

MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, June 6, 2018 at 5:00 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

Also present were:

Doug Hyche	District Manager
Vanessa Steinerts	District Counsel
Rod Colon	Assistant District Manager
Jane Early	District Engineer
Brenda Richard	District Clerk
Joe Brown	Virtual Design Group
Katherine Castro	NSID
Diane Wantuck	Coral Springs Police Department

The following is a summary of the minutes and actions taken at the June 6, 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 5:00 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the April 6, 2018 Meeting

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the minutes of the April 6, 2018 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS **Matters Relating to Parkland Bay**

- I. Consideration of Resolution 2018-12 Authorizing Certain Assessable Improvements within Certain Lands in the District Designated as Parkland Bay Assessment Area; Equalizing, Approving, Confirming and Levying Improvements to Pay the Cost thereof; Providing for the Payment and the Collection of Such Special Assessments, Confirming the Intention to Issue Special Assessment Bonds; Providing for Severability, Providing for an Effective Date**

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the public hearing was opened.

There being no comment or questions,

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the public hearing was closed.

Ms. Steinerts read into the record Resolution 2018-12 by heading: Resolution 2013-12 a Resolution Authorizing Certain Assessable Improvements within Certain Lands in the District Designated as Parkland Bay Assessment Area; Equalizing, Approving, Confirming and Levying Improvements to Pay the Cost thereof; Providing for the Payment and the Collection of Such Special Assessments, Confirming the Intention to Issue Special Assessment Bonds; Providing for Severability, Providing for an Effective Date.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Resolution 2018-12 was approved as read.

- II. Consideration of Resolution 2018-13 Making Certain Findings with Respect to a Water Control Plan Amendment Describing Water Management Improvements Needed for Parkland Bay Unit Area Following Notice and a Public Hearing with Respect Thereto; Directing the District's Engineer to Prepare an Engineer's Report with Respect to the Water Control Plan Amendment, Providing for a Public Hearing to Consider the Advisability and Propriety of Designating Parkland Bay Unit Area and Adopting Said Plan Amendment and Engineer's Report, Providing for Notice of Said Public Hearing, Providing for an Effective Date**

Ms. Steinerts read into the record Resolution 2018-13 by heading: Resolution 2018-13, a Resolution Making Certain Findings with Respect to a Water Control Plan Amendment Describing Water Management Improvements Needed for Parkland Bay Unit Area Following Notice and a Public Hearing with Respect Thereto; Directing the District’s Engineer to Prepare an Engineer’s Report with Respect to the Water Control Plan Amendment, Providing for a Public Hearing to Consider the Advisability and Propriety of Designating Parkland Bay Unit Area and Adopting Said Plan Amendment and Engineer’s Report, Providing for Notice of Said Public Hearing, Providing for an Effective Date.

Ms. Steinerts stated the public hearing shall be conducted at a regularly scheduled meeting of the board on a date that is at least 25 days but not later than 60 days after the last publication of the engineer’s report and at this time we expect it to the July 11, 2018.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Resolution 2018-13 was approved as read.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-14 Approving the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2019 and Setting the Public Hearing

Mr. Hyche read Resolution 2018-14 by heading.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Resolution 2018-14 approving the proposed budgets and setting a public hearing for September 12, 2018 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-15 Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the District Manager to Sell or Dispose of Said Equipment

Mr. Hyche read Resolution 2018-15 by heading.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Resolution 2018-15 declaring certain tangible personal property surplus equipment was approved for the following: 2007

Ford F150 4X4, 2012 16' SeaArk John Boat, 2012 15 HP Mercury Outboard and 2012 Continental Trailer.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Manager

i. First Amendment to Water and Wastewater/Reuse Connection Charges and Service Agreement with WCI Communities

Ms. Steinerts stated WCI has requested an amendment to their water and wastewater and reuse connection charges and service agreement. The purpose of the amendment is to allow for a payment plan of the amounts that are currently due under that agreement. This amendment is very similar to what you have seen with the other amendments to the connection charge agreements that have been before the board. The amount due is \$3,986,850, WCI is to pay upfront \$1,795,690.34 within five days of the effective date of this amendment and then there would be a balance of \$2,191,159.66, which would be paid in a payment plan of ten equal quarterly payments with the first payment due July 1, 2018.

