

Naples, Florida

December 16, 1987

LET IT BE KNOWN, that the Pelican Bay Improvement District met on this date in Regular Session at 4:00 P.M., in the Naples Federal Savings & Loan Building, Fifth Floor, 5801 Pelican Bay Boulevard, Naples, Florida, with the following members present:

PRESIDENT:	Miles Scofield (Absent)
SECRETARY:	Sue E. MacAlister
TREASURER:	Sylvia A. Moll (Absent)
	Ramer B. Holtan
	James D. Hake

ALSO PRESENT: Mr. Gary L. Moyer, District Manager; Mr. James P. Ward, Assistant District Manager; Mr. Joe McMackin, Attorney for the District; Mr. Harmon Turner, Consultant to the Board; Messrs. Tom Peek, Art Newman and Steve Means of Wilson, Miller, Barton, Soll & Peek; Messrs. Lou Hoegsted, Ben Briggs and Walter Carter of Westinghouse Communities of Naples, Inc.; Representatives of the Pelican Bay Property Owner's Association; PBID Residents and Ms. Jean C. Smith, Assistant Secretary.

AGENDA

1. Roll Call.
2. Approval of Minutes of the Meeting held November 18, 1987.
3. Public Hearing:
 - A) Consideration of Resolution Requesting the Board of County Commissioners of Collier County to Amend the Boundaries of the Pelican Bay Lighting Municipal Service Taxing Unit to Include All Lands Bordered on the North by Vanderbilt Beach Road, on the South by Seagate Drive, on the East by U.S. 41 and on the West by the Gulf of Mexico.

AGENDA (CONT.)

4. Award of Bids:
 - A) Utility Site Lighting
 - B) Utility Site Landscaping and Fencing
5. Consideration of Change Order No. Three (3) with Metro Construction & Equipment Co. to Complete the Paving Within the Utility Site.
6. Consideration of License Agreement with Westinghouse Communities of Naples, Inc. for Use of the Utility Site by ESPN for the Senior's PGA Golf Tournament.
7. Engineer's Report.
 - A) Update on the Wastewater Treatment Plant Construction.
8. Manager's Report.
 - A) Street Lighting Update
9. Confirmation of Invoices and Requisitions.
10. Supervisor's Requests.
11. Adjournment.

ROLL CALL

Ms. MacAlister called the meeting to order at 4:00 P.M. and asked the record show President Scofield and Ms. Moll absent with all other members present.

MINUTES OF MEETING OF NOVEMBER 18, 1987 - APPROVED AS CORRECTED

Mr. Hake moved, seconded by Mr. Holtan and approved unanimously, the Minutes of November 18, 1987, subject to the following corrections:

Page 2374 - In the fourth line of the third paragraph the word, "invested" should be changed to, "infested".

PUBLIC HEARING:

Consideration Of Resolution Requesting The Board of County Commissioners of Collier County To Amend The Boundaries of the Pelican Bay Lighting Municipal Service Taxing District To Include All Lands Bordered On The North By Vanderbilt Beach Road, On The South By Seagate Drive, On The East By U.S. 41 And On The West By The Gulf Of Mexico

Legal Notice having been published in the Naples Daily News on December 1, 1987 and December 8, 1987, as evidenced by the Affidavit of Publication presented for the Record, a Public Hearing was held to consider

the amendment of the boundaries of the Pelican Bay Lighting Municipal Service Taxing District to include all lands bordered on the North by Vanderbilt Beach Road, on the South by Seagate Drive, on the East by U.S. 41 and on the West by the Gulf of Mexico.

Mr. Moyer explained that approximately two-thirds of the land within Pelican Bay is currently within the Municipal Service Taxing District and based upon the 1987 Tax Rolls, the inclusion of this additional land would increase the assessed value of the property within the Lighting District from approximately \$350,000,000 to \$430,000,000 and decrease the millage from approximately .27 mills to .20 mills.

Mr. Moyer advised that a copy of the Resolution had been included in the Agenda Package, and the Resolution states that the Board of Supervisors of the Pelican Bay Improvement District requests Collier County to amend the Street Lighting District to include all of the lands within the District.

At this time, Ms. MacAlister called for comments from the Public. There being no comments from the Public, Mr. Holtan moved, seconded by Mr. Hake and approved unanimously, the Public Hearing be closed.

Following the close of the Public Hearing, Mr. Holtan moved, seconded by Mr. Hake and approved unanimously, the Resolution requesting the Board of County Commissioners of Collier County to amend the boundaries of the Street Lighting District to include all lands within Pelican Bay and that the President and Secretary be authorized to sign the Resolution.

AWARD OF BIDS

Utility Site Lighting
Utility Site Landscaping and Fencing

Mr. Moyer asked Mr. Steve Means of Wilson, Miller, Barton, Soll & Peek to review the bids which were received for the Utility Site Lighting project. Mr. Means advised that bids were accepted on December 15, 1987 for this project as well as for the Utility Site Landscaping and Fencing project. Mr. Means explained that this project consisted of placing lighting along the proposed and existing roadway that would be constructed in the Utility Site. He advised that the poles would be three feet high and identical to those in the Oakmont area. Mr. Means showed the Board a "typical section" of the poles and explained they would be located three feet off of the pavement and vented so the light would be cast downward. Via the construction drawings, Mr. Peek showed the Board the layout of the Utility Site lighting, along the proposed roadway alignment.

