

**PLANTATION ACRES IMPROVEMENT DISTRICT**  
**REGULAR MEETING**

June 27<sup>th</sup>, 2019

Member Present: Louis Flanigan, Chairman  
Dr. Edward N. Szerlip, V. Chair  
Jesse Varnell, Commissioner  
Stephen Nieset, Commissioner:

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

Members Absent: J. Gary McAlpin, Commissioner

Chairman Flanigan called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the Flag followed. Chairman Flanigan gave a minute of prayer. Roll call indicated the above members were present.

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***PUBLIC COMMENTS:***

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***MINUTES – Regular meeting of May 23<sup>rd</sup>, 2019***

Motion made by Commissioner Varnell and second by Commissioner Nieset to approve the minutes of the Regular Meeting minutes of May 23<sup>rd</sup>, 2019 as presented. Motion carried unanimously by voice vote.

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***DISTRICT ADMINISTRATOR'S REPORT***

District Administrator Telles provided an overview on the Consent Agenda for May 2019, Cash Flow report for six months ending March 31<sup>st</sup>, 2019. Overview presented and attachment provided to the Board.

**Chairman Flanigan:** What service does Mary provide monthly?

**District Administrator Telles:** She maintains the website. One more item I want to mention is the new generators that were installed are working fine; are we doing the one-year maintenance agreement (\$495/yearly); every three months; four times a month; (agreed). Extended \$995.00 additional year don't think its worth it, standard warranty not covered at 100%; under warranty for seven years; they will replace it anything is wrong; Commissioner Neiset made a motion not to take the maintenance agreement motion second by Vice Chair Szerlip.

Commissioner Varnell clarified and modified the motion that the Board is in favor to spend the \$495.00 but not the \$995 for the extended warranty that's the motion correct?

Motion by Commissioner Varnell to approve the accounting for the Cash Flow and Consent Agenda, May 2019, second by Commissioner Nieset, to approve the reports as presented. Motion carried unanimously by voice vote.

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**LEGAL REPORT**

District Attorney Gougleman stated he had no report.

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**ENGINEER'S REPORT**

A. CONSENT ITEMS – NONE

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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. Russo Family SN Parcel (S1904.01) .....Site Data Record**

**Summary:** This application meets the criteria of the District, including the dedication of the required drainage easements, canal maintenance easement, canal right-of-way, and restrictive covenant for drainage purposes. Approval of this item shall constitute the following:

- 1) Approval of the Site Data Record document;
- 2) Acceptance of the right-of-way, easements, and covenant provided to PAID;
- 3) Ratification of any right-of-way, easement, and/or covenant previously recorded;
- 4) Approval for the recordation of any right-of-way, easement, and/or covenant executed and delivered but not recorded.

**Recommendation:** APPROVE Comments:

The Chairman may sign the original after Board approval and after the owner and surveyor have signed the original.

**District Engineer Fradley:**

Motion made by Vice Chair mad a motion to approve Quasi-Judicial item B1, Russo Family SN Parcel, second by Commissioner Nieset, Motion carried unanimously by voice vote.

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C. BOARD ACTION ITEMS-

**C1. Neighborhood Drainage Improvements-Mains PB, PC, PE, & Lateral 2A.04 (D1712.01) .Asbuilt Approval/Status**

**Summary:** The drainage and grading portion (contractor's responsibility) of the project is declared substantially complete. Final inspections have been conducted and the contractor is completing the punch list items. The items remaining are minor and may be completed by meeting time. The asbuilts are complete and are submitted with our recommendation for approval.

**STATUS REPORT:** For the drainage and grading portion of the project we are awaiting the completion of the minor punch list items, releases of liens and claims, and other documentation per the Contract before releasing the final payment. For the fence restoration and sodding, the work by District staff is ongoing. The status will be given in the District Manager's report.

**Recommendation:** APPROVE

Motion made by Vice Chair Szerlip mad a motion to approve C1 Neighborhood Drainage Improvements second by Commissioner Nieset, Motion carried unanimously by voice vote.

**C2. Neighborhood Drainage Improvements-Mains PB, PC, PE, & Lateral 2A.04-(D1712.01)-Change Order/Contract Time**

**Attachments:** Letter from Contractor, June 10<sup>th</sup>, 2019 & Change Order Form provided to the Board

**Summary:** This item is for the approval of a Change Order to extend the time from the 90 days specified by the contractor in the proposal to 180 days. The attached letter from the contractor explains the basis of the extension. The contractor will be present to answer questions on this matter.