Mr. Hsu asked is the payment plan similar to what we have done before?

Mr. Colon responded yes, very similar to what we have done in the past.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the first amendment to the water and wastewater/reuse connection charges and service agreement with WCI Communities was approved.

ii. Award of Contract for Roundabout Improvements at the District Office

Mr. Colon stated this is to put benches in the roundabout and re-sod the area to make it look aesthetically pleasing since it is our entrance.

Mr. Capwell stated plus we needed another park.

Mr. Colon stated we do need another park; as you know we no longer have Heron Bay Commons and in our charter it talks about certain protections we should have so we should have another recreational area and we can transform that into a park/recreational area and still have them as part of the functions of the district.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the contract for the roundabout improvements at the district office was awarded to Green Brothers Group, Inc. in the amount of \$25,000 was approved.

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

Mr. Colon stated we had this agreement on the last agenda and I asked Vanesa to pull it so she could actually look at it. Basically, Rhonda and her company are running numbers for strategy involving the Hendrix Property and under IRS regulations she has to have this type of service agreement so she can provide us the information we need if we ever wanted to do assessment bonds in the future. It is time to do the planning in case this property does come into the district.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the investment banking agreement with MBS Capital Markets, LLC for services related to the improvement plan for the Hendrix Parcel was approved.

iv. Authorization of Sole Source Purchase of Epoxy etc. from D & D Synergy to Rehabilitate Pump Station No. 5 and 9 Manholes in the amount of \$40,875

Mr. Colon stated this is a product we like and it is way under the bid threshold so we don't have to bid this out.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor authorization of sole source purchase of epoxy, etc. from D&D Synergy to rehabilitate pump station no. 5 and 9 manholes in the amount of \$40,875 was approved.

B. Attorney

There being none, the next item followed.

C. Engineer

I. Award of Contract for Watercrest Interconnect Culvert

Ms. Early stated we need to put in a culvert between Watercrest and our pump station no. 3 so we will be able to pump them down. H&J did the construction in Watercrest and are familiar with the site.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the contract for the Watercrest interconnect culvert was awarded to H & J Contracting, Inc. in the amount of \$195,075.00.

II. Consideration of Task Order 0618-1 Design, Engineering, Permitting and Construction Services for the Installation of a New Biscayne Aquifer Well on University Drive, South of Westview in an Amount Not to Exceed \$800,000

Ms. Early stated CH2M Hill went through permitting and got approval from South Florida Water Management District to add up to three Biscayne wells and this is for the first one that will be located at the entrance off of University at the Target.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor task order 0618-1 with Intersol, LLC for design, engineering, permitting and construction services for the installation of a new Biscayne Aquifer well on University Drive south of Westview in an amount not to exceed \$800,000 was approved.

III. Consideration of Task Order 0618-2 Design, Engineering, Permitting and Construction Services for the Installation of a New South Perimeter CMU Wall at the Water Treatment Plant in an Amount not to exceed \$450,000

Ms. Early stated the next item is for the design, engineering, permitting and construction services for the installation of a new south perimeter CMU wall at the water treatment plant. We are going to take the berm down on the southern property line and continue the wall we have around the rest of the perimeter and that will give us an extra 40 to 50 feet where if we need a Floridan well in the future we will have room to do that.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Task Order 0618-2 for design, engineering, permitting and construction services for the installation of a new south perimeter CMU wall at the water treatment plant in an amount not to exceed \$450,000 was approved.

EIGHTH ORDER OF BUSINESS

Approval of Financials and Check Registers

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

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the meeting adjourned at 5:22 p.m.



Vincent Morretti
Secretary



Mark Capwell
President