

PLANTATION ACRES IMPROVEMENT DISTRICT
REGULAR MEETING

April 28th , 2022

Member Present: Stephen Nieset, Chairman
Dr. Edward (Doc) N. Szerlip, Vice-Chairman
Lance Fein Ed.D, Commissioner
Louis Flanigan, Commissioner
Christopher Cariffe, Commissioner

Present: Joseph Telles, District Administrator
Angel Alvarez, District Manager
Bealinda Pell, District Engineer
David Tolces, District Attorney

Chairman Nieset called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the Flag followed by Chairman Nieset giving prayer. Roll call indicated the above members were present.

MINUTES –

Motion made to approve the Regular P.A.I.D. Minutes for March 24th, 2022 by Vice-Chair Doc Szerlip second by Commissioner Flanigan. Motion carried unanimously by voice vote.

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PUBLIC COMMENTS: - None

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DISTRICT ADMINISTRATOR REPORT:

District Administrator Telles: The Consent Agenda for March 24th, 2022 that has not changed and Cash Flow for period ending March 31, 2022. (Overview)

Chairman Nieset: Are we still not paying for the canal spraying?

District Administrator Telles: The gentleman said he ran out of chemicals and withholding one month.

Commissioner Cariffe: I saw him today sitting in his car.

Vice Chairman Doc Szerlip: Just a comment I saw them spraying but not how much of it.

Motion made by Commissioner Cariffe to approve the Consent Agenda March 24th, 2022 and Cash Flow ending in March 31st, 2022 second by Commissioner Fein. Motion carried unanimously by voice vote.

District Administrator Telles: Last month at the meeting the board instructed me to meet with the city engineer and administrator to go over the 20 Year Needs Analysis. I scheduled the meeting and the Mayor showed up and questioned what our needs were and I told her we needed to replace our pump stations because they are over fifty years old and she asked if they are working and I said yes and she responded it they are working why do you need to replace them. I responded they are not working adequately, we have no idea what is in the water underneath and the last big storm we had the water was pumped out and it came back in over the wall so we redesigne the pump stations and the pumps to eliminate that problem and she still questioned if they are working why do you need to replace them? One fo the city engineers came to my defense and told them they need to be replace. Next she looked at the city administrator said what would it take for the City of Plantation to take over P.A.I.D.? He pretty much said I don't think that could be done financially and you see what has happened with Disney at Reedy Creek and what it is costing the tax payers. She then questioned which I didn't

think it was her and that she doesn't have a right to question our engineers. She said she feels like you all need to change and I said we aren't going to do that right now and right now Plantation Acres is 97% built out and 10% left to build out. Our engineers are well aware of our drainage requirements and everything else so that won't happen. We were just taken aback by some of the comments and attitude by the mayor concerning the Plantation Acres. This 20 year storm needs, the city wants us to participate with the city they say there is a big gap missing from their report and it's Plantation Acres. Reading into what the mayor had to say I don't trust the mayor with us including our wants and our needs and their report. So what I would like to do and I sat with Bealinda and David we would like to submit our own standalone report/ 20 year needs report to the State. Because I'm not sure if we included in ours whether we get the funds we requested in the City of Plantation's report. With the board's approval either David or I write a letter to the city engineer and the mayor and tell them we will not participate in their report and decided to submit our own 20 year needs report to the state.

Commissioner Fein: Do we need a motion at this time? Is there a downside to doing it ourselves?

District Attorney Tolces: If it's the board's desire it would be appropriate to make that motion. That way the administrator has the authority to do what he asked you to do. We either submit the report ourselves or with the City of Plantation

Motion made by Commissioner Carriffe to submit the 20 Year Needs Analysis report ourselves to the State and not to the City of Plantation informing them of our intentions and second by Vice-Chair Doc Szerlip. Motion carried unanimously by voice vote.

