

PLANTATION ACRES IMPROVEMENT DISTRICT
REGULAR MEETING

May 28th, 2020

Member Present: Louis Flanigan, Chairman
Stephen Nieset, Commissioner
Lance Fein Ed.D, Commissioner

Also, Present: David Fradley, District Engineer
Joseph Telles, District Administrator
Angel Alvarez, District Manager

Virtually: Dr. Edward N. Szerlip, Vice-Chair
Jesse Varnell, Commissioner

Conference Call: District Attorney – Paul Gougelman

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

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Joseph Telles, District Administrator: Provided hard copy of guideline recommendation and briefed attendees (signed advertised and posted).

David Fradley, District Engineer : (email communication/attachments May 19th, 2020 referencing May Board Meeting: We are preparing for the meeting on Thursday, May 28, 2020. Due to the COVID-19 there are going to be some guidelines we should follow relating to the recommended behavior when around other people, including the public. Because the public is invited, the meeting shall be hosted at the **P.A.I.D.** Headquarters, as always. However, Board members and staff may prefer to participate remotely. I will be setting up the Districts equipment for use with “Teams”, and I will be hosting the meeting from PAID. Also in attendance, at a minimum, should be Angel or a member of his staff, and Vilma. I will moderate the “virtual” aspect of the meeting and keep the meeting flowing. Angel or a staff member will be needed to man the door to keep the public separated and masked, if necessary. Vilma will need to keep the minutes.

Those of you who wish to attend will need a mask, per the County's criteria, and should expect to maintain 6 feet separation from other people. I believe that, once seated and separated by 6 feet, the mask could be removed.

Those of you who intend to attend remotely will need to have a smart phone, tablet, or laptop with camera and microphone features. The “Teams” app (Apple or Microsoft versions) should be loaded onto your phone or tablet. Over the next few days I will contact those who will be attending remotely to set up the connection. As of this time those who intend to meet remotely are Commissioners Varnell, and Szerlip, and maybe Flanigan, and our attorney, Paul Gougelman. I will be calling those individuals to participate in a “test” meeting on an individual basis, however, please feel free to call me anytime to set this up.

PUBLIC COMMENTS: NONE

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MINUTES –

Motion made by Commissioner Neiset to approve the regular meeting minutes of February 9th, 2020 and second by Commissioner Fein to approve the minutes with corrections made. Motion carried unanimously by voice vote.

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DISTRICT ADMINISTRATOR’S REPORT:

District Administrator Telles: First of the year postponed/placed on hold/tabeled. the election of a new President and Chair- Person until a new forum/full Board. Are we doing nominating tonight?

Motion made by Commissioner Nieset to table a new Chariman and second by. Role call (Chairman Flanigan (yes), Vice Chair Doc Szerlip (yes), Commissioner Varnell (yes), Commissioner Fein (yes), Commissionerr Nieset (yes). Motion carried unanimously by voice vote.

Chairman Flanigan: I wonder how long we will go back to regular meetings and/or table items.

District Attorney Gougelman: Task force that devises the Governor as recommended the authority to have virtual meetings not be aredo or go by the wastedside in July. We don’t know for sure.

District Administrator Telles: Provided an overview on the Consent Agenda and Cash Flow for February 31st, March 31st, and April 30th 2020. Overview presented and attachment provided to the Board.

Motion made by Commissioner Nieset to approve the Consent Agenda and Cash Flow for February 31st, March 31st, and April 30th 2020 and second by Commissioner Fein. Role call (Chairman Flanigan (yes), Vice Chair Doc Szerlip (yes), Commissioner Varnell (yes), Commissioner Fein (yes), Commissionerr Nieset (yes). Motion carried unanimously by voice vote.

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LEGAL REPORT:

District Attorney Gougelman: Agreement for legal services present in the last meeting. Agreement was for a term ending 2024 with the right for PAiD to extend until 2027. The agreement can be terminated at anytime and if the Board wants to make a change you have the right to do that. With regard to fees currently the fee is \$200/hr well below the competitive market recommend to increase to more competitive rate effective June1st to \$225/hr than January 1st, 2021 the second phase to \$235/hr and then every year thereafter a right to automatic percentage increase.

