

MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, December 4, 2013 at 5:03 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
Jerry Knight	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Donna Holiday	GMS-South Florida, LLC

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hyche called the meeting to order at 5:03 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 13, 2013 Meeting

Mr. Hyche stated the next item is approval of the minutes of the November 13, 2013 meeting.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the minutes of the November 13, 2013 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Public Hearing to Amend Existing Water and Sewer Utility Rates, Fees and Charges

Mr. Hyche stated the next item is a public hearing to amend existing water and sewer utility rates, fees and charges.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the public hearing was opened.

There being no public comment,

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the public hearing was closed.

Mr. Hyche stated we can now take up Resolution 2014-15 amending the rate schedule relating to water and sewer rates, fees and charges.

Mr. Knight stated we made some changes this afternoon to the proposed resolution that is more housekeeping than substantive. We inserted an effective date of December 9, 2013.

Mr. Capwell joined the meeting at this time.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2014-15 amending the rate schedule relating to water and sewer rates, fees and charges was approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2014-16 Amending Resolution 2013-17 to Modify the Effective Date

Mr. Hyche stated the next item is consideration of Resolution 2014-16 amending Resolution 2013-17 to modify the effective date.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor Resolution 2014-16 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Manager

Consideration of Water and Wastewater/Reuse Connection Charges and Service Agreement with Lennar

Consideration of Water and Wastewater/Reuse Connection Charges and Service Agreement with Standard Pacific

Mr. Hyche stated the next item is consideration of water and wastewater/reuse connection charges and service agreement with Lennar and Standard Pacific.

Mr. Knight stated this item is the developer agreement and the first one will apply to the Lennar project in the Wedge area and it provides for the developer to pay the new wastewater reuse rates and the new water rates for connection charges. They agreed to pay 10% of the wastewater reuse connection charges when they execute the agreement, which is kind of a down payment on the cost of building the new facilities to provide the wastewater reuse service to those projects. They will pay the remaining portion of the connection charges as they go forward and build their projects. In return for agreeing to pay these connections charges and the other provisions of the agreement the agreements essentially provide that those charges will not be increased on those projects as long as those projects are under construction.

There is a credit amount that the developer is entitled to for funding the costs of certain water and wastewater reuse facilities such as mains and other improvements. In the case of Lennar the amount of the credit needs to be adjusted downward slightly, less than \$100,000. The only one that needs an adjustment of the amount of the credit to my knowledge is Lennar but there may be other minor changes, fine tweaking of the agreements that need to be done before they are executed. It wouldn't be substantive changes it would be minor changes. We would be looking for approval of the agreements subject to final review and approval by district manager and district counsel.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the water, wastewater reuse connection charges and service agreements with Lennar and Standard Pacific were approved subject to a slight downward adjustment in the amount of the credit in the Lennar agreement and such other minor changes to both agreements as may be made upon final review and approval by the district manager and district counsel.

Transfer of Nob Hill Road Right of Way to Broward County

Mr. Hyche stated the next item is the transfer of Nob Hill Road right of way to Broward County. None of the documents are in your package they are currently being put together. We are asking that once we get all the documents prepared that staff be authorized to execute the deed and transfer the property to Broward County.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the appropriate district officials were authorized to execute the necessary documents to transfer title of the Nob Hill right of way to Broward County.

Emergency Drainage Repairs and Pavers for WTP Site

Mr. Hyche stated the next item is emergency drainage repairs and pavers for the water treatment plant site. During the last rain the area out front was underwater and we want to reslope that pave it so we can get drainage from that area into our main drains. The quotes are in the handout and we are seeking approval of the lowest qualified bidder, which is Atlantic Concrete and Mechanical.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the proposal from Atlantic Concrete and Mechanical, Inc. in the amount of \$21,578.70 to re-grade the slope in the area in front of the water treatment plant and for the installation of pavers was approved.

B. Attorney

There not being any, the next item followed.

C. Engineer – Project Status Report

Ms. Early stated the project status report was included in your agenda package, basically it is the treatment plant work that continues to move forward.

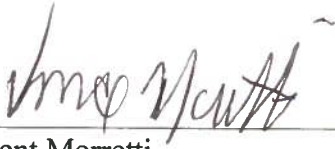
SIXTH ORDER OF BUSINESS

Approval of Financials and Check Registers

Mr. Hyche stated the next item is approval of the 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 5:15 p.m.



Vincent Morretti
Secretary



David Gray
President