Mr. Hake suggested that the alignment of the proposed roadway interfered with the drawing which the Board received showing the placement of the ESPN facilities. Mr. Hake also questioned why the District was relocating the existing roadway. Mr. Peek explained that currently traffic from Golf Course Maintenance personnel traversed the District's Utility Site and in the future utility operations, it was important to isolate the Utility Site and by relocating the existing road, traffic to the Golf Course Maintenance area would be directed along the perimeter of the Utility Site. The re-alignment would also give the District access to the existing roadway area for landscaping purposes in order to screen the existing tanks and buildings at the Utility Site.

Mr. Peek explained that the roadway construction and the lighting installation would not conflict with the location of ESPN's facilities and the landscaping could be delayed until ESPN's facilities were removed from the site.

Mr. Hake was concerned with the trees that would have to be removed if construction were to proceed in accordance with the proposed drawings. Mr. Ward suggested that the plan was flexible enough so that the Contractor could work around the existing trees and if any trees had to be removed they could be relocated to another area on site.

Mr. Hake asked whether the proposed roadway was part of Metro Construction's existing contract. Mr. Ward explained Metro's current contract called for providing a stabilized subgrade for portions of the roads within the Utility Site, however, no paving was included. It also did not include the proposed realignment of the roadway. However, it seemed to be the consensus of District staff and the Engineers that the area of the existing roadway was very open from a landscaping point of view and it hindered the District from providing more screening and landscaping from Pelican Bay Boulevard to the storage tank areas and also since the existing roadway was very torn up and it was felt that the roadway could be moved without adversely affecting the Utility Site.

Mr. Hake suggested that the Utility Site Lighting and Landscaping be delayed until the drawings could be brought up to date as the current construction drawings and the drawing showing the layout of the ESPN facilities conflicted with one another.

Mr. Peek advised that the Utility Site Lighting Contract was

predicated upon the approval of the Change Order with Metro Construction & Equipment Co. to construct the new roadway and complete the paving of the existing roadway.

Mr. Ward advised that there was no provision in Metro's contract for replacement of the current roadway. He explained that the majority of the roadway was torn up during the construction of the main effluent line running from the Master Pump Station along the roadway to the Wastewater Treatment Plant. It was Staff's opinion that the proposed roadway would provide an excellent access to the Utility Site for the operations of the District; would keep the Golf Course personnel from crossing the utility site and would provide easier access for the the semi's going to the chlorine building.

Mr. Hake asked what would happen to all of the fill dirt that would have to be removed. Mr. Ward explained that all of the fill is being utilized by Metro in the berming and roadwork and advised that in the landscaping portion of the contract an additional 9,000 cubic yards of fill would have to be brought onto the Utility Site for berming around the tanks.

Mr. Hake suggested that the money for the new roadway would not be money well spent and as far as the Golf Course personnel was concerned, they had been crossing the Utility Site for the last eight years and it had been a very happy relationship and if they continued to cross the site for another eight years it would not harm anything.

Mr. Ward suggested that the cost differential to build the new road versus restoring the old road amounted to very little. Mr. Peek

advised that it would be slightly more expensive to build the new roadway versus restoring the old roadway.

Mr. Ward suggested that the primary reason for the roadway relocation was to provide for substantially better landscaping in the area of the old roadway and this was staff's major impetus for relocating the roadway.

Mr. Hake suggested that any decision on the Utility Site Lighting and the Utility Site Landscaping and Fencing be delayed until Mr. Scofield and Ms. Moll were in attendance.

Ms. MacAlister asked if there would be any impact to the District if this decision was delayed. Mr. Moyer explained in the bid documents the District reserves the right to hold the bids for sixty days, thus there would be no problem with delaying award of the contract. Mr. Ward advised that he desired to have Metro complete their work as soon as possible and they should be through with the remaining portion of their contract by early January.

Ms. MacAlister suggested that this Agenda Item be deferred until the January Meeting. The Board concurred.

Mr. Moyer advised that bids were also accepted for the landscaping and fencing of the Utility Site and at this time Mr. Peek showed the Board the landscaping renderings for this project.

Mr. Peek advised that the project consisted of the northern half of the site and the southern half of the site. Mr. Peek explained that if the southern portion of the existing roadway was removed, the District would have the opportunity to create berming in the area of the existing

tanks. He explained that on top of the berming would be plantings to help screen the tanks from the view of the residents. He continued by outlining the entire landscaping plan for the Board.

Mr. Hake asked who had proposed the landscaping plan for the Utility Site, as he recalled about five or six meetings ago WMBS&P had reported that in 1989 that there would have to be an additional plant expansion and these facilities would be built in the area of the proposed landscaping. Mr. Peek responded by stating that none of the proposed landscaping would be in the area of the next phase of expansion. Ms. MacAlister asked whether there would be better access to the next phase of facilities with the new proposed roadway. Mr. Peek stated that in his opinion the new roadway would provide better access.