District Attorney Gougelman: Can we table until the 1st of July and if so then make a retro active for the 1st of June?

District Attorney Gougelman: That’s fine.

District Administrator Telles: There’s invoiced items on whether the work was authorized/necessary. We had spoken to David. We need to spell out for the legal services and approved by the Board. Revisions need to be presented to the Board prior to making these revisions.

Commissionerr Varnell: My recommendation is to have these issues resolved by the July meeting so that we don’t have to take the time while in the meeting to resolve.

District Engineer Fradley: Gentleman there is no question that the work was done

Motion made by Commissioner Fein to approve the invoices once it gets resolved and second by Commissioner Neiset. Role call (Chairman Flanigan (yes), Vice Chair Doc Szerlip (yes), Commissioner Varnell (yes), Commissioner Fein (yes), Commissionerr Nieset (yes), Commissioner Fein (yes). Motion carried unanimously by voice vote.

District Attorney Gougelman: One more thing to add on my report concerning attorney Coker who represents the Falcon Estates Homeowners Association. Email was put together and sent regarding a tree that has fallen on the property from the property we're seeking title to. Homeowner believes tree is jeopardizing his home and want PAID to remove the tree. I explained to Mr. Coker we are not the owner and suspended all actions. We should get a small group and get together with them and hash out some plans acceptable to both parties. They are concerned about hurricane possibility coming up and want it taken down and what's left of the fence out.

Commissioner Varnell: We need to reattempt and meet with them. I still feel we should go after the property if adverse possession vs some other methodology and maybe cut down the tree in question. One of the Board directors and Lou.

District Engineer Fradley: I don't recommend taking down the tree but removing the fence. We are looking for ownership at the end of the road and do not own the property, Some owners say we don't have the right to be there and some now want us to be there and cut the tree.

I'm willing to meet with the HOA and open lines of discussion. We've never met with them. I'll ask for a meeting to be set up quickly.

Chairman Flanigan: I personally don't want the property. It's causing us a lot of problems.

Commissioner Varnell: Let's put a motion out and see how it goes.

Chairman Flanigan: Is there any other discussion on this item?

Commissioner Fein? I'm new at this and don't know what the benefit of taking the property is for us. Can someone explain so that I can give an educated opinion. May I go to the meeting and have some input?

Chairman Flanigan: It's for equipment and the homeowners are set against that, they want us to leave it as is with one less tree. Need a motion.

Vice Chair Doc Szerlip: It's advantageous for us to have the property and we've already done all this.

District Administrator Telles: I will let you know once the meeting is scheduled. Early morning for Dr. Fein.

District Attorney Gougelman: Did any of our activities on the property cause that tree to fall? When having the meeting only one member of the Board will attend correct? We don't want to violate Sunshine.

Chairman Flanigan and District Manager Alvarez: Negative. Only Commissioner Fein and Joe Telles will attend.

Commissioner Varnell: I'm against tabling this item because next week we go into hurricane season and if this is tabled and that tree falls on the house while we are doing adverse possession and the property is fenced off I think we will really have a civil suit on our end. I'm only pointing it out.

District Administrator Telles: There is another situation David and I are looking into.

Motion made by Commissioner Nieset to table this item until further discussion from the meeting second by Commissioner Fein. Role call (Chairman Flanigan (yes), Vice Chair Doc Szerlip (yes), Commissioner Varnell (no), Commissioner Fein (yes), Commissioner Nieset (yes), Commissioner Fein (yes). Motion carried unanimously by voice vote.