District Administrator Telles: I sent you all the management qualifications and for Mark to take over the management at the district. I also have given you a copy of the contract that I got from them later today and I sent a copy over to David. There are several issues on it

District Attorney Tolces: Two things: Under your procurement policies for the amount of this acquisition or services you are going to pay you are required to go out for an Request for Proposal (RFP) for those services or if there are certain circumstances present you can waive the RFP requirement. As I advised Mr. Telles earlier today if you wanted to go with this company you need to pass some type of motion to waive your bidding requirements. In addition to that I just got this today and so Joe and I still need to review it and depending on what you would like to do I don't think you should take any action tonight or if it's just that you want to go with this company we could just prepare an agenda item for the next meeting to provide for a waiver and approval of an agreement that we're able to negotiate some aspects of it or if you want to go out for an RFP that is something you can direct us to do as well.

Vice Chairman Doc Szerlip: I don't want to interrupt, but what is being proposed by this organization is to take over the whole operation of P.A.I.D. lock stock and barrel.

District Attorney Tolces: I think the proposal we have received right now does not provide for that and I don't think it was our intention to have that proposed. Joe can talk more about what he was planning with respect to this company.

District Administrator Telles: The price in here is \$105,000. I was under the assumption that when I spoke with Mr. Kroncgold that it would entail everything, management and administration. The report reads that management will report back to the administrator and I want them to handle everything such as the paying of the bills, payroll, etc. and that is not what is in the proposal and I would like to re-address it.

District Attorney Tolces: I think we are interested in what the board's desire is with respect to an agreement and do you want to go out for an RFP or not?

District Administrator Telles: I'm proposing it to the board because I feel that the board needs to go to a different direction in reference to the management of the district and also to when I was and if you read the original brochure that I was sent it entailed everything the communication with the residents, all the communication via telephone, and it included all aspects of my job also now the proposal we got there is nothing referencing the communication and my administrator work and I would like to go back and re-address this with them and find out why that wasn't part of what the brochure shows.

Chairman Nieset: Can we put this as an agenda item?

Commissioner Carriffe: Can we discuss why we are looking at this?

District Administrator Telles: I went over it with Angel and we came up with a cost of about \$144,000 and then theirs was \$105,000 but in reading more into theirs it does not include any of what was included in the brochure. And that will make a difference in the proposal.

Chairman Nieset: We have to put it in the agenda for next month.

Vice Chairman Doc Szerlip: Are you pursuing this company Joe to see what they are really talking about as opposed to what we thought they were talking about? And then another company to make a comparison.

District Attorney Tolces: Yes I will do that Doc.

This will put you out of a job with the district Joe?

District Administrator Telles: Yes correct.

Commissioner Fein: There is merit in that.

District Administrator Telles: I will be honest with you that I will work hand in hand for a smooth transition. There has only been one account with the district my dad and I for the past 50 years and I missed three days due to surgery.

District Attorney Tolces: We will bring this back at our next meeting the for you to look at it and we you can talk about it.

District Administrator Telles: Once more thing on the money market and simple checking they are sending me all the information so that we can start doing the transfer of funds

LEGAL REPORT:

District Attorney Tolces: A couple of things one on the foreclosure regarding the property to the North is progressing and the homeowners association was served and they asked for an extension of time. I will be reaching out to the city attorneys office to see if there is a way that we can work cooperatively in an effort to see about getting title to the property. The other matter is that I registered as a financial disclosure coordinator for the district. I have an email from the commissioner on ethics a couple of weeks ago and just as a friendly reminder with respect to your obligations to file your forms on financial disclosures it must be done by July 1st. When you get a chance and if you have any questions let me know. I don't know if they will send you a notice before July 1st. If you don't file it they will send you a notice. Just keep that date with a start on you calendar. Thank you.

