

**PLANTATION ACRES IMPROVEMENT DISTRICT**  
**REGULAR MEETING**

**January 27<sup>th</sup>, 2022**

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

**Present:** Joseph Telles, District Administrator  
Angel Alvarez, District Manager  
Werner T.Vaughan, District Engineer  
David Tolces, District Attorney

**Absent:** Lance Fein Ed.D, Commissioner

**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 minutes to reflect the correct date of December 2<sup>nd</sup>, 2021 by Vice-Chair Doc Zerlip to approve the Regular Meeting Minutes of December 21<sup>st</sup>, 2021 and second by Commissioner Cariffe. Motion carried unanimously by voice vote.

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**PUBLIC COMMENTS: - .**

**Lori Bernardi** – 11681 NW 6 ST PLANTATION FL 33325-1903 Clarification on when we come up to the podium and ask questions/make comments but can't comment later when something is being said.

**District Attorney Tolces:** Board attorney; this is public comment, public comment means comments and not questions to answer. It's the way meetings are run. If you want to ask questions you can but the board is not necessarily going to respond immediately. It's on the agenda's public comment. If you say I have a question about this but don't expect the board to respond to everything right then and there. They need to be able to control the meeting and if they were to respond to every single question they could be here for a very long time. That is why it's a public comment the meeting is open and you may feel free to talk about anything that is P.A.I.D. business.

**Lori Bernardi** -That is a question I would like an answered if anyone is willing to answer it later on...I don't understand part of it. I looked on line and didn't see anything that would clarify for me. I'm going to paraphrase for someone else because they say they can't get through....her comments are that she does think that during public comments if you're looking for something to say it might be beneficial to say that P.A.I.D. had an opportunity for the support of Plantation Acres by ensuring that the agenda was correct on the website. However; the old agenda was published and was there for days and just today the agenda was visible. This is sad because P.A.I.D. would have had an opportunity to show the residents their support of North Acres park telling the community that it's not P.A.I.D.'s responsibility to broadcast the meeting is unacceptable. Yes, they are upset because they can't hear what is going on again. I do appreciate that the North Acres park is back on and seems things are going in the proper step. So the question would be if later on when you talk about the park are we allowed to make comments then? Technically I don't understand the proceeding.

**Commissioner Flanigan:** The reason we have public comments is that some residents have one question and you get three minutes but if you get on the agenda that is another story.

**Lori Bernardi** – I did ask a couple of months ago if I can get on the agenda and was told I have to wait until after the meeting and then after the meeting I was told to just come up during the public comment. If I've already sent emails on issues I'm having and then getting up to bring it out right then I thought I had to go through a process of sending you notice. If that is not the process how are you supposed to be prepared to respond to my complaint.

**Commissioner Flanigan:** Again public comment is for people that have something simple they want to say or ask and they don't have to sit through the entire meeting. Do you three minutes

**District Attorney Tolces:** This is the time that if you have issues or comments you bring it up. The board is not necessarily going to respond to any immediately but it may take some time to do research and someone will get back to you.

**Lori Bernardi** – I did complain when the house on 6<sup>th</sup> St. just North of me and had no flooding but it looks that they put a septic tank in the back yard...no one go back to me...nothing ever happened...think my husband spoke with Angel...now the house was sold...;Australian pines roots are up and there is mush from the water...I took pictures when I sent the email last summer.

**Vice-Chairman Doc Szerlip:** When this happens again it would be advantageous to the board if you took some pictures. So for two years the same situation is existing. Bringing it up to speed when we have another storm you can bring it to the board again.

**Chairman Nieset:** Normally a drainage problem if they have it contact Angel and he will check it out and sends it to engineering. That is the proper way to do it.

**Theresa Smith** - 11880 NW 24 ST PLANTATION FL 33323-1900 – Glad to see the North Acres park is on the agenda again. Comment that in 2014 we were promised a park in 2016 the bond was issued and in 2022 it will be six years since the bond was issued and eight years since the park was promised. I hope this is the year and of course inflation can set in but had we not sat on that money and waited the park is derelict now, weeds overgrown, oak trees dying, and has been used as a dumping ground for mulch. No time like the present to take care of this once and for all. Thank you.

**District Administrator Telles:** Warner and I had a meeting the beginning of this month with the city engineer and the administrator in reference to the whole stormwater program that is going to be in effect and the park was brought up. They did get \$500,000 and now they realize that the entire plot of land is a giant muck pocket and the \$500,000 is not going to be near the money needed. That is one of their things in the stormwater they gave us an artist rendition and what they want to do with the park which is part of the stormwater program and which they are getting federal funding for and it's nice what they have planned. We have to submit to the federal government in conjunction with the City of Plantation our plans for stormwater. All that is coming about in 2022.

