

**MINUTES OF MEETING  
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **May 5, 2021** at 5:00 p.m. in the district office, 9700 N.W. 52<sup>nd</sup> Street, Coral Springs, Florida.

Present and constituting a quorum were:

Vince Moretti	President
Grace Solomon	Secretary
Neil Vogel	Assistant Secretary

Also present were:

Rod Colon	District Manager
Richard Sarafan	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Donna Holiday	GMS-South Florida, LLC
Vandin Calitu	Intersol
Katherine Castro	NSID
Sowande Johnson	City of Parkland
Officer Mulvey	Coral Springs Police Department

*The following is a summary of the discussions and actions taken at the May 5, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Colon called the meeting to order at 5:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the April 14, 2021 Meeting**

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the minutes of the April 14, 2021 meeting were approved as presented.
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**THIRD ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Resolution 2021-09 Beginning the Process of Levying Benefit Assessments on the Assessable Land in the District from Time to Time in Connection with the Heron Bay Water Management Project by (I) Preliminarily Approving an Amendment to the District’s Water Control Plan to Include the Heron Bay Water Management Project, Among Other Matters, (II) Calling for a Public Hearing to be Held On June 2, 2021 as Required by Applicable Law on Whether to Proceed with the Approval of the Amendment and the Preparation of an Engineer’s Report Relating to the Amendment and (III) Providing for the Mailing and Publication of Notice of the Public Hearing as Required by Applicable Law and (IV) Providing for Miscellaneous Related Matters**

Mr. Colon stated Resolution 2021-09 will begin the process of levying benefit assessments on the assessable land in the district from time to time in connection with the Heron Bay Water management Project by (I) preliminarily approving an amendment to the district’s water control plan to include the Heron Bay Water Management Project; among other matters, (II) calling for a public hearing to be held on June 2, 2021 as required by applicable law on whether to proceed with the approval of the amendment and the preparation of an engineer’s report relating to the amendment and (III) providing for the mailing and publication of notice of the public hearing as required by applicable law and (IV) providing for miscellaneous related matters.

Ms. Early stated there is a discrepancy on the survey and we are waiting for the new survey and would like you to approve the resolution subject to that being finalized. We should have that tomorrow morning.

On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor Resolution 2021-09 was approved subject to receipt of corrected final survey.

**FIFTH ORDER OF BUSINESS**

**Approval of Resolution 2021-10 Authorizing the Issuance of Water Management Bonds to Provide Funds to Finance and Refinance all or Portion of the Heron Bay Water Management Project, Approves a Form of Master Trust Indenture Pursuant to Which the Bonds will be Issued, Authorizes the Judicial Validation of the Bonds, Appoints U.S. Bank National Association as the Trustee for the Bonds, Approves MBS Capital Markets LLC as the Underwriter of the Bonds and Provides for Other Miscellaneous Matters Relating to the Bonds**

Mr. Colon stated Resolution 2021-10 authorizes the issuances of water management bonds to provide funds to finance and refinance all or a portion of the Heron Bay water management project, approves a form of master trust indenture pursuant to which the bonds will be issued, authorizes the judicial validation of the bonds, appoints U.S. Bank National Association as the trustee for the bonds, approves MBS Capital Markets LLC as the underwriter of the bonds and provides for other miscellaneous matters relating to the bonds.

On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor Resolution 2021-10 was approved.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of Resolution 2021-11 Amending the Rate Schedule Relating to the Water and Sewer Rates, Fees and Charges, Providing an Effective Date**

Mr. Colon stated next is the public hearing to consider adoption of Resolution 2021-11 amending the rate schedule relating to the water and sewer rates, fees, and charges, providing an effective date.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the public hearing was opened.

There being no comment,

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor the public hearing was closed.

Mr. Colon stated North Springs Improvement District as well as other municipalities have a large user agreement with Broward County. Broward County sends invoices monthly to the district and the other large users for whatever wastewater flow is sent to the county. We have about 3.5 million gallons per day that we are allowed to send to the county and we get penalized for anything above that through usage charges. In order to increase our capacity the county wants \$3,068,923 upfront. The purpose of this amendment to the rates is to raise the base charge to generate \$900,000 per year so we can pay to increase our capacity from 3.5 million gallons per day to 4.0 million gallons per day. We are paying between \$18,000 and \$30,000 per month in penalties because we are exceeding the capacity flow to the county. We are hoping that some of our capital projects that include the deep well will alleviate some of that flow to the county and if that does, we can reconsider the \$5 increase to the base charge in the future.

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor Resolution 2021-11 amending the rate schedule relating to the water and sewer rates, fees and charges and providing an effective date was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**I. Consideration of Bids for RFQ 2021-02 General Planning Design and Construction Services**

Mr. Colon stated the request for qualifications is not price based; it deals strictly with qualifications. We received responses from four engineering companies and the district engineer evaluated and ranked the responses.

On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor VLC One was ranked no. 1 for the general planning design and construction services and staff was authorized to enter into negotiations for a contract for these services.

**II. Consideration of Water and Wastewater Connection Charges and Service Agreement with TLH-70 NSID, LLC**

Mr. Colon stated there is a development proposed for 210 homes and this agreement reserves the amount of water capacity they need to service that property. It provides that the developer will pay the district an upfront connection fee of 35%.

Mr. Vogel asked is this agreement specific to the current owner of the land and is it transferrable if he sells the land?

Mr. Sarafan stated the intent of the developer may not be to do the development himself and this agreement runs with the land and is binding upon the successors.

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor the water and wastewater connection charges and service agreement with TLH-70 NSID, LLC was approved.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**


There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Approval of Financials and Check Registers**

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

On MOTION by Mr. Moretti seconded by Ms. Solomon with all in favor the meeting adjourned at 5:12 p.m.

  
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Grace Solomon  
Secretary

  
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Vice Moretti  
President