

Naples, Florida

February 21, 1990

LET IT BE KNOWN, that the Board of Supervisors of the Pelican Bay Improvement District met on this date in Regular Session at 3:00 P.M., in the BancFlorida Building, Fifth Floor, 5801 Pelican Bay Boulevard, Naples, Florida, with the following members present:

PRESIDENT:	James D. Hake
SECRETARY:	Ramer B. Holtan (Absent)
TREASURER:	J. Russell Mudge
	James F. Dunwiddie
	Walter B. Potter

ALSO PRESENT: Mr. James P. Ward, Assistant District Manager; Mr. F. Joseph McMackin and Mr. Louis D'Agostino, Attorneys for the District; Messrs. Tom Peek, Steve Means and Ron Orach of Wilson, Miller, Barton, Soll & Peek; Messrs. Lou Hoegsted and Edward Griffith of Westinghouse Communities of Naples, Inc.; Mr. Ron Custance of the Forum Group Inc.; Mr. Rudy Small, Chairman of the Pelican Bay Improvement District Conservation Advisory Committee; PBID Residents; and Ms. Jean C. Smith, Assistant Secretary.

AGENDA

1. Roll Call.
2. Approval of Minutes of the Meetings held on January 17, 1990 and the Reconvened Meeting of January 31, 1990.
3. Status Report Regarding Discussions Between Hole, Montes & Associates and Wilson, Miller, Barton, Soll & Peek, on the Collier County Report to Provide Service to the Pelican Bay Improvement District.
4. Consideration of Award of Bid for Street Light Luminaires.
5. Consideration of Site Plan Development and Review Manual(s).

6. Consideration of Documents to Complete Water and Sewer System in Bay Villas.
  - A) Acceptance of Grant of Easement From Lot 69, Bay Villas.
  - B) Authorization to Repay Advance in the Amount of \$76,963.80.
7. Continuation of Discussion with Respect to the Forum Lifecare Facility.
8. Engineer's Report.
9. Attorney's Report.
10. Manager's Report.
11. Certificates of Payment.
12. Confirmation of Invoices and Operating Summaries.
13. Supervisor's Requests & Audience Participation.
14. Adjournment.

ROLL CALL

Mr. Hake called the meeting to order at 3:00 P.M. and asked the record show Mr. Holtan absent with all other members present.

MINUTES OF MEETING OF JANUARY 17, 1990 - APPROVED AS AMENDED

Mr. Hake moved, seconded by Mr. Mudge and approved unanimously, the Minutes of January 17, 1990, subject to the following corrections:

Page 3675 - In the last line of the page the phrase 1.0 GPD, be amended to 1.0 MGD.

Page 3679 - In the first line of the third paragraph the word, "what" be inserted after the word, "if" and in the second line of the same paragraph a comma be inserted after the word, "correct."

Page 3695 - In the fourth line from the top of the page the following words be deleted, "recorded in O.R. Book 1236, Pages 1713 through 1716."

MINUTES OF THE RECONVENED MEETING OF JANUARY 31, 1990 - APPROVED AS AMENDED

Mr. Hake moved, seconded by Mr. Mudge and approved unanimously, the Minutes of January 31, 1990, subject to the following corrections:

Page 3716 - In the fifth line of the second paragraph, the year "1989" be amended to "1990."

STATUS REPORT REGARDING DISCUSSIONS BETWEEN HOLE, MONTES & ASSOCIATES AND  
WILSON, MILLER, BARTON, SOLL & PEEK, INC. ON THE COLLIER COUNTY REPORT TO  
PROVIDE SERVICE TO THE PELICAN BAY IMPROVEMENT DISTRICT

Mr. Peek reported that two meetings had been held with Hole, Montes & Associates since the last Board meeting and at the second meeting the issue of capital costs had been resolved. He advised an additional meeting had been scheduled for Monday, February 26, 1990 to finalize the written report which would then be presented to the Board of Supervisors and the County Commission.