Our office concurs with the explanation provided by the contractor and recommends granting the change order for a time extension. For reference, the following table shows the construction time for all projects in the previous 11 years:

<b>YEAR</b>	<b>PROJECT</b>	<b>CONTRACTOR</b>	<b>CONTRACT DAYS</b>	<b>ACTUAL DAYS</b>
2008	PAS	Miguel Lopez Jr.	180	276
2012	Mains 2C & 6C	Everglades Contracting	120	205
2014	Central & South	Sun Up Enterprises	179	220
2018	Mains PB, PC, PE	Miguel Lopez Jr.	90	164

Note: The actual days are measured from the Notice to Proceed date to the approval of the Asbuilt date. The 164 days shown for the current project is based on the assumption that the asbuilt is approved at the June Board meeting.

**Recommendation: APPROVE**

**District Engineer Fradley:** Gave overview on change order.

**Vice Chair Szerlip:** Did I understand it's not that critical?

**District Engineer Fradley:** If they have a long time, we would question their ability; if I saw one for a year have him clarify.

**Commissioner Varnell:** In the previous year's my question is "did we do anything to the "other" contractors that went over their date of contract. I then oppose that if we haven't to the other contractors then I'm opposed to doing anything to this contractor; we should in the future; or come for an extension prior to the contact date. There should be penalties if it's not completed by the contract date. It was an oversight.

**Miguel Lopez:** Thanked the Board for the opportunity; apologized since he planned t o use two crews however; it wasn't a good idea; all delays were due to surveyors, and my mistake for stating it would take 90 days when it would actually and in reality would take 180 days. There was a lot of muck and we had to wait for the areas to dry before doing the grading. I underestimated the length of time. Several of rain on the drainage and then on the grading. We would not have completed the project in a 90-day period as estimated.

**Commissioner Varnell:** Made a motion to grant the 90-day extension second by Commissioner Niset. Motion made and carried unanimously by voice vote.

**Miguel Lopez:** Thank you and looking forward to providing services on the next project.

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D. DISCUSSION ITEMS Attachment(s) and overview. Provided

**D1. Pump Stations Improvements (D1707.01) ..... Summary**

**Summary:** Work has commenced on plans for the pump station rehabilitation. Surveying is underway for location of surface improvements for Stations 1 through 5 (6 was completed previously) and to reset survey points paved over. We met with pump manufacturers, pipe lining contractors, pump station installation contractor and contacted by phone a tank lining contractor. A summary of our findings are as follows:

**Culvert Lining:** The plan to have all the culverts lined in succession on one contract is not cost effective. This is due to the size of each run and the fact that a mobilization is applied to each run - even if done continuously. Also, the plan for "piggy-backing" on an existing contract may not be advantageous because the existing contracts are for pipes in completely different environments. If the lining is done during the pump installation, the system would be dry and easily accessible, which should lower the cost. The cost of lining the culverts from the existing culvert contract were approximately \$20,000, which is near the estimated cost of re-laying a new culvert.

**Wet Well:** An epoxy coating is a solid alternative to re-welding new steel plate or a gunite type concrete liner. The cost is estimated at \$20,000 per wet well. The wet well will have to be completely dry for this operation.

**Pump and motor:** The vertical lift axial pump as recommended is the preferred upgrade. The existing motors are the preferred choice for this application and will be retained. They may be repositioned. The belt system will be retained. Estimated cost is \$75,000.

**Outfall:** The outfall pipe will be replaced and will discharge through a flap gate and headwall. The flap gate will be above the normal water level. Estimated cost for this work is \$15,000.

**General Strategy:** We plan to bid the pump stations rehabilitation for all six stations as a single project. The bid package would cover multiple years. The above accumulated costs are \$130,000 per station. Our 2017 estimate for budgeting was \$140,000, which remains a valid budget estimate.

**D2. Swale Improvements (D1901.01) ..... Discussion**

**Summary:** This item is on the agenda to provide an opportunity for discussion. The report presented at the May meeting is attached for reference. Also, attached is a sheet of answers to questions posed to the District Managers at South Broward Drainage District (SBDD), Central Broward Water Control District (CBWCD), and the Old Plantation Water Control District (OPWCD). Our findings and opinions will be presented at the meeting.

**Commissioner Varnell:** You said that we have the supply of belts however; if the motor is repositioned those belts aren't going to be the same distance; second issue when we talked about this two years ago we set aside \$150,000 to do the first pump station; so we used it for the South Acres project. Did we change the budget in this year's budget? What did we put it into? The equipment reserves.

**District Manager Telles:** I budgeted in the new budget for three pump stations; at \$150,000 plus an additional \$35,000 for engineering so 2019/2020 budget \$485,000 for three pump stations

**District Engineer Fradley:** That's why we repositioned them to make sure that stays the same. If I bid all six stations for the we would know then what the cost would be as I start bidding. We would adjust the budget for next year.

**Commissioner Varnell:** Something is going to come up in the next two years I'm sure is everything is 60/70 years old.

**District Manager Alvarez:** Luis believes that when the wet well lifted with the pulley it through the alignment off. All three new belts have not been used; still using the old ones.

