's up to you. Would anyone like to address the Board members

Brian Attwood: 1310 NW 118th Ave – Would like an overall explanation on the overcharged fees PAID for this coming financial year.

District Administrator Telles: Must address the South Acres drainage system; nothing that was done several years ago, this is a major area of the acres that floods. This year with the roads being resurfaced and we entertained the thought of raising the roads so those in the South Acres would not be flooded, it was cost prohibited to raise the roads so the Board knowing the situation, is moving forward with connecting all the ponds, culverts and the rest of the drainage to try and eliminate some of the flooding as much as possible through engineering. This year we put out the bid for the South Acres entire project and therefore the reason for the increase of \$600 to \$700 an acre. Another situation is six pumps that outline out there close to fifty-five years old; an engine and a submerge pump; our concern is that they haven't been addressed since they were built; however; they have been maintained. They other four pumps have been replaced going on fifteen years; don't know the condition of those two stations; looked at addressing with the modern technology; the way water is drained out of the canal; we had problems with the pumps last year; budgeted for it; corrected many of the problems; decided what we did was adequate and are working as good as they ever have been but still do we want to take them apart and modernize or have the company that built them originally and are still around; budget for this year is the entire south

Acres; bids are in and project is moving forward. Next year when doing budgeting determination will be made on capital expenditures.

Chairman McAlpin: In the Acres we've always had a pay as you go; and we've prioritized our projects; looked at the ones that would give us the most effect and the biggest return for what we're trying to do; probably spent a significant amount of money over the past five years in capital to deal with and don't know the exact number with the South Acres, North Acres and the internal parts of the Central Acres; most of our budget goes to our capital expenditures. This year we had Hurricane Irma and a tremendous flooding event and not something that was a complete negative with the system but so much flooding that it completely inundated the system as it was supposed to do since that's the way the system is designed and we started to pump out however the residents of the South Acres and other parts of the Acres this is completely unacceptable we need to change or modify it. It was out three or four years ago with major dollars; never connected the ponds completely because we believed we had other higher priority projects. We made a commitment to the residents when we talked about the streets, and we let them we we'd get it done this year before the next rain season and that's our goal. We've included a project in the Central Acres and placed money in the budget to repair one pump station(s) forcing the budget to go up at \$600 to \$700 acre. Our intent would be that we'll continue to focus on the areas that need the most work; I would like to see the numbers go back down; but for this year we have a commitment made and we're following through.

Brian Attwood: Fair enough answer. Those in the South Acres are benefiting from this capital gain.

Chairman McAlpin: South Acres is the oldest part of the Acres; lowest area overall, some areas lower than that but we must spend the money in there to upgrade that system; they had an old pond system interconnected; spent a lot of money in the South Acres just as we spent in the Central and North Acres; so that where we're at now.

Brian Attwood: Only wanted to get an explanation and when you get around to replacing the pumps are you looking at a bond issue?

Chairman McAlpin: We can't do a bond issues its cost prohibited unless you go over millions of dollars and if we finance we're going to do it over a two year period; what we could do is rebuild each one of the pumps; or replace the structures; we're looking at pulling one pump down this year, go through it and determine what to do with the rest of the pumps.

Brian Attwood: More likely that for the next foreseeable years you just going to rollover the increase this year and use it for the capital spend. You've got the increase this year...I'm not disputing the work that needs to be done, only ascertaining if the capital expenditure your asking from each individual owner in PAID has been increased this year by 18% and is for one capital spend then my question is obviously does it go down next year by...by what you're telling me the answer is obviously no. going up by 18% and then continuing to increase by inflation by 2% to 3%.

Chairman McAlpin: We look at every year to prioritize the projects, but our position is the pumps are the key of what we must do; maintain them and keep them working well; hope we'd be able to keep it at that; can't make any promises until we see the condition of the pumps.

Commissioner Varnell: We don't know the cost to redo one; if we need to keep that money fluid for this and possibly next year to make sure we have enough money to keep the pumps running.

Chairman McAlpin: We went into pump number six and were more than pleasantly surprised that the condition was as well as it was and that we didn't have to do as much work as we thought we would need to do however we didn't completely tear it down; looked at the wet well and pipes that go out front the pumping station; C-42 canal directly out there; we've only looked at a portion of it.

Vice Chair Szerlip: Wanted to add that it's been static; as we become comforted with these projects and liability.