As Mr. Peek reported at the last meeting, the Committee looked at three alternatives. He recalled for the Board that the first alternative was to expand the treatment facilities at the PBID utility site and the operations of these facilities would remain under the Pelican Bay Improvement District to meet the final build out requirements of 2.64 MGD. He advised the Committee had arrived at a cost of \$8,034,000 for this alternative, which included a construction contingency figure of 15% and an engineering contingency figure of 15%. The second alternative the Committee reviewed was for the County to take over the system and retain the current PBID treatment facilities and that the County provide an additional treatment capacity of 1.64 MGD at their North Naples plant. Mr. Peek advised that the total for this alternative, including the contingency figures, was determined to be \$9,100,000. He further advised that this figure was broken down into two parts: immediate expenditures of \$4,800,000 and future expenditures of \$4,300,000. He explained that the County currently has some surplus capacity in their North Naples treatment plant and they could effectively transfer the treatment of sewage from

Pelican Bay to their system without having immediate capital expenditures, however, in the future they would have to replace this surplus capacity, which would cost the County \$4,300,000. In response to a question by Mr. Dunwiddie, Mr. Peek responded that the Committee had not looked at the time frame in which the expenditure of \$4,300,000 would have to occur, as one would have to couple the District's flow going into the County plant, along with the construction that occurs within the existing North Collier Regional area. Mr. Mudge remarked that he assumed that costs used were 1989 costs so that the Committee was consistent and, thus, the difference between the first two alternatives, in the amount of \$1,066,000, should essentially represent the line cost to get the wastewater to the North Naples plant and return the effluent to Pelican Bay. Mr. Peek remarked that this was a significant part of the difference, however, it was not quite that simple. Mr. Peek commented that the third alternative the Committee reviewed was for the County to take over the District's system and operate the 1.0 MGD plant for a period of time at the existing location and eventually take the full 2.64 MGD to the North Naples plant. The cost of this alternative was determined to be \$11,000,000 and also was broken down into immediate expenditures of \$4,600,000 and future expenditures of \$6,400,000.

Mr. Dunwiddie asked what would happen to the plant at the PBID utility site if the County eventually took the full 2.64 MGD to the North Naples Plant and he asked whether the Committee had included dismantling costs in their figures. Mr. Peek responded that they had not included dismantling costs and an alternative which had been discussed was to use

the plant for some type of groundwater storage.

Mr. Dunwiddie asked whether the Committee had looked into operating costs. Mr. Peek responded that the Committee had not looked at operating costs, however, advised that this should be the next item looked at. He suggested that it would seem appropriate to continue the meetings with the current Committee so they could look at the operating costs and further suggested that in addition to the current Committee, Mr. Ward and his counterpart from Collier County sit in on these discussions. Mr. Mudge commented that he would also like to sit on the Committee when they discuss operating costs. Mr. Ward concurred with Mr. Peek's recommendation that WMBS&P be allowed to lead the discussions with respect to keeping the consultants involved as he felt it was beneficial from the District's perspective and the County's perspective in having Hole, Montes & Associates involved. The Board concurred with Mr. Peek's and Mr. Ward's thoughts on this issue and agreed that Mr. Mudge and/or Mr. Dunwiddie should sit in on any future meetings. Mr. Dunwiddie asked that he be allowed to sit in at the meeting scheduled for Monday, February 26, 1990 and after that Mr. Mudge sit in on any future meetings.

Mr. Dunwiddie was surprised that the difference in the figure for the first alternative and the figure for the second alternative was so small, however, suggested he would have to study the report in detail before he could comment on it.

Mr. Mudge remarked it would be interesting to see the detail in the report and to compare some of the costs with what Hole, Montes & Associates arrived at in their Report for the North Naples/North Collier

County Wastewater Treatment Plant.

Mr. Hake asked Mr. Peek to see that Mr. Mudge and Mr. Dunwiddie received a copy of the completed Report as quickly as possible and prior to the next meeting.

CONSIDERATION OF AWARD OF BID FOR THE STREET LIGHT LUMINAIRES

Mr. Ward recalled that at the last meeting, the Board had awarded the contract for the installation of the underground wiring, poles, bases, etc. in Unit 11 to Mid-Continent Electric and that there had been a problem with the advertisement for the bid of the luminaires and, thus, this portion had to be re-bid. He advised that this had since been done and bids had been accepted on February 6, 1990 for one hundred and seventy five luminaires.