It was Mr. Hake's opinion that if the District had to undertake a major expansion in the next three years, the District's money would be better spent by waiting until the completion of the final phase of expansion and then proceed with the landscaping of the site. He stated that if the District proceeded with the landscaping project as proposed, the District would be sorry as it would interfere with the next expansion and some of the landscaping would have to be torn out and re-established. He concluded by saying that it was not his desire to deny the residents of Pelican Bay beautification of the Utility Site but he did not think the expenditure of funds would be well spent at the present time.

With regard to the underground utilities, Mr. Means advised that all of the existing underground utilities and the future underground utilities were looked at and the landscaping plan was devised taking these

utilities into consideration.

It was Ms. MacAlister's opinion that the berming as well as the plant material was an important part of the landscaping plan.

Mr. Art Newman of Wilson, Miller, Barton, Soll & Peek stated that he had looked at the overall project from an ease of maintenance standpoint as well as from the standpoint of buffering the tanks. He elaborated on the grading plan as depicted in the landscape drawings. Most importantly, he advised the Board that nothing currently existing on the site would be destroyed or removed from the site; i.e., all the existing plants and trees would either remain or be reused on site. He also explained that by the use of berming the District would not have to plant very large plants and trees.

Mr. Hake was concerned that there was underground piping, valving, etc., that would be buried under the berms and this could become a great problem down the road. He suggested an alternative to landscaping around the tanks would be to paint them with murals or another color in order to beautify the tanks. Mr. Newman advised that painting the tanks was looked at as an alternative, however, the tanks would need to be painted approximately every three years and maintenance costs would be very high.

Mr. Hake stated he felt the authorization for the design of the landscaping plan should have come from the Board and he indicated he did not like surprises.

Mr. Ward advised Mr. Hake that the Board had previously authorized the Engineers to proceed with the design of the irrigation and

landscaping of the Utility Site and the record clearly reflected that the Board has had a great deal of discussion about screening the tanks and heavily landscaping the Utility Site. He was of the opinion that the landscaping, as shown on the drawings, would not adversely affect the operations of the District.

Ms. MacAlister commented that she felt nice landscaping around the Utility Site was important and could not get very enthused about painting the tanks, as this would not be very complementary to the Community.

Mr. Newman showed the Board drawings depicting the number and types of plantings that would be planted around the Utility Site. He advised that WMBS&P had tried to make this plan a neat, manageable plan and as far as the design went, it was not WMBS&P's goal to make the Utility Site a "pretty" site but rather an aesthetically pleasing site, as well as a functional site.

Mr. Moyer commented that the sooner the Board made the decision on where the road was going to go, the better, as Metro would not be on site much longer. Mr. Hake suggested that Metro Construction did not have to do the work if the Board deferred action on this matter. Mr. Moyer advised that the District would and has received a better price for the construction of the road as Metro's equipment was already on site and if a new Contractor were to do the work there would be mobilization costs, contract administration costs, etc. Ms. MacAlister suggested it would also take much longer to complete the project if the District had to go through the bidding process.

Mr. Moyer advised that if the roadway were to be relocated to the back of the site there would be a direct access to the Golf Course Maintenance facility and from a landscaping impact most of the heavy vegetation was in the back of the site so if the roadway was built in this area of the site, there would be more area in front of the site to buffer the site from the mid-rises and high rises.

Mr. Holtan commented that he had no strong feelings one way or the other regarding the landscaping plan but he was bothered by the fact that once the area was bermed and heavily landscaped on top of the existing pipelines it could cause trouble down the road.

Following further discussion, the Board concurred that any decision on the Utility Site Lighting and the Utility Site Landscaping and Fencing be deferred until the January meeting.

Mr. Hake asked that the Board receive a full set of drawings prior to the next meeting. Mr. Ward commented that he would make sure each Board member received a complete set of drawings.

CONSIDERATION OF CHANGE ORDER NO. THREE (3) WITH METRO CONSTRUCTION AND EQUIPMENT COMPANY TO COMPLETE THE PAVING WITHIN THE UTILITY SITE

This item was deferred until the January Meeting when the full Board was in attendance.

CONSIDERATION OF LICENSE AGREEMENT WITH WESTINGHOUSE COMMUNITIES OF NAPLES, INC., FOR USE OF THE UTILITY SITE BY ESPN FOR THE SENIOR'S PGA GOLF TOURNAMENT

Mr. Moyer advised that a map which outlined the proposed location of ESPN's facilities had been included in the Agenda Package and he introduced Mr. Ben Briggs of Westinghouse Communities of Naples, Inc. to answer any questions the Board might have on the License Agreement.

Mr. Briggs stated that he had recently visited a few Golf Tournaments which had been covered by ESPN in order to view their facilities. He commented that he felt that the drawing submitted for the Board's consideration was a workable plan and would not present any problem in the operations of the District. He advised that the plan was flexible and the facilities as depicted could be moved around if it were necessary.

Mr. Ward advised that the plan had been reviewed by District staff to make sure the placement of the facilities did not interfere with the operations of the District.