**District Engineer Fradley:** The harsh reality is that our crew have become experts.

**District Engineer Fradley:** Overview on Commissioner Varnell's "Proposed Acres Swale/Asset Tracking/ Maintenance Initiative.

**Commissioner Varnell:** If the City handles the drainage what does the City do?

**District Engineer Fradley:** Gives Notice of Violation and charges them; they have a Code Enforcement department and they get so many days to fix it.

**Commissioner Varnell:** Please explain the permit.

**District Engineer Fradley:** An operation permit is licensed to use our facilities; County requires a five-year renewal for completed work (environmental and flooding); that is how these districts keep their system running. We don't have big developments, SFWMD requires to look at your documents; have a specific section of drainage they want to make sure it's in there when they look for it; want to have an entity held responsible for maintaining. We could probable have it for Best Buy but they're not big polluters.

**Vice Chair Szerlip:** I set forth my opinion in writing.

**Commissioner Varnell:** There are three issues and we might say yes or not to any of them. Let's not reinvent the wheel. We shouldn't have contractors putting in new swales and so deep. This was never intended to start now, It was up for discussion.

**District Engineer Fradley:** Let me explain. Because we still have properties that are low; new homes swales are deep; some are low and some high; you could probably all raise your swale; can't have a resident come in you must cut the swale; instead of cutting fill it.(conversation ensued)

**Commissioner Varnell:** Motion to ask Paul to do a cursory look into what options there are and give us a report at the next meeting on how many hours he estimates this is going to take to work on it. Paul tell me on how I should word my motion to make it reasonable for you or to see if there's any methodology we can use to move forward with enforcement of the swale(s). Front swale along the road that's in the right of way. In my mind these are the five things we need to do to make this work; these are going to take a thousand hours and not guarantee such as a summary for the next meeting on what the options are cost etc. How would you like the motion stated?

**District Attorney Gogleman:** My first question is are we talking about swales on private properties or on the right of way? Authorize me to undertake that research and not spend over a certain amount of money. I don't really know what the amount of money it would take.

**Commissioner Varnell:** How could I make the motion...

**District Attorney Gogleman:** Say \$2,000. If we need more, we'll let you know next month.

Motion made by **Commissioner** Varnell allowing Paul to spend up to \$2,000 to investigate manners enforcing a swale project and I'm not going to be offended if the Board doesn't want to do it. That's what I think we must do to move forward.

**Chairman Flanigan:** I would like to have a full Board here before going any further into this or make any firm commitments however; I do agree with you.

**D3. Permit Activity (D9408.02 & D9408.03) .....Summary**

Attachment provided to the Board.

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***DISTRICT MANAGER'S REPORT***

**Q-What chemical may residents use to treat along canal banks?**

A-Make sure it states for "aquatic use"

**Note:** District policy 2.5 p.2-14 states as follows:

**Maintenance District Works** – The District shall be responsible for the treatment of aquatic plants and maintenance of the canals, lakes, and waterways within the District’s jurisdiction. No special organization or homeowner’s association shall be permitted to treat the waters within the District’s jurisdiction for aquatic plant life when such waters are maintained by the District. However, the maintenance of the ground covering on the banks of canals, lakes, waterways, and swales shall remain the responsibility of the adjacent property owner.

Last Month’s Follow up - South Acres project continues

**Pump Stations:** Pump Station # 1 continues to shed belts; all three replacement belts have been damaged beyond use; sent a request for Pat Owens to assist with corrections. Luis believes it to be the wet wells raising which may have misaligned the pump pulley

**Canals:**            **This Month = 4.02’**                            **Previous Month = 4.33’**                            **Year to Date = 4.27’**

**Rainfall:**        This Month = 8.24”                            Previous Month Total =4.5”                            Year to Date = 23.32”

**Projects**        South Acres project is the only one in motion; final Phase (along Old Hiatus Rd) is only remaining section.

**Fleet:** 2010 F-150 – 127, 522 miles; 2016 F-250 – 35,807 miles; 2018 F-150- 21,631 miles

**Safety:** None

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***OLD BUSINESS –***

**District Administrator Telles:**

**Vice Chair Szerlip:** Provided his opinion on Commissioner Varnell’s “Proposed Acres Swale/Asset Tracking/Maintenance Initiative. Provided to the Board and signed.

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***NEW BUSINESS –***

**District Manager Alvarez:** Commissioner Varnell’s proposed “Swale, Maintenance and Asset Tracking Initiative” presentation response.

**District Administrator Telles:** Gave to you required by our Charter a proposed 2019/2020 budget status; it’s only my proposed budget; tomorrow I’ll get our certification on taxable acres; we’ll discuss the new years budget; this give us something to work from and kept it the same at \$700 per acre same as last year. We’ll start working on the budget at the next meeting.

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There being no further comments, the meeting was adjourned at 8:41p.m.

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Louis Flanigan, Chairman                            Date

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Vilma Aponte, District Secretary

Date