Mr. Means advised that there were two bidders who submitted bids, Graybar Electric and Wesco Electric, and the base bid was for a Corten material, Manchester style, luminaire. He explained the Manchester style is a Sterner manufactured style which matches exactly what is currently being used for the street lighting system in Pelican Bay. He further explained there were several alternative bids which were specified, those being: anodized aluminum, Manchester style; anodized aluminum, executive style; and anodized aluminum Marquette style and he had included pictures of the different styles in the Agenda Package. He advised that the bid for the Corten material, Manchester style, was approximately \$160,000, with the next lowest bid for the same style, however, in the anodized aluminum material, being approximately \$72,000. Thus, he suggested there would be a significant savings in going with the anodized aluminum luminaires. He

commented that in his discussions with the electrical engineer he learned that he had designed the lighting system for the Bell Tower Shopping Center in Fort Myers, using a Corten pole and aluminum fixtures and staff distributed pictures which had been taken of the Bell Tower system to the Board for their review. He advised that the aluminum fixtures come in three different colors and the dark brown seemed to be the best match with the fixtures currently in place in Pelican Bay. Mr. Means advised that WMBS&P had no firm recommendation regarding this matter, other than to suggest that the Board seriously consider the use of the aluminum luminaires due to the significant savings.

Mr. Dunwiddie asked whether the aluminum luminaires could be electrically isolated. Mr. Means remarked that it appeared that the aluminum luminaires would need to be electrically isolated by some type of non-conductive washer or plate and the electrical engineer would know how to accomplish this task.

Mr. Hake asked which one of the three different styles of fixtures throws and spreads the greatest amount of light to the ground. Mr. Means did not know the answer to this question but offered that he would be happy to research this matter. He advised the bids are good for sixty days so the Board did not have to make any decision on this matter today. Mr. Hake remarked that at a recent meeting of the Pelican Bay Foundation, at which the single family homeowners were present, the question came up regarding the quality of the street lighting in the single family areas. Mr. Hake advised that a few months ago District staff had taken the trouble to install different intensity of lights in test areas in

the single family area and to date, the Board had received no response from any single family home owner to this action. However, Mr. Hake suggested that if the Board now had a choice of fixtures and by this choice was able to select a fixture that would throw more light to the ground, he felt the Board should proceed with this action and this might alleviate any further complaints from the areas in which these lights would be installed. He also felt that if the District could save approximately \$87,000 by the use of aluminum fixtures, it would be his recommendation that the Board seriously consider doing so.

Mr. Dunwiddie questioned whether there was any functional or mechanical differences in the three different styles. He felt WMBS&P should advise the Board whether the Marquette or Executive styles were as good as the Manchester style and, if not, explain why not.

Mr. Means advised that he would have to get back to the Board with the answers to the questions they had raised. Mr. Hake asked Mr. Means if he would proceed to investigate the answers to the concerns raised by the Board. He also suggested that Mr. Frank Feeney of Sterner Lighting could be very helpful in answering some of these questions and since Mr. Ward has dealt with Mr. Feeney in the past, he suggested that Mr. Ward contact Mr. Feeney and ask him the difference in the three styles and ask Sterner if they would provide backup information which would be helpful to the Board in making their determination.

Following further discussion, the Board deferred the Award of Contract for the Street Light Luminaires until the March 21, 1990 meeting.

CONSIDERATION OF SITE PLAN DEVELOPMENT AND REVIEW MANUAL(S)

Mr. Ward advised that the Group I Single Family Manual and the Manual for Groups II-IV and Commercial Projects had been included in the Agenda Package.

Mr. Ward explained that the Plan Review Manual was developed a number of years ago by District staff and the Engineers in order to assist the District with the criteria for evaluating the different types of projects that were going to be built within Pelican Bay, with specific reference to the responsibility of the Pelican Bay Improvement District. He further explained that the Group I Plan Review Manual is a new manual and is designed to walk a Developer through the District's process for developing a single family home. Among other things, the manual gives the Developer a basic description of PBID; the type of services provided by the District and the procedures a Developer must follow for connecting to the District's water and sewer system and/or making any modifications to the District's water management system. The manual also outlines the District's fees for connecting to the District's system and the monthly user rates and tries to make the Developer aware of some of the problems the District has found in the past with respect to the water and sewer system.