Brian Attwood: I only wanted an explanation for it.

Chairman McAlpin: We carried it for three years and since that point in time it has gone down. We're trying to do a pay as you go; however, the residents told us they don't want to do it that way, we want them fixed right away and that's what we're going to do.

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DISTRICT ADMINISTRATOR'S REPORT:

District Administrator Telles: Provided an overview of the Consent Agenda and the Cash Flow for the month of August 31st, 2018 not changed from the one sent to you. Motion made and second to approve Consent Agenda and the Cash Flow. Commissioner Varnell mad a motion to approve the Cash Flow and the Consent Agenda for August 31st, 2018 and motion second by Vice Chair Szerlip. Motion carried unanimously by voice vote.

Operation and Maintenance: **\$41,889.64**

Total Administration **\$13,520.38**

Financial Expenses (Assessors Collection, Assessors Discount, and Bank Fees/Interest): **\$**

Engineering General: **\$950.00**

Engineer Violations: \$452.75

Engineering Plats & Permits: **\$4,512.35**

Legal Fees: **4,051.55**

District Manager Vehicle: **\$**

Vehicle Maintenance/Tolls: **\$2,197.12**

Assessors Collection Fee: **\$0.04**

Emergencies and Contingencies: **\$0.00**

Capital Reserves: **\$**

Canal/Swale-Main: **\$54.47**

Canal/Swale-BC & E: **\$13,296.46**

Canal and Pond Chemical Spraying: **\$2,350.00**

Pump Station Restoration/Engineering: **\$10,000.00**

Capital Expenditures: **\$23,296.46**

Total Expenditures: **\$78,706.52**

Non-ad Valorem Assessment (Current Year): **\$31,433.19**

Non-ad Valorem Assessment (Prior Years): **-\$504.75**

Total Receipts: **\$31,613.32**

Interest – Non-ad- Valorem: **\$646.23**

Interest – Bank Accounts - **\$38.65**

Bank Balances YTD: (Checking Account, Money Market, Fiscal/Equipment Reserve, Drainage Reserve, **\$379,782.33**

Bond/Permit): **\$506,495.46**

Chairman McAlpin: Important to understand that our annual budget in terms of total expenditures is one million fifty-four thousand dollars (1,054,000.00); divide by the number of acres we have third acres lots are split into thirds most of the money we get looking at it on a year to date basis; small administration (office/crews and on the road maintenance activity) most of the total expenditures for eleven months almost \$850,000 of \$1,054,000; we've been well focused on the way we operate not spending.

Vice Chair Szerlip: On the cash flow what is the propane tank rental? The canal chemical spray we budgeted \$28,000 where are we with that? Trash removal are they those containers back there? Have we investigated taking it out there ourselves? Vehicle(s) fuel, do we pay road tax? What is the vehicle maintenance toll? Anything get adjusted on the legal fee(s)? On the financial expenses what is the collection/discount allowance(s) etc.? On the credit cards that we have do we pay an annual fee? Thank you.

District Administrator Telles: Propane fuel and the rental of the tank for the generator for the pump stations. We will be discussing the canal chemical spray tonight. I have a report to present. Cost prohibited on the containers. Yes, we pay for road tax. We investigated it and the minimal amount credited for wasn't worth the effort. Many times, difficult to differentiate

when they go to the gas station to fill up. Vehicle maintenance toll is the tolls when you go through the toll lanes on the expressway. Yes, there was an adjustment made on the legal fee(s). You should have a copy of it in your package. The collection fee is what the County charges us to collect the taxes. We can do it on our own but it's impossible. The discount is on the taxes you pay for in November 4% December 3% and goes down each month. We have only one credit card and there's no annual fee. Bids came in on the chemical spraying; range from \$2,310 a month to \$2,395; (overview on bids provided to the Board);

Commissioner Varnell: If it takes them two weeks to spray how are our guys spraying weekly?

District Manager Alvarez: Current contract requires company to come out weekly; 12 miles total; does 3 miles weekly; at the end of the month all 12 miles are completed. Last week of the month they send someone else to cover and spray the ponds. If they are going to spray once a month they must cover at 12 miles and the ponds.

Commissioner Nieset: Are they required to spray once a month; I notice on some of these it reads inspections per year; with treatment as necessary; doesn't read they are doing the treatment.

District Manager Alvarez: Their requirements are whatever we request of them.

