

MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, April 6, 2016 at 5:00 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

David Gray	President
Vincent Morretti	Secretary
Mark Capwell	Assistant Secretary

Also present were:

Doug Hyche	District Manager
Dennis Lyles	District Counsel
Rod Colon	Director of Operations
Jane Early	District Engineer
Brenda Richard	District Clerk
Jillian Schertzer	NSID
Donna Holiday	GMS-South Florida, LLC
Vandin Calitu	Virtual Design Group
Joe Brown	Virtual Design Group
Eric Mills	Virtual Design Group
Julie Cunniff	Resident

The following is a summary of the minutes and actions taken at the April 6, 2016 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hyche called the meeting to order at 5:06 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 2, 2016 Meeting

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the minutes of the March 2, 2016 meeting were approved.
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THIRD ORDER OF BUSINESS

Audience Comments and Supervisors Requests

Mr. Gray read excerpts of newspaper articles dealing with discussions the City of Coral Springs has had over the last few years about taking over the functions of the special districts due to concerns about the way board members are elected, accountability, and lack of transparency. He also read excerpts of a legal opinion and an amendment to the NSID special act, copy of which is attached hereto and made a part hereof.

Mr. Gray stated the reason this came to light is what happened at the last meeting in approving the land listing agreement, which does conform with the statute but gives a very bad perception of us and is hard to justify. An amendment to our special act in 2007 gave us the ability to change the method of election to a general election format. This would take away every argument the City of Coral Springs has for taking over our district.

Mr. Gray moved to approve a resolution to set in motion the process to convert from a board of supervisors elected by landowners to a board of supervisors elected by qualified electors of the district. There being no second the motion died for lack of a second.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Manager

I. Consideration of Preliminary Agreement for Issuance of Assessment Revenue Bonds for the Four Seasons Area

Mr. Lyles stated this is something new that you have not seen in the past with some of the other bond issues and in is for one of the remaining undeveloped areas of the district that is in the process of being developed by K. Hovnanian. This agreement provides that the developer will make an upfront payment to the district of \$175,000 to ensure that any costs incurred by the district are covered should at some point bonds not be issued or the developer changes his mind. If bonds are issued and things go as they normally do then anything that had been paid for through this \$175,000 would be reimbursed to the developer through bond proceeds.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor execution of the preliminary agreement for issuance of assessment revenue bonds with K. Hovnanian, the developer of the Four Seasons area was approved

II. Award of Contract for Sludge Excavation and Removal

Mr. Colon stated this contract expires May 2, 2016, the current contractor no longer wishes to do it at the current rate and wanted to increase his per cubic yard price to \$16.00 from his original bid three years ago of \$12.00 per cubic yard. We have a proposal from Tupler for \$13.40 per cubic yard.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the contract for sludge excavation and removal was awarded to Austin Tupler for \$13.40 per cubic yard.

III. Discussion of Management Services for Heron Bay Commons

Mr. Lyles stated we were approached through their legal counsel by the Heron Bay Commons HOA board with the idea of taking over the Commons by the HOA in some way, shape or form. They understand there are still bonds outstanding on that facility that need to be repaid. They would like to be more in charge of what goes on at the Commons and understand that once the bonds are paid down then the district would be in a position of turning it over through the proper legal channels so it could become a piece of private property rather than public. They would like to enter into some sort of agreement that would spell out who does what at the conclusion of the bonds being paid down.

Mr. Gray stated the whole thing seems premature. We most likely won't be the same board in six and a half years so whatever we do ties the hands of a future board, which makes me uncomfortable.

Mr. Lyles stated I told them if there is going to be any form of agreement before I work on that our board has to give a green light to staff to proceed.

It was the consensus of the board to proceed with discussions through management and their HOA board or appropriate designees.

IV. Reconsideration of Vacant Land Listing Agreement with the K Company Realty

Mr. Lyles stated this item is something that you don't normally see but as a general rule if somebody on the prevailing side wants to make a motion to reconsider an item that was taken up at the last meeting before the end of this meeting a person on the prevailing side can make a motion to reconsider the item. The motion to reconsider needs a second and a vote that brings

the matter back before the board for further discussion. If there is no second to the motion to reconsider the item does not come back to the board and stands as previously approved.

Mr. Gray moved to reconsider the issue of the real estate listing approved at the last meeting and there being no second the motion died for lack of a second.

V. Award of Contract for University Drive Striping

Mr. Hyche stated after the agenda package came out staff found a second area that needed striping and the handout is in front of you.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the contract for University Drive Striping was awarded to Precise Stripes LLC in the amount of their low proposal of \$44,959.

VI. Award of Contract for Design Build Services Including Design, Procurement and Installation of All Equipment as Well as Preparation and All Construction Services for the Rehabilitation and Upgrades to Well Nos. 1, 2, 4, 5, and 6 with VDG for a Lump Sum Amount of \$1,119,335

Ms. Early stated I had one of our specialists come from Gainesville and he has been trying to get the plant started for the past four or five months and the issue is the quality of the well water as well as the pressure coming out of the existing well. The wells are old, they tried to rehab them several times and this is the recommendation in order to get this plant operational and function the way it is supposed to with optimal output these wells need to be revamped.

Mr. Calitu reviewed the items in the work authorization that need to be done in order to get more efficiency out of the wells in order for the R.O. plant to operate properly.

Mr. Colon stated under separate cover you have the engineering portion of it from ADS Engineering so part of what VDG will be doing is new pumps, new motors, total well rehab, electrical and so forth and ADS will do the variable speed drives, SCADA programming and control panels. This will be paid for out of excess funds in the water and sewer fund.

Mr. Gray asked is this a total package, turnkey?

Mr. Calitu responded yes.

Mr. Gray asked does the engineer agree that this will solve the problem?

Ms. Early responded yes. In 2010 when we first started talking about the R.O Plant we did test the wells and at that time they did have the flow and pressure that was needed but they have deteriorated over time.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the contract for design build services for rehabilitation and upgrades to Well Nos. 1, 2, 4, 5 and 6 was awarded to VDG for a lump sum of \$1,119,335 was approved.

Mr. Colon stated the second item is the work authorization from ADS Engineering, they would be the electrical engineer on this project. We have a continuing services contract with ADS Engineering and instead of having them as a sub to Virtual Design Group we felt it would be better to have them work directly for the district.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the work authorization with ADS Engineering in the amount of \$685,800.00 was approved.

Cancel May Meeting

Mr. Hyche stated staff has brought to my attention that we don't have anything pressing for the May meeting agenda and we ask that you consider cancelling the May meeting.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the May meeting was cancelled.

B. Attorney

There being none, the next item followed.

C. Engineer

I. Amendment No. 1 to Work Authorization No. 210 Water Reclamation Facility, Wetland Park and Nature Center for a Net Decrease in the amount of \$185,917

Ms. Early stated we were doing preliminary design of the water reclamation facility, nature center and wetland park and we stopped doing work on that once NSID started

negotiating with Broward County. In order to close out this work authorization I need to do an amendment to reduce our contract by \$185,917.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor work authorization no. 210 for a net decrease of \$185,917 was approved.

II. Project Status Report

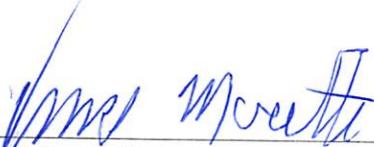
A copy of the project status report was included as part of the agenda package.

FIFTH ORDER OF BUSINESS

Approval of Financials and Check Registers

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the financials and check registers were approved.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the meeting adjourned at 6:15 p.m.



Vincent Morretti
Secretary



Mark Capwell
President