Mr. Ward advised that the Group II, III, IV and Commercial Plan Review Manual is substantially more detailed than the Group I Manual, as all of the larger projects must go through a very detailed plan review procedure for both water and sewer and water management. He remarked that the District requires the Developer to submit complete and detailed

drawings of the proposed water and sewer system, as well as the water management system, along with drainage calculations which can be reviewed to insure that the drainage on their site is going to work. He advised that a recent addition to this manual states that if there are any modifications to the proposed drainage system that they must be shown on the drawings, along with showing the interface between projects if they are going to be building between two projects.

At this time, Mr. Ward called for comments from Mr. Rudy Small regarding these manuals. Mr. Small commented that the Group I Plan Review Manual was the result of trying to avoid any of the types of problems which occurred in the Georgetown project and so the Developers and property owners would not run into the same mistakes as were made in this project.

Mr. Small remarked that as far as he could tell, there really wasn't any definition in the manuals on what a drainage easement really is, their purpose or what the District intended them to be used for. He recommended that the following language be added to the manuals: "Drainage easements are provided for the purpose of surface water management such as storm run-off. In addition, they are to be used as conservation areas for natural habitat, wetlands and wildlife. Drainage easements are not to be vacated unless they benefit all the property owners in Pelican Bay and are reviewed by the Conservation Advisory Committee and approved by the Board of Supervisors." He felt the way the manual now read it stated that if a Developer felt it were necessary or he wanted to change an easement, he had to go through a certain procedure. However, it seemed to him that the Board should consider the position that drainage easements are not to be

vacated just to satisfy the desire of a Developer but they should benefit all of Pelican Bay.

Mr. Small also suggested that the cover of the Group II, III, IV and Commercial Plan Submittal Manual should be revised to reflect the manual was for Groups II, III & IV and Commercial projects. Mr. Hake added that the cover of the Group I Manual should include an effective date and revision number.

Mr. McMackin advised that these drainage easements belong to the District and he had a concern that if the District set forth specific criteria under which the Board might be willing to vacate or modify an easement, the Board would be creating an apparatus for their vacation or modification and if the Board did this, they would be obligated to act reasonably and if they acted unreasonably to deny a modification of an easement, they could be subject to a collateral attack. Mr. Hake asked if the Board came up with something like this, would they put themselves in a position that they could not move from. Mr. McMackin responded in the affirmative.

Mr. Potter felt that if the language suggested by Mr. Small was added to the manuals, the Board would be opening a "can of worms." Mr. Small responded that he felt the Board has already opened a "can of worms" because there has been an established precedent that drainage easements are vacated for a Developer's purposes. Mr. Mudge commented that this can't be established as a precedent. Mr. McMackin offered that the Board can be arbitrary in their approval of easement modifications or vacations and each case can be looked at separately and to establish a criteria in which the

Board would vacate or modify an easement would impose a burden on the Board that if the criteria is met, they must approve the vacation or modification. The Board concurred with Mr. McMackin's thoughts on this matter. Mr. Hake remarked that he recognized that Mr. Small had put a lot of time and thought into this matter, however, he did not feel that Mr. Small could say that the current Board of Supervisors has been extremely liberal with vacations or modifications of easements. Mr. McMackin offered that he felt the less said about vacations or modifications to easements in the manual, the better, and it was more appropriate for the Board to handle them on a case-by-case basis.

Mr. Hake asked Mr. McMackin whether he was happy with the current language in the manuals. Mr. McMackin responded that he liked the language in the manuals as written. The Board concurred that they should follow the advice of Mr. McMackin and approve them as written.

Mr. Ward advised that beginning on Page IV-13 of the Group II, III, IV & Commercial Manual was a very detailed procedure on how to modify a District drainage easement and he suggested that Mr. McMackin might wish to review this section in order to determine whether it was too detailed and whether it should be broadened. Following a lengthy discussion on the purpose and intent of Section IV, Sub-section D, Mr. Hake requested that Mr. Ward, Mr. Means and Mr. McMackin review this section to determine whether this section needed to be re-written, taking into consideration the recommendations of Mr. Small.