Mr. Holtan asked whether this plan would cost the District any money. Mr. Ward replied that there would be no expense to the District and ESPN and WCN had agreed to pay any expenses that might be incurred. They also agreed to pay for security personnel and any repairs which might be needed to restore the site to its original condition.

Mr. Holtan asked whether the placement of these facilities would injure any of the trees in the area. Mr. Ward responded that no trees would be bothered and if there were any trees in the areas depicted on the drawings, the facilities could be relocated to other areas to make sure no harm would come to any of the existing trees.

Mr. Hake asked whether ESPN would have their own meter and pay for their own electricity. Mr. Ward replied that they would have their own transformer and meter and would pay for their own electricity.

Mr. Hake asked Mr. Briggs if WCN would be willing to provide the roadways to the ESPN site if the District were to forego construction of the proposed roadway. Mr. Briggs replied that WCN would do what ever they

had to do in order to make the plan work.

Mr. Hake remarked that if the facilities could be located so none of the trees would be disturbed, he had no problem with the proposed drawing.

Mr. Hake had some comments on the language in the License Application. He suggested that in Item D under Special Conditions, the District should not restrict the insurance coverage to a limit of \$1,000,000 but rather the Owner should provide the insurance necessary to protect the District for any possible claim. It was suggested that this sentence be amended as follows: "Insurance shall be provided with a coverage of not less than \$1,000,000 for comprehensive general liability and contractual liability insurance." The Board concurred. Mr. Hake also suggested that insurance language be inserted which specified contractual liability and further suggested that Mr. McMackin review the "Application For License" and bring it up to date to make sure the District is protected for all possible claims.

At this time, Mr. Hake moved, seconded by Mr. Holtan and approved unanimously the License Agreement with Westinghouse Communities of Naples, Inc. for use of the Utility Site by ESPN for the Senior's PGA Golf Tournament, subject to review of the License Agreement by Mr. McMackin.

ENGINEER'S REPORT

Update On The Wastewater Treatment Plant Construction

Mr. Steve Means of Wilson, Miller, Barton, Soll & Peek showed the Board updated aerial photographs of the Wastewater Treatment Plant. He advised that the Treatment Plant facilities were near completion and the

new plant had come on line approximately two weeks ago and the operation of the plant was running better than expected. He indicated that currently the various manufacturers were visiting the site to check out the various components and the effluent was now being pumped into the 2.5 MG storage tank for distribution into the system. He indicated that Metro should complete their work in the next two to three weeks and the remaining items were primarily site grading and minor concrete patching.

Mr. Hake asked if there was any way the odor could be removed from the irrigation water. Mr. Ward replied that he would see if anything could be done regarding this matter.

Mr. Moyer remarked that it was noteworthy that the plant did go on line in early December and this now permits the District to control the disposal of the treated effluent. He advised that prior to the December start-up date, the effluent went to the Lagoon and the District was dependent upon the Golf Course use for disposal of the effluent.

Mr. Moyer advised that six months ago he had reported to the Board that the Department of Environmental Regulation had cited the District for an overflow violation; an overflow that was permitted as part of the construction of the Lagoon back in 1979. However, he stated that DER had cited the District for the overflow and in early December had cited the District again for additional overflow occurrences. Thus, having the new plant on line and having the capability of running the effluent through the irrigation system, was a big plus for the District.

Mr. Moyer advised the Board that Mr. Ward and Mr. Peek had recently met with DER to discuss the magnitude of the fines and had also

been in negotiations with Metro Construction regarding their part in this matter, as the District would not have received the December citations if Metro had completed the facilities on time. Mr. Moyer explained that this matter was still in the discussion stages, however, he wanted the Board to be aware that there were fines pending against the District and these would have to be addressed at a later date.

Mr. Holtan asked what kind of fine DER was talking about. Mr. Moyer replied that as it now stood the fine would be in the neighborhood of \$25,000.

Ms. MacAlister asked whether DER was receptive to negotiations as the problem had now been taken care of. Mr. Moyer replied that staff was hopeful that DER would be somewhat reasonable, however, Mr. Ward had been working diligently with them over the last week and has had no success. He explained that one of the overflows for which the District was cited was due to the fact that the Golf Course line from their pump station to the distribution system was broken. However, he commented that DER just didn't seem to care about what the cause of the problem was but rather that there was a problem and assessed the fine. He advised that one of DER's visits was immediately after 6"-7" of rain and when there is that much rain a surge goes through the utility system because of infiltration and groundwater. He indicated that at this point DER was not willing to take into consideration the extenuating circumstances that were beyond the control of the District.

Mr. Holtan asked whether there was anything the District could have done to prevent these overflows. Mr. Moyer replied that there was

nothing that could have been done by District personnel to prevent the overflows, that staff had no control over the extenuating circumstances. He stated that all parties admit there was no environmental damage as a result of the overflow condition, however, it was DER's position that these overflows were not permitted and thus the reason for the citations. Mr. Moyer further explained that the wastewater system was designed based upon the assumption that the Golf Course would use approximately 400,000 gpd. In addition to this assumption was weather and use conditions.