**Theresa Smith** My comment is we have been patient perhaps too patient..

**District Administrator Telles:** We don't have anything to do with it because the city owns that property. We are watching and working with the city. The city also took all their construction material and dumped it in the lake and all of it will be removed. They have plans for the park. What we and the city have to submit to the federal government must be done in June, the city has a lobbyist for millions of dollars for the City of Plantation. We will be joining them using their lobbyist hoping to have them advocate for us money that will help us increase the drainage out here and possibly help us pay for the pump stations.

**Jennifer Fain** - 11831 NW 9 ST PLANTATION FL 33325 – You once were speaking on the street I live on and the yellow lines on the map and installing a pipe line. **1.** I would like to know when that would be done **2.** If it is in the 2022 plans **3.** how you can enter my property and do that **4.** is it a definite plan. It is between two lots that you are going to do this to drain water to the canal.

**District Attorney Tolces:** This is public comment, they may get back to you. Who is the chair?

**Chairman Nieset:** At the present time I'm the board chair.

**District Engineer Fradley:** We do have an item which is a twenty year analysis that you just touched on. (D3. 20-Year Needs Analysis (D2109.01).

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**DISTRICT ADMINISTRATOR REPORT:**

**District Administrator Telles:** You have the November and December report. The Consent Agenda for November 30<sup>th</sup>, 2021 that has not changed and Cash Flow for November 30<sup>th</sup> 2021. (Overview)

**Chairman Nieset:**The Preferred Governmental Insurance stuff what is that?

**District Administrator Telles:** Installment agreement for the Workers Comp for the staff.

**Vice Chairman Doc Szerlip:** Don't we get an FPL bill each month?

**District Administrator Telles:** We get the building and all five stations set to us and then two weeks later we are sent the bill for the six pumps stations. We are trying to get them to include them all and send it at the same time.

Motion made by Vice-Chair Doc Szerlip to approve the Consent Agenda for November 30<sup>th</sup>, 2021 second by Commissioner Cariffe. Motion carried unanimously by voice vote.

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**District Administrator Telles:** You have the December 31<sup>st</sup>, 2021 report. The Consent Agenda for December 31<sup>st</sup>, 2021 that has not changed and Cash Flow for December 31<sup>st</sup>, 2021. (Overview)

**Vice Chairman Doc Szerlip:** Question on the fuel. I know you got a great deal on the propane...has it gone up crazy?

**District Administrator Telles:** No,it remained the same and based upon the Wall Street Index.It will fluctuate some.

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Motion made by Vice-Chair Doc Szerlip to approve the Consent Agenda for December 31<sup>st</sup>, 2021 second by Commissioner Cariffe. Motion carried unanimously by voice vote.

**District Administrator Telles:** FDIC insured bank accounts since we are a governmental entity we are only insured for \$250,000,the bank then has to have a seperate insurance policy to insure our funds , there is a list of private depositors that the state allows SunTrust and Truist Financial being two of them. I went on the Florida League of Cities website and one of the public depositors on there is paying a lot better interest rate. I would like to ask for the boards approval for anywhere from \$750,000 to \$1M to move to a fixed rate interest rate account with them for a better interest rate...they are accredited.

**District Attorney Tolces:** Is that to move an amount not to exceed \$1M?

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Motion made by Commissioner Cariffe to authorize a movement between \$750,00 and up to \$1M to the fixed rate interest baring account second by Vice-Chair Doc Szerlip. Motion carried unanimously by voice vote.

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**LEGAL REPORT:**

**District Attorney Tolces:** Not much to say but Happy New Year to everyone and happy to be here. I'm working on some personnel policy manual with the administrator and keeping our eye out on the property to the North. Maybe a further update on the February meeting. Thank you.

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**ENGINEER'S REPORT :**

**District Engineer Fradley:** Just want to let everyone know that Vern is out on emergency leave. Not in our office for a while. This is Belinda Pell she had started with us in 2006 then left briefly to start her own company and is now back. I'm doing all the P.A.I.D.. She did the project that went through all your neighborhood in 2012 , did all the reviews and she is

now our go to person and doing everything that Vern was doing. He is hopeful to come back. I will ask Belinda to go over the 20-Year Needs Analysis.

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 cross-examination, the Board of Commissioners will not consider what you have said in its final deliberations.

QUASI-JUDICIAL: NONE

C. BOARD ACTION ITEMS: NONE

D. DISCUSSION ITEMS: NONE

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D1. Pump Stations Improvements (D1707.01) . . . . . Update

**Summary: District Engineer Fradley:** Pump is being manufactured right now. (Overview)

1. Contractor has provided the majority of the required shop drawings, which have been reviewed and approved or rejected with comments for revision and resubmittal.
2. Minor modifications to the pump have been made by the pump manufacturer for means and methods purposes, which have been drafted and revised within the plan set.
3. SFWMD ROW Permit staff have informed us that the applicant will be required to extend the permit annually via permit extension applications to the district, in lieu of one multi-year extension as requested.
4. Continued communication with the Engineer and the Contractor have been kept via email and phone conversations. The Contractor has been requested to verify the construction start date (February 2022) in which they are working on and shall provide an answer in the coming week.