Mr. Dunwiddie asked whether Page 9 of the Group I Manual, regarding irrigation sensors, needed to be more specific to include just

what type of sensors the District was prepared to approve or disapprove. Also, he felt it was important to identify whether the District wanted the sensors maintained and operational at all times. He also questioned what the District should do about residences which currently do not have sensors; i.e, should the District require all residences to install sensors. He wondered whether the plan review manual would be the appropriate vehicle in which to specify these matters or whether the District must put out some other type of publication in order to make sensors retroactive to existing residences. Mr. Hake questioned whether the District could make the use of irrigation sensors mandatory because many residents like to control their own irrigation system. Also, he felt it would be very cumbersome for District staff to police whether or not a sensor was in working condition. He felt it would be a good idea for the District to recommend the use of sensors, however, not make it mandatory. He also felt the new irrigation rate has helped a great deal in the conservation of the irrigation water. Mr. Small felt a lot of residents in Pelican Bay would appreciate knowing what a good sensor is. Mr. Ward advised that the Board has discussed this matter in the past and felt it was more of a public relations matter than anything else. From his perspective, he felt the first step had been to come up with the manual that outlined the use of the sensors; the second step had been to come up with a rate structure which would help conserve the use of irrigation water and the next step would be to work with the regulatory agencies (SFWMD) on the irrigation sensors and draw on their experience and then the District could distribute some type of a brochure later on this year. He advised

that from what he has seen in the industry, sensors are not yet to the point that they are that great in a working environment. Mr. Dunwiddie commented that the way Single Family Plan Review Manual is written it currently states that a homeowner must have an irrigation sensor and if this remains in the manual, he felt the District ought to recommend the type of sensor it would be willing to accept and offer something in the manual about the maintenance. It was his opinion that if it was staff's intent to simply recommend the use of sensors, then this paragraph needed to be changed to reflect this. Mr. Ward offered that he would do a little more research on this matter and come back to the Board with his recommendation.

Mr. Dunwiddie also recommended that in the Group II Manual, on Page III-9, the fourth line of the second paragraph, the words, "and approved by the District," be added after the word "developer".

Mr. Dunwiddie commented that for the Board's information there has been a significant rise in the BOD's in the plant. He explained that BOD is a measure of that which has to be biodegradable in the system. He advised that when he first became involved in the operation of the plant the numbers ranged in the 125-150 range; last summer the numbers ranged in the 150-200 range and the numbers are currently in the upper 200 to 300 range, with a high one month ago in the 400 range. He explained that this means there is a lot more of a load on the plant than it was designed for, considering the design criteria was 200. He further explained that since this number reflects a load per unit of volume and the number should not be affected by the fact that there is an increased number of residents this time of the year.

He advised the Board that he does not know why this is happening and he, staff and WMBS&P are diligently working on trying to find out the cause of the increase in the BOD's, however, suggested one of the possibilities is grease and oil coming into the District's system from the hotels and the large condominiums. He offered that the District currently has nothing in writing that requires the installation of grease traps and he felt something regarding the use of grease traps ought to be incorporated into the Plan Review Manual for Groups II, III, IV & Commercial projects. He suggested that Mr. Means, Mr. Ward and Mr. McMackin look into this particular question. Mr. Hake concurred that this would be a good idea.

Following further discussion, the Board deferred any further action on the approval of the Site Development and Plan Submittal Manuals until the March 21, 1990 meeting.

CONSIDERATION OF DOCUMENTS TO COMPLETE THE WATER AND SEWER SYSTEM IN BAY VILLAS

Acceptance of Grant of Easement From Lot 69, Bay Villas  
Authorization to Repay Advance in the Amount of \$76,963.80

Mr. Ward recalled for the Board that in the early years of the District, the District had a policy whereby the Developer would advance the District the monies to construct the water and sewer system within a project, under a Developer Advance Agreement, and then the District would repay the Developer at some future point in time. He advised that in 1984 there was a substantial amount of debt on the District's books with respect to these line advances and subsequently, in 1985 the Board offered to repay any developer who had advanced the District monies at the rate of \$.50 on

the dollar, with the funds coming from the 1985 Water & Sewer Bond Issue. He advised that all of the Developers had accepted the District's offer, including Bay Villas, however, with respect to Bay Villas, there were a number of easements which needed to be secured from residents before Bay Villas could request the repayment from the District. He stated the District subsequently received all of the necessary easements except for the one easement on Lot 69, as the owner wanted compensation for granting the easement and, accordingly this had held up the resolution of this matter, until just recently. Recently, the Developers have advised District staff that the unit owner has agreed to sign the Grant of Easement in exchange for payment, for which the Developer has agreed to be responsible.