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ENGINEER'S REPORT

A. CONSENT ITEMS A1. Maleh Estates Paving & Drainage Plan (C0608.01)Permit Renewal

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. None

C. BOARD ACTION ITEMS

C1. Pump Stations Improvements (D1707.01).....Bids

D. DISCUSSION ITEMS D1. Permit Activity (D9408.02 & D9408.03)
..... Summary

**ENGINEER'S STAFF REPORT
FOR May 28, 2020
MEETING AGENDA ITEM No.: A1**

Action Required: Consent Agenda (P.A.I.D. District permit provided)

Item Description: Maleh Estates Permit Extension

P.A.I.D. Number: C0608.01

Attachments: Permit Application

Summary: This item is for the approval of an extension of the original permit for the paving, grading and drainage plan serving the 8 single family lots at the northeast corner of Sunrise Boulevard and 118th Avenue. The project is under construction. All outstanding fees have been paid.

Recommendation: APPROVE

Prepared by: DAF Date: 5/21/20202020-05-21 Staff Report.C0608.01.wpd

*****Motion made by Commissioner Nieset approval of an extension second by Commissioner Fein. Role call (Chairman Flanigan (yes), Vice Chair Doc Szerlip (yes), Commissioner Varnell (yes), Commissioner Fein (yes), Commissionerr Nieset (yes), Commissioner Fein (yes). Motion carried unanimously by voice vote.**

**ENGINEER'S STAFF REPORT
FOR May 28, 2020
MEETING AGENDA ITEM No.: C1**

District Engineer Fradley: Overview discussed with the Board.

Action Required: Board Action

Item Description: Pump Station Improvements

Update

P.A.I.D. Number: D1707.01

Attachments: Tabulation of Bids

Summary: 49 copies of the bid package were picked up. Two bids were received on March 17, 2020. The summary of bids are as follows: Name Bid Intercounty Engineering, Inc. \$2,381,606.00 Hunterland Group, Inc. \$3,417,470.00 Engineer's Estimate \$1,073,464.66 No bidders visited the pumps. At the bid opening, the representative from Intercounty Engineering Inc. declared that they had not visited the site and had not previously worked on drainage pump stations. Both bidders exceeded the engineer's estimate by an amount too significant to be considered valid. We recommend that the Board rejects all bids. We suspect that the diversity of the work involved, the number of stations involved, the prolonged time period required and the general lack of expertise contributed to the low number of bidders and high bids. We are recommending that the project be approached differently. The pipe lining should be removed from the scope and

handled separately. We can “piggy-back” on the City of Plantation’s contract. The work on the stations will be approached as originally intended, specifically, by selecting one station (#3) as a prototype with the understanding that the cost will depend on the issues encountered. Also, we recommend that the District buys the pump, piping, flap gate, and possibly the endwall. This avoids the additional cost of tax and markup. We will discuss this further at the meeting. We have been in contact with specialists in this type of work and have scheduled a tentative meeting with them in the field on June 9th. We intend to request a proposal from them and should have something by the June meeting. The other issue we have is a delay from the SFWMD in the issuance of a Right-of-way Occupancy permit. We have all other permits, including the SFWMD Environmental Resource permit. The issue is complicated by the involvement of the Corp of Engineers, who now have authority over SFWMD when any canal is involved. This will be discussed further at the meeting.

Recommendation: REJECT ALL BIDS Comments: The District reserved the right to reject all bids in the Bid Documents

Prepared by: DAF Date: 5/28/2020 2020-05-21 Staff Report.D1707.01.wpd

*****Motion made by Commissioner Nieset to reject bids second by Commissioner Fein. Role call (Chairman Flanigan (yes), Vice Chair Doc Szerlip (yes), Commissioner Varnell (yes), Commissioner Fein (yes), Commissionerr Nieset (yes), Motion carried unanimously by voice vote.**

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District Manager's Report

Last Month's Follow up:

COVID-19 recovery and reorganization.

Pump Stations

Pump engine Batteries replaced at station #5.

Pump/Engine drivebelts ordered for spare parts (3).

Fuel delivery for pumps arrived on 5-20-20.

Canals

This Month = 4.12'

Previous Month = 4.14'

Year to Date = 4.07'

Rainfall

This Month = 8.3"

Previous Month total = 1.66"

Year to date = 14.04"

Projects

Canal banks to be restored at SW 3rd ST. at B-Canal and NW 8 St at B-canal (headwall and bank).

Fleet