Mr. Peek reiterated that one of the citations occurred the day after Hurricane Floyd and the Golf Course was saturated and had to cut back on their irrigation use, and thus an overflow occurred. He further explained another citation occurred the day after Thanksgiving and on this day there was approximately 6.5 inches of rain. An additional citation occurred the day the main Golf Course line was broken and no effluent could be distributed to the Golf Course. He explained that at this point in time, the District now has the capability within its own control to discharge the effluent along the rights-of-way if the Lagoon or storage tank approached a certain level. Mr. Peek explained that all the overflow occurrences were beyond the District's control.

Ms. MacAlister asked whether there was an appeal process after the fines had been levied. Mr. McMackin commented that it appears there is an administrative process on the fines, rather than a litigation process. He explained that if the District so desired they could request an administrative hearing on this matter after the assessment of the fine.

Ms. MacAlister asked what Metro Construction had agreed to pay,

if anything. Mr. Moyer replied that the contractor had tentatively agreed to pay approximately one-half of the fine.

Mr. Hake asked how long it would have taken for District staff to obtain a permit from DER for non-compliance and suggested that staff should have contacted DER when it was discerned the District was going to have a problem which was unavoidable. Mr. Ward stated that DER was notified by District staff that there was a problem and DER was well aware of what was going on. He explained that DER has been visiting the site for six to eight years reviewing the operations of the facility and were well aware of the overflows. He explained that during all these years DER had never said a word about the overflows, however, in May, arbitrarily decided that this was a major issue. Mr. Ward advised that staff, as well as the Engineers, have kept DER totally up to speed on this issue and he felt that staff had tried diligently to work with DER.

Ms. MacAlister asked whether there was any chance of insurance coverage for these fines. Mr. McMackin was of the opinion that this would not be an insurable loss. Mr. Hake suggested that the overflows were an accident and there was no intent involved and, therefore, should be covered under the District's Pollution Liability Insurance Policy. Ms. MacAlister directed staff to research this matter.

Mr. Jack Portman asked whether the District was permitted to distribute the effluent from the old wastewater treatment to all of the users in Pelican Bay. Mr. Moyer replied that the District did not have any permits for the distribution of the effluent from the old plant.

Ms. MacAlister asked whether Mr. McMackin was aware of the

discussions with DER. Mr. McMackin replied that he had worked on the letter written to DER to try and negotiate the fines within the limits Mr. Ward had negotiated with Metro Construction so there would be no cost to the District. However, he indicated this letter met with little success.

MANAGER'S REPORT

Street Lighting Update

Mr. Moyer advised that during the past month approximately twenty poles had been identified for removal due to rusting and corrosion. He commented that the metal has been tested and is currently being retested. He told the Board that Mr. Hake had arranged for an expert in cor-ten steel to visit Pelican Bay to try and identify some of the reasons why the poles had rusted. Mr. Moyer indicated it would be approximately one week before all the data has been gathered, at which time the Street Lighting Committee would meet to try and assess the responsible parties and determine what the District could do to correct the problem and, thereafter, return to the Board with their recommendation on how to proceed.

Mr. Hake advised that Mr. Seymour Coburn, the gentleman who visited the site, at one time worked for U.S. Steel and is the foremost expert in the field of cor-ten steel. Mr. Hake explained that the first analysis which was received from the testing laboratory showed a content of phosphorus, which creates the hardness in the steel, of about one-tenth of what it should have been and there was no analyses of the chrome, nickel and silicon content of the cor-ten. Mr. Hake advised that after Mr. Coburn reviewed the original analyses, he questioned whether the poles were even made of cor-ten steel. Mr. Coburn indicated there was a lot of fake

cor-ten steels on the market that have a large copper content, but are not true cor-ten steel. Mr. Hake also commented that Mr. Coburn visited the Bridge at the Sanctuary and he indicated that the Bridge was not made of cor-ten steel; which could be determined by the coloring and weathering of the steel. Mr. Hake stated that the report he received from the testing laboratory indicated that the poles seemed to be rusting from the inside out and Mr. Coburn concurred with this finding. Mr. Coburn indicated he saw no evidence of electrolysis with the metals and advised that the design of the poles was rather poor. Mr. Hake suggested that cor-ten steel cannot stand liquid water, soil, nor be covered with any type of material. Mr. Hake stated that the access hole on the side of the poles is where most of the problems seem to begin as some of the access holes are taking in water and the bases are covered by dirt, mulch, etc.

Mr. Hake advised that the Street Lighting Specifications call for the foundation to be one to two inches above grade. However, after the poles are set on the foundation and sod, etc. is installed the foundation is often lower than one or two inches above grade. Mr. Hake concluded by commenting that test results should be available in the next few days and Mr. Coburn would be issuing his written report.

Mr. Hake indicated that it was going to be hard to lay blame on anyone other than the party who designed the poles as the problem seemed to be an inherent engineering defect which does not show up for four to five years and therefore, the warranty is worthless.

Ms. MacAlister asked what Mr. Coburn's fee would be for his services. Mr. Hake replied that Mr. Coburn received \$400.00 per day, plus

his expenses and he estimated that his total bill should be approximately \$1,000-\$1,300.