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ENGINEER'S REPORT :

A. CONSENT ITEMS: NONE

B. QUASI-JUDICIAL ITEMS

The items in this section are quasi-judicial in nature. If you wish to object or comment upon any of these items, you must be sworn before addressing the Board of Commissioners, and if you wish to address the Board, you may be subject to cross-examination. If you refuse to submit to crossexamination, the Board of Commissioners will not consider what you have said in its final deliberations.

NONE:

C. BOARD ACTION ITEMS - NONE

C1. 4th Street Estates Plat (P2203.01) Approval

Action Required: Board Approval

Item Description: 4 th Street Estates Plat P.A.I.D. Number: P2203.01

Attachments: Plat Plat Application Information

Summary: This item is for approval of the replat of the 4th Street Estates reduced from eleven residential lots (11.56 acres) of vacant land to four residential lots (3.31 acres). The plat meets the criteria of the District.

Recommendation: APPROVE

Jeffrey K. Representative: This is a new plat for four acre lots that front 4th Street as four individual lots. The zoning criteria does not require that they be a full acre.

Kathleen F. 11901 NW 24th St- On the size of the plats.

Lori B. – 11681 NW 6th St- Have you gone out there and looked at the drainage for these home?

Chairman Nieset: We are only looking a the plat at this point. That is the only responsibility we have tonight.

Vice Chairman Doc Szerlip: I personally went out there myself the other day when I saw the change and to me it looked fine.

Jenn F. – 11831 NW 9th St – My comment is that I hope you guys take into consideration the size of the lot , obviously the drainage , I would like to know if you can expand on sewage and is it septic?

Jeffrey K. Representative: Let me clarify that when we were seeking rezoning change to the land use plan that was the time for proposals and public input. We are just coming forward with By-Right Zoning. We are not bring sewer or doing lakes on this property.

Motion made by Commissioner Carriffe to approve the 4th Street Estates Plat second by Commissioner Fein. Motion carried unanimously by voice vote.

D. DISCUSSION ITEMS

D1. Pump Station Number 3 Rehabilitation (D1707.01-3) Update

Action Required: Status Update

Item Description: Pump Station Number 3 Rehabilitation

PAID Number: D1707.01-3

Attachments: None

Summary:

1. Contractor has provided a hospital grade exhaust muffler shop drawing recently, which has been reviewed and approved by our office.

2. The Contractor informed us last month that the initial construction start date of March 14th 2022, was delayed due to an international material shortage of large diameter ductile iron pipe. This is still the case.

Currently, two pieces of pipe necessary to start construction will not go into production until the week of July 18th, 2022. With two weeks for production and paint and an estimated week of shipping, it is anticipated receiving these items in mid August. The pump itself will be ready by the second week of June along with other materials; however, the contractor will not be able to start construction without these two pieces. Our office will continue to monitor this and stay in communication weekly with the contractor as we have been.

District Engineer Pell : The contractor informed us that two weeks for production and another week of shipping it's anticipating that these items will be mid August. The pump itself will be ready by the second week of June along with other

materials. But the contractor won't be able to start construction without these pieces. Our office will continue to monitor this and stay in communication with them as we have been.

Vice-Chairman Doc Szerlip: Will this affect the cost?

District Engineer Pell: Not the cost but the start date.

Chairman Nieset: Do you think that maybe we should place the next order a little sooner for the next pump?

District Engineer Pell: I think it would be a good idea to order for the next pump now. I will get with them next week and work with them on that.

D2. 20-Year Needs Analysis (D2109.01) Update

Action Required: Update

Item Description: 20-YR Needs Analysis

PAID Number: D2109.01

Attachments: None

Summary: Our office is currently preparing this item and will be submit.

Vice-Chairman Doc Szerlip: The original concept to latch on with the city was cost correct?

District Administrator Telles: It was to be able to use their lobbyist and them advocating on behalf of us in including our report with theirs. Once we submit our report in the Broward and they submit to the State we might be able to get a grant.

Vice-Chairman Doc Szerlip: So the \$40,000/\$ 50,000 may go down?