Commissioner Flanigan: Are these all yearly contracts? Does the contract need to be that way?

District Administrator Telles: Yes. Current contract automatically renews; don't think anyone is going to give you a set price contract for longer than a year.

Chairman McAlpin: What do we know about Lake Doctor using sonar? What contracts do they have with other municipalities/? Can we call them Joe and see if they're any better? Little more money but a savings.

Vice Chair Szerlip: We have fish in the canals.

District Manager Alvarez: Their licensed, experienced, handed out pamphlets. Their aware of the wildlife in the canals.

Commissioner Flanigan: What if we wanted to get to the submerged stuff? Sonar is not effective.

Chairman McAlpin; Issue is they've been effective over the years; it's one of our major expenses and the price is going up and up; don't particularly care that a contract automatically renews; with whatever increase they would like to give us. Can we do a little more due diligence. What is your recommendation.

District Administrator Telles: My recommendation is stay with whom we have now Aquatic Systems for 18 years.

District Manager Alvarez: Recommendation to stay with Aquatic Systems.

Chairman McAlpin: Do we have a motion? Motion made by Commissioner Szerlip to stay with Aquatic Systems and second by Commissioner Varnell. Motion carried unanimously by voice vote.

District Administrator Telles: Contacted Mary on the website and she agreed to handle the website and post everything and maintained for us. Adjusted budget for \$100 a month.

Chairman McAlpin: Do we have a motion to use Mary at \$100 for our website maintenance? Motion made by Commissioner Szerlip to use Mary to maintain and manage the website and second by Commissioner Varnell. Motion carried unanimously by voice vote.

District Administrator Telles: Lot next door has been sitting there and Holly told me it slipped through the crack; last year assessed and tax certificate purchased by Ocean Bank for JPL Investment Corp in Miami; they're the buyer and they paid \$3,566.82; of the \$3,566.82, \$848 is Plantation Acres assessment at \$600 an acre. Never been a tax certificate no taxes ever collected notice in 2017.

Chairman McAlpin: Can we purchase the certificate and how does that work Joe?

District Administrator Telles: Was advertised, issued on 05/24/18; expiration date 05/24/2025; bidder number JPL Investment Corp; don't know if they purchased it or bid on it; do you want to follow up? Once the \$848 is collected the County will remit to us; not costing us much more money. We will have to pay this every year the assessment and then the property will revert to us Paul? I can work with Paul.

Chairman McAlpin: Yes, follow up on it. Look into this there might be an opportunity to maybe acquire the property. What's alarming is that Ocean Bank wouldn't even know about it.

District Attorney Gogleman: I don't know. Fair enough.

Chairman McAlpin: Make a motion to have Paul and his firm investigate this and come back to us at the next Board meeting or on a timely basis if there's something that needs to be done and spend no more than \$5,000 on this activity. This is a good thing for us if we can acquire this property especially if we already own some of the debt on the property. Do we have a motion to do that? Commissioner Varnell made a motion to have Paul follow up on the property that is contingent with this office to ascertain the availability and purchasing it. Motion made and second by Commissioner Nieset. Motion carried unanimously by voice vote. This meeting will be followed by approving of the Budget Meeting.

LEGAL REPORT –

District Attorney Gougelman: I have no report.

ENGINEER'S REPORT -

- A. CONSENT ITEMS – None
- B. QUASI-JUDICIAL ITEMS -

The items in this section are quasi-judicial in nature. If you wish to object or comment upon any of these items, you must be sworn before addressing the Board of Commissioners, and if you wish to address the Board, you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board of Commissioners will not consider what you have said in its final deliberations.

- B1.
- C. BOARD ACTION ITEMS -

C1. Neighborhood Drainage Improvements (D1712.01) Bidder Selection
ITEM DESCRIPTION: Mains PB, PC, PE, and Lateral 2A.04

Summary: Bid opening is scheduled for September 11th. There have been four contractors who have picked up bid packages as of the writing of this report. Our office will open and tabulate the bids for presentation at this meeting. Assuming we have apparent valid bids, we will recommend the following: (Summary of bids attachment provided)

1. Accept the lowest bid and select the bidder as the "apparent lowest bidder".
2. Proceed with the bid and bidder evaluation.
3. If the apparent lowest bidder withdraws or is otherwise found to not qualify as a valid bidder or who has an unqualified bid, then proceed with the second lowest bidder.