CONFIRMATION OF INVOICES

Water/Sewer Operating Summary and Invoices For November 1987 - Approved As Presented

At this time, Mr. Hake moved, seconded by Mr. Holtan and carried unanimously, that the Water/Sewer Operating Summary and Invoices for November, 1987, be approved as presented.

Water Management Operating Summary and Invoices For November 1987 - Approved As Presented

At this time, Mr. Hake moved, seconded by Mr. Holtan and carried unanimously, that the Water Management Operating Summary and Invoices for November, 1987, be approved as presented.

CONFIRMATION OF REQUISITIONS

At this time the following Certificates Of Payment were presented for approval by the Board:

<u>CERTIFICATE NO.</u>		<u>CONTRACTOR</u>	<u>AMOUNT</u>
1985 Bond Proceeds WWTP - Construction Services	No. 149	Post, Buckley, Schuh & Jernigan	1,966.85
1985 Bond Proceeds Utility Site Improve- ments & Instrumentation	No. 150	Wilson, Miller, Barton, et. al	6,822.10
1985 Bond Proceeds Convert Irrigation Tank To Potable Tank	No. 151	Wilson, Miller, Barton, et. al	549.50
1985 Bond Proceeds WWTP - Construction	No. 152	Metro Equipment & Construction	244,840.97
West Boulevard Street Light System	No. 3	Brooks Products	702.00
		TOTAL AMOUNT ALL INVOICES	\$ 254,881.42

Mr. Ward advised the Board that Metro Equipment & Construction's Payment Requisition No. 152, in the amount of \$244,840.97, included a request from Metro Construction for a reduction in retainage from 10% to 5%. He explained that the District would still be holding approximately \$125,000 in retainage and this would be sufficient to cover any remaining contract work. In response to a question by Ms. MacAlister, Mr. Moyer explained that Metro's portion of the DER fine would be taken care of in the final balancing Change Order to the Contract.

Following Mr. Wards comments, Mr. Hake moved, seconded by Mr. Holtan and approved unanimously, the Certificates of Payment as presented and the reduction in the retainage of Metro Equipment & Construction's pay request from 10% to 5%, subject to approval by Metro's Bonding Company.

SUPERVISORS REQUESTS

Mr. Hake stated that several meetings ago an issue had been raised regarding a fire hydrant on Seagate Drive and the Board was told the pumps would be tested to see if an additional line was necessary. Mr. Means reported that a survey was taken of the fire pumps in the District and it was found that none of the pumps were rated for more than 1,000 gpm. He advised that some hydraulic analyses were performed and it was determined the system could produce approximately 1,700-1,800 gpm. Mr. Means explained that if one took into account the pump flow which was rated at 1,000 gpm and Collier County requirements for hydrant flow of approximately 750 gpm, the combined total equaled the regulations. He stated that since this was on the borderline, the Board might wish to consider whether they desired the extra measure of safety on the end of

Crayton Road. He stated that this would give the District redundancy should one of the lines fail and would also increase pressure and flows.

Mr. Holtan asked Mr. Ward what he had found out about the "right turn only" signs in front of Chateaumere. Mr. Ward replied that he had received a price of approximately \$300.00 per sign and would be contacting the Chateaumere Condominium Association to see whether they desired to proceed with the installation of these signs.

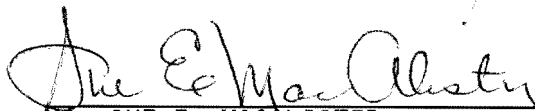
Mr. Holtan suggested that he had a problem with WCN installing Bahia grass in the rights-of-way and the District later replacing this with Floratam sod. He suggested the District establish a set of standards which the Developers must follow before the District would accept the maintenance of these areas. Mr. Ward replied that WCN now installs Floratam sod in all the areas which the District maintains and he advised that the District does have a Plan Review Procedure & Submittal Manual, which WMBS&P is currently updating, for the Developers in Pelican Bay.

Mr. Hake asked if there were any further developments regarding the Georgetown Lake. Mr. Ward commented that the Developer had presented a plan for reworking the lakes to the District and this plan had been approved by District staff. He stated that to date he had not heard back from the Developer as to the proposed time frame for completion of the modifications but it was his opinion that the modifications would most likely be completed in late January or early February. Mr. Hake asked Mr. Ward if he would relay this information to Mr. Small. Mr. Ward replied that he would do so.

Pelican Bay Improvement District
December 16, 1987

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned. Time: 5:55 P.M.