**Chairman Nieset:** The modifications on the pumps are they just minor or how much time are we spending on making these changes?

**District Engineer Fradley:** They made the changes and we did the checking to make sure that it will work. The six stations are not identical (Overview)

**Vice Chair Doc Szerlip:** These changes are created by the contractor so is his the same cost involved?

**District Engineer Fradley:** Yes, it is the same cost exactly. (Overview)

**Commissioner Cariffe:** With all these changes and in the past there was a discussion that we would get so far ahead with this pump 1 and start moving into pump 2. In the ordering, will we still be able to do that?

**District Engineer Fradley:** This is the process we expected. I don't want to have more than two pumps at a time down there and depending on when they start this in the rainy season. If I have a window of dry season I will try to do two. I only like to have only one pump down. The new pumps will pump twice as much. These lift the water and take it out straight to the canal. I want to see what problems they run into.

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D2. North Acres Park (C0209.02) . . . . . Update

**Summary:**

As requested, the engineer contacted the City engineer for a status on the North Acres Park. See attached Meeting Minutes.

**MEETING MINUTES DATE:**

**December 13, 2021**

**RE:** Funding

**PROJECT:** North Acres Park

**PROJECT NO:** C0209.02

**FROM:** Werner T. Vaughan, PE

**ATTENDEES:** Werner T. Vaughan, PE, Samira Shalan

A meeting was held and the following was discussed:

1. There was an existing study performed by the City on the North Acre Park in 2016.
2. Due to COVID and recent material costs escalating, the City has revisited this General Obligation bond funding including the North Acres Park. As a result, the City is trying to figure out what’s best for the community by updating their financial analysis and also researching other funding sources and are pursuing a \$65 million general obligation bond (borrowed money) for Fire, Police, Parks & Drainage improvements/projects.
3. North Acres Park is one of their priorities. The City Engineering Department is currently working on a conceptual plan for the park, but is not ready to release the plan to the public until a detailed financial analysis has been completed and reviewed by City staff and presented to the City Council for recommendations to move forward.
4. The City’s Engineering department believes that the east 10 acres has a lot of muck on the property and most likely future testing will be a component of the financial analysis. Possibly lake(s) may be part of the development program for the park, but will not be conclusive until the feasibility and financial analysis has been completed. Joe Telles mentioned (at the Jan 6 th meeting with the City) that there were borings performed on this property years ago.
5. They have been diligently working on this analysis update as well as conceptual planning since February 2021 and will keep us updated on their progress. At a meeting on January 6, 2022 the City Engineer showed a very preliminary site plan on the 10 acres with a lake, and around it what appeared to be a fitness path with potential stations; the rest green space.

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D3. 20-Year Needs Analysis (D2109.01) . . . . . Discussion

**Summary: (Presented by Belinda Pell PE) and David Fradley**

1. As part of the 2021 regular session, the State Legislature recognized the need for a long-term planning process for stormwater. A state mandate was passed, Section 403.9302, Florida Statutes, which now requires a 20-year needs analysis from local governments providing stormwater services starting in 2022, and required every (5) five years thereafter.
2. Our office will be submitting the above mentioned stormwater analysis on behalf of PAID to Broward County by the state’s deadline of July 31, 2022. The county is accountable for collecting all local analyses within its jurisdiction and compiling all information which then will be submitted to the Secretary of the Florida Department Environmental Protection and to the Office of Economic and Demographic Research.
3. The 20-Year Needs Analysis shall include but is not limited to background/historical information including current activities associated with the management, operation and maintenance, and control of PAID’s SWM system; the current service area for the SWM system and any expected changes to the system over the next (2) two decades, any expansion projects and associated estimated future costs in 5 year increments over the next 20 years, resiliency initiatives related to climate change if applicable (sea level rise, increased flood events, etc.), remaining estimated useful life expenditures for stormwater infrastructure, and any “major” SWM components targeted for replacement within a 20 year horizon.
4. We have everything we need to complete this work and are ready to commence.

**Vice Chair Doc Szerlip:** Does the 20 year plan overlap or anything with the park situation or are these two separate entities? What might we come up with in the next couple of years. Any connection at all.

**District Engineer Fradley:** Two separate entities. There is not connection at all. The report will be updated every five years which is feasible. They want to get rid of special districts. We have been doing this now since 1999 storm (Irene) (Overview on the priority map)

**Commissioner Flanigan:** David do you know when the city will have their next meeting on the North Acres part?

**District Engineer Fradley:** No. I don't even know that they are having meetings.

**Engineer Pell:** We can check into it.

**District Engineer Fradley:** It does not affect us much at this point because a park will be much easier to deal with than homes in reference to drainage. I don't need to attend those meetings. I have no input. That is the end of my agenda. Belinda will be here for the next month's meeting.