Following Board approval, a letter will be issued to the lowest bidder and an investigation will commence. A pre-award meeting will be held with the contractor. The contract will be finalized and the recommendation for award will be placed on the October agenda.

Recommendation: APPROVE lowest bidder and begin process to award contract. If the process with the lowest bidder is unsuccessful, proceed with the second lowest bidder.

District Engineer Fradley: Attachments provided with actual bid changes to be looked at during this discussion; three bidders, Lopez, Sunup Enterprise, and DBF Construction; had experience with all three contractors; (bidder overview provided); engineers cost estimate included; left sodding and fencing however have them take it out (bid on removal and temporary fencing) have Angel do those two items); recommendation to approve with bid changes; once elect lowest bidder issue Notice of Award.

Chairman McAlpin: How is Miguel Lope's work load?

District Engineer Fradley: I see where he's working and how long he to complete; have a Pre-Notice of Award Meeting here at the office with his crew, his foreman, Angel's crew, to advise what I think our project is for an understanding and if all goes well and that's kind of an addendum to the contract; when award is issued he's on the clock, Paul gets it to confirm all is right and get a signature. Don't need another meeting, if he withdraws I move to the next lowest bidder.

Chairman McAlpin: Joe, how much did we set aside for this phase?

District Administrator Telles: \$425,000 plus a carry over from last year of \$100, 000 -\$125,00.00. Built \$60,000 into the canal maintenance as part of Angels expenses for this project.

District Manager Alvarez: Rear swale shared. I will bring it to their attention to clean it.

Chairman McAlpin: Notify the property owner behind you that there are trees and/or vegetation in the rear/side swale and it needs to get it out. If we pursue this issue and they don't do it then the Acres will do it and charge for that activity. I don't want to do that however; we will work on it to get it cleaned out. Is that acceptable? Madam would like to say something?

Jenifer Izaguirre: Running for Mayor of the City of Plantation came out tonight to listen in on the meeting and introduce myself.

Chairman McAlpin: Thank you for getting involved and if you have questions of us whether Mayor or not we're always here to answer those questions.

Commissioner Varnell: The Acres is going to be provided a political forum for all the candidates at Volunteer Park on October 30th.

D. DISCUSSION ITEMS:

D1. Permit Activity (D9408.02 7D9408.03 Summary

Summary: Approved Building Permits

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Vitran at Sunrise, LLC (House)	11740 NW 17 th Pl	B1808.01
2.	Veskosky(Addition)	12021 NW 18 th St	B9808.05
3.	DSL Construction & Invest. (Retaining Wall)	11670 NW 6 th Pl	B1709.01
4.	Vigoa (Fence)	11901 NW 19 St	B9004.02
5.	C & D Rental Investments, LLC (Pool & Fence)	12361 NW 18 th St	B1711.03
6.	Wasserman (Shed)	11421 NW 27 th Ct	B1804.02
7.	Weisenberg (Shed)	521 East Mount Vernon Drive	B1704.01
8.	Forman (Fence)	1401 NW 114 th Ave	B9206.02
9.	Shukrie (Gas Tank)	11353 NW 9 th St	B9912.08

Summary: Approved Certificates of Occupancy

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Girard (Garage Addition)	11501 NW 21 st Ct	B0012.02

D4. Violation Activity – None

IV. DISTRICT MANAGER'S AGENDA-

Pump Station – All pump stations operated as designed during the Labor Day weekend rain event. A total 4.83” of rainfall was received.

Station Inspections – None

Canals: This Month – 3.75’ Previous Month Total – 3.99’ Yearly Total – 4.00’

Rainfall: This Month – 4.83” Previous Month’s Total – 4.83” Yearly Total – 47.61”

Projects: The South Acres tree clearing project is underway. Staff estimates to be completed by the end off September or sooner. This includes NW 5th Street.

Last Month Follow Up: Tree clearing – see projects section.

Fleet: Routine oil change for new F-150.

Safety: No incidents to report

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Old Business –

New Business –

District Manager Alvarez: **Drainage system recommendations:** I have included addresses located in the NE corner of PAID that need easement confirmation before swale corrections can begin. This area will be inspected for culvert cleaning, swale compliance, street culver crossings and catch basin elevations.

There being no further comments, the meeting was adjourned at 8:16 p.m.

J. Gary McAlpin, Chairman Date

District Secretary Date