Therefore, in order to conclude this matter, Mr. Ward advised that the proposed Grant of Easement, which covers a portion of the District's main sewer line in Bay Villas, had been included in the Agenda Package. Mr. Ward recommended that the Board accept the Grant of Easement and additionally that Bay Club, Inc. be repaid the amount of \$76,963.80, or one-half of the total amount advanced by Bay Villas which was \$153,927.61.

Mr. Hake, in looking at the map of the Bay Villas easements, asked what all the other easements were for. Mr. Ward explained that most of the easements are for the District's water meters.

Following further discussion, Mr. Potter moved, seconded by Mr. Hake and approved unanimously that the Grant of Easement from Mr. Robert Denapoli for a portion of the District's sewer line running through Lot 69, Bay Villas, be accepted.

In addition, Mr. Hake moved, seconded by Mr. Mudge and approved unanimously, that District staff be authorized to repay Bay Club, Inc., the amount of \$76,963.80, which represents one-half of the Developer advance (\$153,927.61) for the water and sewer lines which were constructed in Bay Villas.

CONTINUATION OF DISCUSSION WITH RESPECT TO THE FORUM LIFECARE

Mr. Ward remarked that at the last meeting, the Board requested that he present a chronology of the events regarding the easements with respect to this parcel of land.

Mr. Ward explained that in October 1986, WCN requested conceptual approval from the Board of Supervisors for vacation of the Easement recorded in O.R. Book 943, Page 1865 (Easement A), based upon the commitment from WCN "...hereby commits to provide the District with an access to the District's water management berm of comparable capacity, utility and quality as that currently located in the area outlined..." In November, 1986, WCN granted a revised access Easement B to the District and which was based on WCN's commitment to construct the revised access easement within 120 days. Easement A was vacated at O.R. Book 1224, Page 2312 and Easement B was recorded at O.R. Book 1236, Pages 1713-1716. Then in April, 1987, WCN requested the Board to reconsider this item, due to the fact that the proposed development (i.e., Paradigm) was no longer going to be constructed and the Board agreed to vacate Easement B and accepted revised Easement C. (The Vacation of Easement B and the Acceptance of Easement C were never recorded). Mr. Ward further explained that in May, 1989, Forum Lifecare came before the Board and made their initial

presentation, which caused some problem, because of the non-recording of the easements and they have proposed to build the project similar in nature to Paradigm and provide access to the District' berm through what will be the parking lot. Mr. Ward advised that the drawing in the Agenda Package depicts the chronology of events with respect to the easements and how the Forum Lifecare project fits into the "current" scheme of events.

Mr. Dunwiddie asked when the easement was granted, what changed the large easement the District had going across the front of the property to the easement which now encompasses the lake. Mr. Ward stated that this was done in mid-1986 as a part of the Glen Subdivision, which encompasses the Forum; Glencove and Chanteclair.

Mr. Hake recalled from reading the Minutes that the recording of the easements would normally have been done by Westinghouse Communities of Naples, Inc. and asked if this was so, why this matter was now a District problem rather than a WCN problem. Mr. McMackin advised that the general rule on an easement is that if the easement is recorded in the public records of the County, it puts the public on notice of the existence of an easement and the failure to record an easement would allow the person who bought this parcel in good faith to take title free of the easement. Thus, what the District has on its hand is that through inadvertence, the Grant of the dog-leg easement and the vacation of the crescent easement had never been recorded. He recalled for the Board that at the last meeting, the Board had rescinded the vacation of the crescent easement and thus the crescent easement is a matter of public record. He also recalled that at the last meeting he had pointed out the language in the Grant of Easement

which outlined the uses that are permitted on this easement and that the easement is only a general easement and it is intended that there would be refinements of this easement when development of this parcel is presented to the Board.

Mr. Ron Custance of the Forum Group, Inc., explained that the Forum at Pelican Bay is a lifecare project and is located just to the north of the Stratford. He presented an artist's rendering to the Board and went on to explain that the project would contain a twelve-story building with 140 residential units, with an attached 35-bed healthcare center. He remarked that it was their intention to construct the building as far back from the District's berm as possible, as one of the things they liked about this parcel was the amount of conservation area included with this parcel. He explained that the current site plan calls for the access road to run around the perimeter of the project and connect into the dedicated access road at the back of the parcel. He explained the entrance way would be on the front of the parcel just off the cul-de-sac. Again, he reiterated one of their main concerns is to preserve as much of the western portion of the project as possible. He stated that this project will be highly reviewed by a great number of agencies and the nursing facility must be licensed by the State of Florida.

