NORTH SPRINGS IMPROVEMENT DISTRICT

MEETING OF THE BOARD OF SUPERVISORS

October 02, 2024

North Springs Improvement District

9700 NW 52 Street Coral Springs, FL 33076
Phone (954) 752-0400 Fax (954) 755-7317

September 25, 2024

Board of Supervisors
North Springs Improvement District

Dear Board of Supervisors:

A meeting of the Board of Supervisors of North Springs Improvement District will be held on **Wednesday, October 02, 2024**, **at 4:00 P.M.** at 9700 NW 52nd Street, Coral Springs, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of September 12, 2024 Meeting Minutes
3. Audience Comments and Supervisors' Requests on Non-Agenda Items
4. Staff Reports
   A. Manager
      - [redacted]
        {This item has been redacted from the public record pursuant to Sections 286.0113, 119.071(3) and 119.0713 Florida Statutes}
   B. Attorney
   C. Engineer
5. Approval of Financials and Check Registers
6. Adjournment

SECOND
ORDER OF BUSINESS

September 12, 2024 Meeting Minutes

MINUTES OF MEETING

NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Thursday, September 12, 2024 at 4:31 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Grace Solomon	President
Anthony Avello	Secretary
Vince Moretti	Assistant Secretary via Zoom

Also present were:

Rod Colon	District Manager
Brian Sherman	District Counsel
Brenda Richard	District Clerk
Katherine Castro	Executive Assistant
Donna Holiday	GMS-South Florida, LLC via Zoom
Rhonda Mossing	MBS Capital Markets, LLC via Zoom
Denise Ganz	Holland & Knight
Brian Lawson	Fenix USA/Conquest IS
Officer F. Martinez	Coral Springs Police Department

Due to a technical issue the following is a summary of the actions taken at the September 12, 2024 meeting and no audio is available.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Colon called the meeting to order at 4:31 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Approval of the Minutes of the August 7, 2024 Meeting**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the minutes of the August 7, 2024 meeting were approved as presented.

THIRD ORDER OF BUSINESS **Audience Comments on Non-Agenda Items and Supervisor's Requests**

Mr. Avello reported that the Tuttle property was sold and inquired as to the status of the connection fees owed to the District by the developer now that property has been transferred to Lennar. Mr. Avello directed staff to have Lennar certify in writing to the District when the amounts due to the District will be paid.

FOURTH ORDER OF BUSINESS **Public Hearing to Consider Adoption of the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2025**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the public hearings were opened.

1. **Resolution 2024-12 Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2025**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2024-12 was approved.

2. **Resolution 2024-13 Levying Non-Ad Valorem Assessments for Fiscal Year 2025**

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor Resolution 2024-13 was approved.

FIFTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of the Proposed Water and Sewer Budget for Fiscal Year 2025**

1. **Resolution 2024-14 Adopting the Proposed Water and Sewer Budget for Fiscal Year 2025**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2024-14 was approved.

SIXTH ORDER OF BUSINESS **Public Hearing to Amend the Rate Schedule Relating to Water and Sewer Rates, Fees and Charges**

1. Resolution 2024-15 Amending the Rate Schedule Relating to the Water and Sewer Rates, Fees and Charges, providing for severability; and Providing for an Effective Date

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2024-15 was approved.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the public hearings were closed.

SEVENTH ORDER OF BUSINESS **Consideration of Engagement Letter with Holland & Knight, LLP for Bond Counsel Representation in Connection with the District's Proposed Water and Sewer Revenue and Refunding Revenue Bond Series 2024**

Ms. Ganz outlined the engagement letter for bond counsel services in connection with the district's proposed water and sewer revenue refunding bond series 2024.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the engagement letter with Holland & Knight was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Supplement to Investment Agreement with MBS Capital Markets, LLC dated September 12, 2023 Regarding Bond Issuances by North Springs Improvement District**

Ms. Mossing outlined the terms of the investment banking agreement for the refunding.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the supplement to the agreement with MBS Capital Markets, LLC was approved.

NINTH ORDER OF BUSINESS **Resolution 2024-16 Supplementing Resolution 2012-08 and Authorizing (1) Refunding and Redemption of the Outstanding Series 2011 Bonds with Proceeds of the Series 2024 Bond and Certain other Amounts, (II) the Series 2024 Project to be Financed by the Series 2024 Bond and (V) the negotiated Sale and Private Placement of the Series 2024 Bond with TRUCE. Providing for the Delegation of Authority to Appropriate Officers and Representatives of the District to Move Forward with the Issuance of the Series 2024 Bond**

Ms. Ganz reviewed the bond resolution.