MS. SUE E. MACALISTER
SECRETARY
PELICAN BAY IMPROVEMENT DISTRICT

PELICAN BAY IMPROVEMENT DISTRICT
WATER/SEWER INVOICES
NOVEMBER 1987

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Aubrey Rogers	Wellfield Security	91.98
B-B Builders	R.O. Plant Supplies	193.00
B & H Sales	Meter Coupling, Backflow Preventer & Irrigation Supplies	181.09
Brayton, Kathy	Reimbursement For Supplies	12.22
Coral Springs Improvement District	W/S Portion November Health & Dental Insurance	473.01
Coral Springs Improvement District	Postage Utility Bills	91.00
Day-Timers, Inc.	W/S Portion November Office Supplies	13.82
Florida Legislature	1987 Florida Statutes	30.00
Florida Power & Light	W/S Portion November Electric	7,394.07
Florida Water & Pollution Control Operators Assoc.	Annual Dues - John Petty & Todd Larson	30.00
Government Finance Officers Association	Research Report	6.00
Gregory, Ryan	Diving Services	1,000.00
Gulf Oil Corporation	Fuel	21.41
Gulf Shore Associates	W/S Portion October & November Rent	1,685.94
H.F. Scientific, Inc.	Laboratory Supplies	133.27
J.C. Drainfield Repair	Remove Sludge W.W.T.P.	910.00
J.N. Environmental	October W/W Analyses	295.00
Manatron, Inc.	Fund Accounting Update	9.54
Naples Daily News	Legal Advertising	32.36
North Trail Auto Parts	Transportation Supplies	80.22
PB&S Chemical Co.	Chlorine	805.40
Presstige Printing	Requisitions	77.50
Quarles & Brady	W/S Portion September Legal Fees	8,575.77
Robbins Telephone	November Answering Service - Plant	32.45
Sunset Office Supplies	Computer Ribbons	90.00
Sunshine Ace Hardware	R.O. Plant Supplies	96.97
The Office	Shipping Charges	15.85
Unisys Corporation	W/S Portion B-25 Maintenance Agreement	456.00
United Telephone	W/S Portion November Telephone	98.18
Wearguard	W/S Portion Employee Uniforms	219.12
Weavers Office Supply	W/S Portion November Office Supplies	210.17

PELICAN BAY IMPROVEMENT DISTRICT
WATER MANAGEMENT INVOICES
NOVEMBER 1987

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Brayton, Kathy	Reimbursement For Supplies	\$ 12.21
Coral Springs Improvement District	W/M Portion November Health & Dental Insurance	473.05
Day-Timers, Inc.	W/M Portion November Office Supplies	13.83
Gulf Oil Corporation	Fuel	21.41
Gulf Shore Associates	W/M Portion October & November Rent	1,685.94
Florida Legislature	1987 Florida Statutes	30.00
Florida Power & Light Government Finance Officers Association	Crayton Road Sprinkler Clock Research Report	9.16 6.00
Helena Chemical Co.	Lake Maintenance Chemicals	645.00
Hydraulic Hose & Equipment	Repair Mo-trim	165.36
Jacaranda Landscape Manatron, Inc.	October R-O-W Maintenance Fund Accounting Update	15,773.87 9.53
Naples Daily News	Legal Advertising	138.35
North Trail Auto Parts	Transportation Supplies	85.74
Park Tire Center	Replace Trailer Bearing	15.00
Presstige Printing	Requisitions	77.50
Quarles & Brady	W/M Portion September Legal Fees	1,134.22
Robbins Telephone Answering Service	November Answering Service Plant	32.45
Spectrum Laboratories	September Lake Sampling	154.00
Sunset Office Supplies	Computer Ribbons	90.00
Unisys Corporation	W/M Portion B-25 Maintenance Agreement	456.00
Wearguard, Inc.	W/M Portion Employee Uniforms	219.12
Weavers Office Supply	Office Supplies	210.17

PELICAN BAY IMPROVEMENT DISTRICT
WATER AND WASTEWATER OPERATING SUMMARY
NOVEMBER 1987

	FISCAL YEAR 1988 BUDGET	MONTH TO DATE			YEAR TO DATE		
		BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<u>CHARGES FOR SERVICES</u>							
Connection Fees	\$1,065,790	38,360	19,400	(18,960)	154,510	123,700	(30,810)
Meter Use Fees	28,250	3,750	1,750	(2,000)	7,000	2,500	(4,500)
<u>USER REVENUE</u>							
Water	584,976	43,256	44,569	1,313	85,764	82,879	(2,885)
Sewer	436,662	33,062	33,069	7	65,760	63,790	(1,970)
Irrigation	559,359	42,485	43,131	646	84,425	84,507	82
<u>TOTAL REVENUE</u>	<u>\$2,695,037</u>	<u>160,913</u>	<u>141,919</u>	<u>(18,994)</u>	<u>397,459</u>	<u>357,376</u>	<u>(40,083)</u>
<u>PROFESSIONAL FEES</u>							
Engineering	\$ 18,000	0	0	0	0	0	0
Legal	17,000	0	0	0	0	0	0
Audit	8,500	0	0	0	0	0	0
Trust	6,050	0	0	0	0	0	0
<u>SYSTEM OPERATING EXPENSES</u>							
Office	40,056	1,988	2,796	(808)	3,976	3,844	132
Billing	2,352	196	91	105	392	233	159
Insurance	40,000	0	0	0	30,422	30,422	0
Payroll	143,158	11,012	9,465	1,547	27,530	23,329	4,201
Transportation	8,668	722	102	620	1,444	173	1,271
Water Quality	17,825	1,485	428	1,057	2,970	428	2,542
Repairs & Maintenance	68,090	5,674	2,473	3,201	11,348	2,733	8,615
Electric	126,263	9,369	7,394	1,975	18,529	18,438	91
Chemicals	55,906	4,086	805	3,281	8,071	805	7,266
City of Naples Water	258,259	18,235	14,972	3,263	35,924	14,972	20,952
Meters	6,848	571	0	571	1,142	0	1,142
Contingencies	20,000	1,667	0	1,667	3,334	0	3,334
<u>TOTAL EXPENSES</u>	<u>\$ 836,975</u>	<u>55,005</u>	<u>38,526</u>	<u>16,479</u>	<u>145,082</u>	<u>95,377</u>	<u>49,705</u>