Commissioner Fein: Do we need to make a motion as we did earlier 20 Year Needs Analysis report to the State?

District Attorney Tolces: I think the clarification is made now to reflect back to the motion.

D3. Swale Obstruction Evaluation (D2201.01) Update

Action Required: Update

Item Description: FP&L Poles/Guy Wires and PAID Drainage Facilities Swale Obstruction Evaluation

PAID Number: D2201.01

Attachments: FP&L Poles/Guy Wires Field Photos PAID Drainage Facilities Field Inspection Photos (Phase 1)

Summary: 1. Per the Board's request at the last PAID meeting on March 24, 2022, FP&L light poles and/or guy wires located in swales within the Acres was a concern. The Board instructed District Staff to provide field inventory of FP&L's facilities and identification of its poles. Our office has received some field photos of light poles or electric poles and/or guy wires from Angel Alvarez. Once our office receives all necessary field information of all poles, we will determine which (if any) poles and guy wires may be obstructing drainage.

2. The Board requested P.A.I.D. staff to inspect all of the existing drainage facilities located within Plantation Acres prior to this year's wet season. It was agreed that the inspections would be performed in Phases. For Phase 1, this area is bound to the east by SW 112th Ave, the west by NW 124th Ave, to the north by NW 28th Court, and the south by NW 21st Court. The field photos reference the PAID Facilities Manual pages. All catch basins and endwalls located in Phase 1 appear to be in good working condition. Phase 2 will begin next. This area is bound by Sunrise Blvd to the south, NW 21st Court to the north, SW 112th Ave to the east, and NW 124th Ave to the west. (Discussion)

District Engineer Pell : I would like to mention that we should not continue with this project.

District Attorney Tolces: Unless we have a big rain there is no way we can proof that their poles are obstructing the flow of water.

Commissioner Cariffe: Priority should be clean the swales and keeping our drainage going. I think some of these poles have been here for a long time. How many hours have we devoted to this really? We will never see a return in our investment.

Commissioner Fein: There are some that you can tell you don't need a big storm to know this is going to stopo water. We don't know have much water this is stopping.

Commissioner Cariffe: We have spent so much time on this.

Vice-Chairman Doc Szerlip: They are not going to pay to move those poles. Right now it is not going to happen as much as we may desire. I think it's a waste of time.

Chairman Nieset: We need a heavy rain in order to identify this problem.

District Engineer Pell: I totally disagree with that, they have been out there for years. It is not significant enough.

Commissioner Fein: I will spearhead this project. My recollection is we were going to do from North Acres Park to the northern boundary and then east to west. I don't know how we went south.

District Manager Alvarez: I went east west north south.

Chairman Nieset: Boundary was he was going to start on the north side

Commissioner Cariffe: There was no defined boundary then.

Vice-Chairman Doc Szerlip: I think we should make a motion to send a letter to FPL just to go on the record on the section from the park all the way north and west and south that this is what we feel

District Attorney Tolces: You want a letter from the district administrator... I'm trying to understand what the motion is. So is the motion directing the administrator to send a letter to FPL regarding this area?

Motion made by Vice-Chairman Doc Szerlip directing the administrator to send a letter to FPL regarding the poles in the area from Sunrise to Oakland second by Commissioner Fein. Motion carried unanimously by voice vote.

D4. Permit Activity (D9408.02 & D9408.03) Summary

D5. Violation Activity (D9611.01). Summary

District Manager's Report

Last Month's Follow Up: Inspection of all drainage structures – in process, inspection of all FPL poles – in process

Projects: See weekly project report

Pump Stations: Runtime hrs/ pump 1 = 3,451 – pump 2 =3,564 – pump 3 = 3,704 – pump 4 =3,140 – pump 5 = 4,560 – pump 6=3,238

Canals: This Month = 4.06'- Last Month = 4.39' - Year to date = 4.41'

Rainfall: This Month = .50" - Last Month = .25" - Year to Date = 4.66"