> On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2024-16 was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2024-17 Adopting Performance Measures and Standards for Fiscal Year 2025 Pursuant to House Bill 7013 Codified as Chapter 2024-136, Laws of Florida and Chapter 189.0694, Florida Statutes**

> On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2024-17 was approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. Manager

i. Authorization to Enter into Piggyback Agreement with Palm Beach County to Purchase Sulfuric Acid from Shrieve Chemical Company, LLC

> On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor staff was authorized to enter into a piggyback agreement with Palm Beach County for the purchase of sulfuric acid.

ii. Authorization to Enter into Piggyback Agreement with the City of Saint Augustine for the Purchase of Sodium Hydroxide and Sodium Hypochlorite from Odyssey Manufacturing Company

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor staff was authorized to enter into an agreement with the city of St. Augustine for the purchase of sodium hydroxide and sodium hypochlorite.

iii. Approval of Quote from Bonded Lightning Protection for Lightning Protection Located at Water Treatment Plant

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the quote from Bonded Lightning Protection in the amount of $40,300.00.

iv. Consideration of Proposals for the Purchase of Landscaping Equipment and Trailer

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the proposals from Green Thumb and John Deere for the Purchase of landscaping equipment and trailer was approved.

v. Award of Contract for RFP 2024-08 for the Conversion of AMI Technology to Cellular Units or Equivalent Technology

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the bid results for RFP 2024-08 were approved and staff was authorized to negotiate terms, to include but not limited to, not proceeding with the project if the water and sewer revenue and refunding revenue bond series 2024 does not close, and execute a contract with the lowest responsive bidder, Conquest IS II

Mr. Avello asked if a lump sum payment shall be given.

Mr. Colon stated that the payments shall be structured throughout the project.

B. Attorney

Mr. Sherman reported on the status of ongoing issues.

C. Engineer

There being none, the next item followed.

TWELTH ORDER OF BUSINESS **Approval of Financials and Check Register**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the check register was approved.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the meeting adjourned at 5:24 p.m.

Anthony Avello	Grace Solomon
Secretary	President

THIRD
ORDER OF BUSINESS

Audience Comments and Supervisors' Requests

FOURTH
ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

- [redacted]

{This item has been redacted from the public record pursuant to Sections 286.0113, 119.071(3), and 119.0713, Florida Statutes}

INVOICE

49968

PERFECT TV INC

4141 N State RD 7

Lauderdale Lakes, FL

33319

954-484-8000

Attention: North Springs Improvement

8/9/24

Katherine Castro

[redacted]

[redacted]

Description	Quantity	Unit Price	Cost
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
[redacted]			
Labor	1		$10,000.00

Description	Quantity	Unit Price	Cost
[redacted]	[redacted]		
[redacted]			
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]
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[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		
[redacted]	[redacted]		[redacted]

Description	Quantity	Unit Price	Cost
[redacted]		[redacted]	
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]
[redacted]		[redacted]	[redacted]
		[redacted]	[redacted]
[redacted]		[redacted]	
2-3 weeks completion time			
[redacted]			

FOURTH
ORDER OF BUSINESS

STAFF REPORTS – B. ATTORNEY

FOURTH
ORDER OF BUSINESS

STAFF REPORTS – C. ENGINEER

FIFTH
ORDER OF BUSINESS

Approval of Financials and Check Registers

North Springs Improvement District

9700 NW 52 ST
Coral Springs, FL 33076
Phone: (954) 752-0400 • Fax (954) 755-7317

To: Rod Colon, District Manager

From: Maryam Omidi, CFO

Re: Financials & Procurement

Date: September 25, 2024

I, Maryam Omidi, certify that the financials and procurement for the October 2024 Agenda meet the District's procurement criteria and comply with the District's Charter and State Law.

Sincerely,

M. Omidi

Maryam Omidi, CFO

North Springs Improvement District
General Fund
Summary Report
For the Period Ending August 31, 2024

	ADOPTED BUDGET FY 24	PRORATED BUDGET THRU 08/31/2024	ACTUAL ENDING 08/31/2024	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	13,689,625	12,548,823	6,390,528	(6,158,295)
EXPENDITURES				
TOTAL EXPENDITURES	13,689,625	12,548,823	4,904,061	7,644,762
EXCESS REVENUES (EXPENSES)	**-**	**-**	**1,486,468**	**1,486,468**
FUND BALANCE BEGINNING				5,889,620
FUND BALANCE ENDING				7,376,087

North Springs Improvement District
Water & Sewer Fund
Summary Report
For the Period Ending August 31, 2024

	ADOPTED BUDGET FY 24	PRORATED BUDGET THRU 08/31/2024	ACTUAL ENDING 08/31/2024	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	31,671,000	29,031,750	21,094,235	(7,937,515)
EXPENDITURES				
TOTAL EXPENDITURES	31,415,008	28,797,091	19,377,392	9,419,699
EXCESS REVENUES (EXPENSES)	**255,992**	**234,659**	**1,716,843**	**1,482,184**
FUND BALANCE BEGINNING				113,887,231
FUND BALANCE ENDING				115,604,074

SIXTH
ORDER OF BUSINESS

Adjournment