

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 4, 2018 at 4:02 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Mark Capwell	President
Vincent Morretti	Secretary
Alen Hsu	Assistant Secretary by telephone

Also present were:

Doug Hyche	District Manager
Vanessa Steinerts	District Counsel
Rod Colon	Assistant District Manager
Jane Early	District Engineer
Brenda Richard	District Clerk
Donna Holiday	GMS-South Florida, LLC
Joe Brown	Virtual Design Group
Giedre Karinauskaite	NSID
Denise Ganz	Greenspoon Marder
Marie Mortenson Mock	U.S. Bank
Detective Mears	Coral Springs Police Department

The following is a summary of the minutes and actions taken at the April 4, 2018 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 4:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 7, 2018 Meeting

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the minutes of the March 7, 2018 meeting were approved as presented.
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THIRD ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Capwell stated for the last year or so we did some four-hour ethics training and I thought we should make it more official and make it mandatory for the board members.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor all board members will be required to complete any type of four-hour ethics training each fiscal year; the clerk shall email the video link and prepay if possible for each board member.

Mr. Capwell stated the second motion has to do with continuing education and training, which is very important, to stay on top of trends and current standards, etc. Some of this is already in the employee manual but a motion would make it clearer.

On MOTION by Mr. Capwell seconded by Mr. Morretti with two in favor and Mr. Hsu opposed board members and senior management may attend any business, professional or NSID related training and it shall be paid for by NSID along with any related expenses.

FOURTH ORDER OF BUSINESS Matters Relating to Parkland Bay

A. Discussion of Proposed Amendment to Water Control Plan to Include Parkland Bay Unit Area

Ms. Early stated prior to the Wedge starting development we had a master drainage plan approved by South Florida Water Management District and as developments start to come in they have to go back to S.F.W.M.D. to do an amendment as they further design their drainage system. The amendment is updating the original water control plan with a detailed stormwater system and we included their actual permit for the development.

B. Discussion of Proposed Public Assessable Improvements Engineer’s Report

Ms. Early stated the proposed public assessable improvements engineer’s report is the typical engineer’s report that describes whatever is going to be in the assessable improvements, the water mains, sanitary sewers and any landscape buffers.

- C. **Consideration of Resolution 2018-09 Designating a Unit of Development for Certain Lands in the District as Parkland Bay Unit Area and in Connection therewith Approving for consideration a Water Control Improvement Plan Amendment Describing Certain Water Management Improvements Needed for Parkland Bay Unit Area; Providing for a Public Hearing to Consider the Advisability and Propriety of Proceeding with Such Designation of Parkland Bay Unit Area and Said Plan Amendment; Providing for a Notice of Said Public Hearing; Providing for an Effective Date**

Ms. Steinerts read Resolution 2018-09 by heading and stated we will need to determine the hearing date to include in the resolution in section 4 and that can be determined by staff at the appropriate time.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor Resolution 2018-09 was approved with the hearing date to be determined by staff.

- D. **Consideration of Resolution 2018-10 Establishing a Special Assessment Area for Certain Lands in the District to be Designated as the Parkland Bay Assessment Area; Authorizing the Imposition, Levy, Collection and Enforcement of Certain Non-Ad Valorem Special Assessments to Provide Assessable Improvements Serving Property within the Parkland Bay Assessment Area; Declaring Special Assessments,; Indicating the Location, Nature and Estimated Cost of the Assessable Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing those Portions of the Estimated Costs of the Assessable Improvements to be Defrayed by the Special Assessments; Providing the Manner in which such Special Assessments Shall be Imposed, Levied and Collected; Providing when the Imposition and Levy Shall Take Place; Designating the Lands in the Parkland Bay Assessment Area Upon which the Special Assessments shall be levied; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Special Assessments and the Related Assessable Improvements; Providing for Notice of Said Public Hearing; Providing for an Effective Date**

Ms. Steinerts read Resolution 2018-10 by heading and stated we will need to fill in the hearing date in section 9 and that can be determined by staff at the appropriate time.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor Resolution 2018-10 was approved with the hearing date to be determined by staff.

- E. **Approval of Conflict Waiver**

Ms. Ganz stated my firm has done some land use work for WCI with respect to the Parkland Bay project as we have done in the past with other deals we have worked on we ask for this conflict waiver to make sure everybody is aware that we had that involvement.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the conflict waiver for Greenspoon Marder was approved.

F. Consideration of Engagement Letter of Bond Counsel/Disclosure Counsel

Ms. Ganz stated this is the same format engagement letter as the ones we have done with Areas A, B and C.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the bond counsel and disclosure counsel agreement with Greenspoon Marder was approved.

G. Consideration of Resolution 2018-11 Authorizing the Issuance of Special Assessment Bonds and Water Management Bonds with Respect to the Parkland Bay Assessment Unit Area, Subject to Subsequent Proceedings of the Board, Approving a Form of Master Trust Indenture, and Authorizing Judicial Validation, Among Other Matters

Ms. Ganz stated the purpose of this resolution is to put in place the form of the master trust indenture and approve the general issuance of these bonds as well as appoint a trustee for the bonds and authorizing judicial validation. We will go to the circuit court and ask them to validate these bonds after which we will come back to you with a delegation resolution and offering document that will be used to market the bonds and some other financing instruments.

Ms. Steinerts read into the record Resolution 2018-11 by title.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor Resolution 2018-11 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Investment Banking Agreement with MBS Capital Markets, LLC for Services Related to the Improvement Plan for the Hendrix Parcel

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the investment banking agreement with MBS Capital Markets was tabled.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Manager

I. Award of Contract for 1TB 31518-01 Security Officer/Guard Services for the Public Facilities

Mr. Hyche stated we received only one bid and it is staff's recommendation that you reject this bid and we will re-advertise for these services.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor all bids were rejected and staff was authorized to re-advertise for these services.

II. Approval to Purchase Pool Vehicle for an Amount Not to Exceed \$32,000

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the purchase of a pool vehicle in an amount not to exceed \$32,000 was approved.

B. Attorney

There being none, the next item followed.

C. Engineer

I. Ratification of Amended Change Order 1, Contract No. 1117-1 Modeling, Design and Construction Services for Improvements to Wells 2A, 6 and 7 for a Net Increase of \$31,790.17

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor change order no. 1 for contract 1117-1 with Intersol. LLC for a net increase of \$31,790.17 was approved.

II. Consideration of Proposal to Provide Professional Engineering and Construction Services related to the Palm Beach County Water Main

Interconnect 12” Water Main Along North University Drive and Loxahatchee Road and the Aerial Crossing of Hillsboro Canal for a Lump Sum Amount of \$1,500,000

Ms. Early stated we entered into an agreement with Palm Beach County to do an interconnect so that we could get water in an emergency situation and we are going to put in a 12” water main along University north of Hillsboro and east on Lox Road and cross the Hillsboro Canal to connect to Palm Beach County. The design fee was already approved months ago and this is actually the construction portion of that design/build contract.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the proposal for professional engineering and construction services related to the Palm Beach County water main interconnect of 12” water main from Virtual Design Group in the amount of \$1,500,000 was approved.

III. Approval of Change Order No. 1, North Booster Pump Station Fueling Station for a Net Increase of \$38,972.00

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor change order no. 1 and final for the north booster pump station – fueling station for net increase of \$38,972.00 was approved.

SEVENTH ORDER OF BUSINESS

Approval of Financials and Check Registers

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

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the meeting adjourned at 4:29 p.m.

Vincent Morretti
Secretary

Mark Capwell
President