Mr. Custance explained that he would like to proceed with the Board in coming up with a satisfactory access easement through the project and connecting to the current existing dedicated road. He advised the purpose for his attendance at today's meeting was to work with the Board towards establishing an agreeable way by which the District can have access

Pelican Bay Improvement District  
February 21, 1990

---

to the berm.

Mr. Hake stated that in order for the Board to take a look at this matter and make sense out of the whole thing, he would request that the Forum furnish the Board with a drawing showing just what the Forum expects to build, along with an accompanying drawing showing the Stratford and Glencove and their position in relation to the Forum so the Board could take a look at this and then talk to the Glencove people to see how many of these residents are going to be disturbed with trucks backing in and out of the Forum any time of the day or night. Mr. Custance felt the drawing currently before the Board showed all that Mr. Hake was asking for, as it showed the boundary lines of the Stratford and Glencove. Mr. Hake remarked he was not interested in the property lines but wanted the drawing to show what is sitting in the other areas, as the Board is concerned about the effect of the drainage from the Forum on the surrounding parcels. Mr. Custance commented that he had no problem with supplying the drawing Mr. Hake was asking for but he really wished to discuss the access easement so they could come to a conclusion regarding this easement. Mr. Hake stated that the Board would be happy to do this but wanted the drawings he was requesting so that they could see the whole picture at one time. He advised that if the Board had this information they could discuss this matter at the next meeting. Mr. Custance asked Mr. Hake whether at the next meeting the Board would talk about the access easement if the surrounding projects were shown. Mr. Dunwiddie remarked the Board would be looking at what the Forum wanted to do as far as drainage. Mr. Custance advised that they would not be in a position to present a drainage plan on

a water and sewer plan by the next meeting, as these were not yet completed; and the only thing that they could show the Board was the added components around the project and outline the access easement currently under consideration. He advised they were not far enough along to be able to talk about the drainage but would have to come back at a future meeting to discuss this issue. Mr. Hake suggested that if they could get some drawings to staff in the next week or so, staff could distribute them to the Conservation Advisory Committee so they could take a look at the easement and see just what it meant to them as far as moving the easement from what is a matter of public record.

Mr. Dunwiddie stated he was very concerned about access to the berm for the Fire Department and asked Mr. Custance whether he had reviewed the site plan with the North Naples Fire Control District. Mr. Custance responded that the drawings had been reviewed by Collier County. Mr. Dunwiddie recommended that Mr. Custance talk to the North Naples Fire Control District because he wanted to make sure that whatever is recommended to the Board as far as the access easement is concerned, the easement has a turning radius that will satisfy the North Naples Fire Control District in getting their equipment onto the berm. Mr. Hoegsted offered that the North Naples Fire Control District reviews everything that goes to the County.

Mr. Dunwiddie also expressed the concern of the Board about what the healthcare facility might put into the District's water and sewer system. Mr. Custance remarked he was aware of this concern by the Board and they are currently taking a look at this matter.

Mr. Hake remarked that if Mr. Custance would come back to the Board at the next meeting and say, "we have taken a good look at this and by moving this and by moving this we are not going to touch your easement," the Forum would make everyone happy because the Board is not very happy about changing easements. Mr. Custance remarked that the Forum's goal is to build an access road for the District which will also work for the Forum and they would rather not go through any portion of the project that they didn't have to. He also hoped the Board would understand that if one talks about safety and health, the Forum has a tremendous obligation to the people who will be living in this facility to make sure that they provide this for them. Also, he remarked the access easement the District currently has to the berm in this area is nothing more than a path that leads to a very narrow access to the berm and the Forum would like to put in a twenty-six (26) foot road that wraps around the project that would allow any type of vehicle you want in there and the only point of concern at this time is in the back of the parcel where the dedicated road narrows.

Mr. Custance concluded by saying he looked forward to returning at the next meeting and getting this matter resolved. Mr. Hake thanked Mr. Custance for his presentation.