PELICAN BAY IMPROVEMENT DISTRICT
 WATER MANAGEMENT
 OPERATING SUMMARY
 NOVEMBER 1987

	<u>MONTH TO DATE</u>				<u>YEAR TO DATE</u>		
	<u>FISCAL YEAR 1988 BUDGET</u>	<u>BUDGET</u>	<u>EXPENSES</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>	<u>BUDGET</u>	<u>EXPENSES</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
MEETING EXPENSE							
Supervisors Fees	\$ 6,000	500	500	0	\$1,000	1,000	0
Legal Notification	800	67	138	(71)	134	153	(19)
PROFESSIONAL FEES							
Engineering	15,000	0	0	0	1,250	400	850
Legal	8,000	0	0	0	0	0	0
Audit	8,500	0	0	0	0	0	0
Trust	1,500	0	0	0	0	0	0
SYSTEM OPERATING EXPENSE							
Office	36,556	1,988	2,619	(631)	3,976	3,666	310
Payroll	143,158	11,012	9,810	1,202	27,530	23,813	3,717
Transportation	4,334	361	102	259	722	173	549
Lake Maintenance	35,802	2,984	645	2,339	5,968	7,281	(1,313)
Swale Maintenance	4,000	333	186	147	666	258	408
Water Quality	7,560	0	0	0	0	0	0
Insurance	14,303	0	0	0	11,023	11,023	0
Rights-Of-Way	259,113	21,593	15,774	5,819	43,186	31,548	11,638
Replanting Program	20,000	0	0	0	0	0	0
Water Connection	19,531	0	0	0	0	0	0
Water Use	11,099	925	9	916	1,850	1,566	284
Renewal & Replacement	6,000	500	0	500	1,000	0	1,000
Contingencies	12,000	1,000	0	1,000	2,000	0	2,000
TOTAL EXPENSES	<u>\$ 613,256</u>	<u>41,263</u>	<u>29,783</u>	<u>11,480</u>	<u>100,305</u>	<u>80,881</u>	<u>19,424</u>

Affidavit of Publication

State of Florida
County of Collier

Before the undersigned authority, personally appeared
Kina Iverson, who on oath says that
he is the Ass't Secretary of the Naples Daily News,
a daily newspaper published by Collier County Publishing
Co., Inc., at Naples, Collier County, Florida, that the
attached copy of advertisement, being a
Notice of Public Meeting

in the matter of 12/16/87

in the _____ Court, was published in
said newspaper in the issues of
Dec 1, 8, 1987

Affiant further says that the said Naples Daily News is a newspaper
published by Collier County Publishing Co., Inc., at Naples, in said
Collier County, Florida and that the said newspaper has heretofore
been continuously published in said Collier County, Florida, each day,
and has been entered as second class mail matter at the post office in
Naples, in said Collier County, Florida, for a period of one year next
preceding the first publication of the attached copy of advertisement;
and affiant further says that he has neither paid nor promised any
person, firm or corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement for publication
in the said newspaper.

Kina Iverson

Sworn to and subscribed before me this 8th day
of December, A.D. 19 87

Nancy J. Neumeier
Notary Public, State of Florida
My Commission Expires Sept. 10, 1988
Bonded like any other Notary Public

My Commission Expires _____

NOTICE OF PUBLIC MEETING
Notice is hereby given of a meeting of
the Board of Supervisors of the Pelican
Bay Improvement District in the Naples
Federal Savings & Loan Association
Building, 5801 Pelican Bay Boulevard,
Fifth Floor, Naples, Florida, on Wednes-
day, December 16, 1987, at 4:00 P.M. The
purpose of this meeting is to conduct gen-
eral business of the District and to hold a
public hearing for the purpose of sollicit-
ing public comments on expanding the
boundaries of the Pelican Bay Lighting
Municipal Service Taxing District to in-
clude all lands bounded on the south by
Seagate Drive, on the north by Vander-
bilt Beach Road, on the east by U.S. 41
and on the west by the Gulf of Mexico.
Additionally, this notice advises that, if
a person decides to appeal any decision
made by the Pelican Bay Improvement
District Board of Supervisors, with re-
spect to any matter considered at this
meeting, he will need a record of the pro-
ceedings and that, for such purpose, he
may need to ensure that a verbatim
record of the proceedings is made, which
record includes the testimony and evi-
dence upon which the appeal is to be
based. Comments may either be sub-
mitted in written form prior to the sched-
uled meeting or may be heard on the day
and time specified for the public hearing.
**PELICAN BAY IMPROVEMENT
DISTRICT
COLLIER COUNTY, FLORIDA
GARY L. MOYER
DISTRICT MANAGER
December 1, 8** No. 973