**Chairman Nieset:** Thank you David.

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

D5. Violation Activity (D9611.01). . . . . Summary

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**District Manager's Report**

**Last Month's Follow up** : NW 5<sup>th</sup> St. Driveway culvert non-functional (debris filled). 90% of homes have no swale.

**Pump Stations** – All stations operating as expected.; stations 1 & 4 have no radio communication; station #3 is pending initial installation of new engine; VT-Scada desktop PC, w/pump program has been replaced. Radios to be installed as they arrive.

**Chairman Nieset:** Is there an ETA on the radios.

**District Manager Alvarez:** No ETA on the radios. I will followup for the next meeting.

**Canals** – This Month - 4.45' - Previous Month = 4.39' - Year to Date - 4.45'

**Rainfall** - This Month - 1.49" - Previous Month- 1.83" – total - Year to date = 1.49"

**Projects** – See included weekly project summaries (new)

**Fleet** – 2010 F-150 - Had emergency service lights installed. This should be the standard procedure for new vehicle purchases from dealer to light installation then to district staff use.

**Safety** – No incidents to report.

**New** - P.A.I.D. office area keys (3-main door office and pump stations) given to chairman to pass from chairman to chairman along with gavel.

**NEW BUSINESS –**

**Vice Chairman Doc Szerlip:** I just wanted to mention that we have here with us tonight one of our previous commissioner's Jim Davis, who was with us here many, many years and it is nice seeing you Jim.

**Jim Davis:** Thank you Doc. I appreciate that.

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**OLD BUSINESS –**

**District Administrator Telles: 1.** I think you all know that the only proposal we got for the canal/pond spraying was from Superior Waterways. Some questions came up in reference to their proposal. I sent my questions to Luis, he has not gotten back to me. What I did today is went back into the old record for PAID and found out we had put this out for bid in 2018 and I saw the other four waterway management companies that responded to it so I sent out emails out to them today and received a reply from Mr. Green whom is very familiar with our district. He sent me a map of all our canals/ponds and advised working on a proposal and I'm waiting for the other three vendors to respond and see if they want to come in with a proposal. Our current SOLitude Management company ...Angel thought I had terminated the policy or their contract because the canals were so bad. I told Angel I have not terminated anything and Angel contacted them and they informed me that they have not been spraying because they are out of chemicals. I immediately placed a stop payment on their check. We will see how they react to that, the canals are worse now then they've ever been. So if whomever comes in and we accept their proposal there may be an additional charge to clean everything up since they are so bad. We will get some more proposals than only Superior. They don't leave reports when they come out so we have not idea when they come out. I don't plan on paying them for the two months they missed. They treat the canals with pesticide allowed by the EPA. 2. On another note Steven and I meet with the staff in reference to a couple of items in reference to our staff. Here we have the new fingerprint timeclocks' that I will install. Not everyone will be required to check-in on the clock. I also am back working with Lindsey in David's office to revidse our employee manual to define more items in our manual to revise Angel's responsibility, employees responsibility, vacation time, use of company vehicle and we are refining it to make it more concise since it is now only a general employee manual. The employees came to me and I would like to ask since we have the seven paid holidays and they are adking if we can also add two other federal holidays (Martin Luther King and Presidents Day) that not not of the current paid holidays.

**District Attorney Tolces:** If I may, we can if the board has a feeling that you would like to include it as part of the draft changes. I believe the manual will be coming back to the board for approval. You will still have a chance to give it a thumbs up.

**District Manager Alvarez:** We work those days but if you want those days off you are required to take a Personal Time Off (PTO) Sick or a Vacation (VAC) day. They brought up the fact that schools, bank, government offices/agencies' are closed on those days.

**District Attorney Tolces:** You don't have to make a decision now and we can include it in the draft and then when you come to discuss the draft you can decide at that point in time.

**District Administrator Telles:** Another item is vehicle tracking (GPS) at \$0.76/day per vehicle down to \$0.42/day per vehcile. I got a hold of Rhino Fleet Tracking they give me a price on three GPS units at \$39.95 , activation fee at \$75, monthly service for the three vehicles is \$21.95 for a total of \$65.85/mthly. The total price for the units first month service and the activation is \$260.70 then after that it will be \$65.85/monthly.I'm leaving that up to the board on whether we want to do this or not.

**District Administrator Telles: Vice Chair Doc Szerlip:** The rational behind it is to know where all the vehicles might be at any given time?

**District Attorney Tolces:** Yes.

**District Attorney Tolces:** Do we have an issue?

**Commissioner Cariffe:** Yes.

**Commissioner Flanigan:** Can we table until we have a full board?