ENGINEER'S REPORT

Mr. Ron Orach of WMBS&P reported that since the last meeting there has been a resolution with D.E.R. on how many oxidation ditches will be required. He advised that D.E.R. has reservations regarding just having one oxidation ditch, as if anything went wrong with the oxidation ditch the entire plant would be shut down and, thus, D.E.R. will require a second

oxidation ditch. Using a site plan prepared by WMBS&P, he showed the two possible locations of the second oxidation ditch.

By use of the site plan, Mr. Orach proceeded to identify the immediate improvements that will be necessary even if the plant is not expanded. He advised that the only immediate improvement that might be debatable is the external clarifier. He explained that the District is currently experiencing extremely high BOD's from what appears to be heavy grease and oil in the plant and this is putting quite a strain on the filters and he felt there were two alternatives that could be used; one to install an additional external clarifier or secondly to install a filter instead of an external clarifier, which would be less costly than an external clarifier. He outlined the immediate improvements as follows: the pumps within the existing pump house would be changed over to potable water pumps; a new high service irrigation water pump station which would contain seven canned turbine pumps; the addition of a thickener on top of the digester; in one of the units where there currently is a filter and the existing chlorine contact area of the original plant is not used, the equipment will be cleaned out, aeration capability will be put in this zone and this will be used to hold sludge prior to dewatering or hauling; as a provision for the possible need to use the sludge drying beds, there will be a connection to the polymer system which will be used for all the other sludge handling equipment so that polymer can be added to the sludge prior to application to the sludge drying beds; a preliminary treatment structure which will contain a screen to remove floating debris and a grid chamber which will filter out any materials which are not decomposable; and

a unit which will provide flow to the external clarifier without allowing the oxidation ditch to drop down below the level of the rotors so they will always be functioning.

Mr. Orach then depicted and explained the components that would need to be added to the system if the plant were expanded. He outlined these improvements as follows: the influent raw wastewater pump station would have the top removed and new pumps of higher capacity would be installed; the tail end of the preliminary treatment structure will have a channel that will have weir gates and at the end of the channel the flow would split equally over the gates, one to go to the existing oxidation ditch, the other flow to go to the new oxidation ditch and this would balance the flow to both ditches; a pair of additional filters; another chlorine contact tank; retrofitting of the effluent pump station (reclaimed water transfer station); additional lines to interconnect the existing and proposed units; a new discharge line from the high service irrigation pump station; a sludge dewatering building where a mechanical belt filter press would be housed, along with the polymer system for treating the sludge and finally modifications to the existing chlorine building to tie the existing chlorine cylinders together to handle the higher flows.

Mr. Orach advised that he has met with Mr. Dunwiddie and Mr. Good of PBID staff to discuss the proposed design and the intended operations and he is currently incorporating their comments into his report. He further advised that the text of his report is well under way and he is currently pulling together figures and tables to incorporate into the report and he expects to have the report completed shortly.

Mr. Mudge asked Mr. Orach if all of the immediate and future modifications he just described would take the District through build out and he asked whether Mr. Orach's report would be a backup for the \$8,000,000 in capital expenditures. Mr. Orach explained that the report would contain figures that are more refined than those in the Holes, Montes & Associates report. Mr. Mudge asked Mr. Orach if his report would contain the estimate of costs for expansion to the complete build out of the plant. Mr. Orach responded in the affirmative.

Mr. Mudge remarked that he understood there is a package unit at the North Collier County Wastewater Treatment Plant that has a short useful life and this will have to be replaced fairly soon and he asked whether this was taken into consideration by the Committee as to what needed to be done at the North Collier County Wastewater Treatment Plant. Mr. Peek remarked that the Committee determined the types of facilities that would need to be expanded at the North Collier County plant because of the added load from Pelican Bay and they then used a unit price which was derived from Contract prices for similar kinds of units to arrive at a per gallon price and then applied this per gallon figure to the additional load that would be put on the North Naples plant because of the Pelican Bay addition. He advised they did not look at the specific individual components of equipment which is presently sitting on the North Collier County site.

Mr. Mudge concluded by stating that he was hopeful the figures they receive in the Committee's report will represent the best estimate of actual costs it would take the District to get to 2.64 mgd and that the County's figures would represent what it would take them to take Pelican

Bay under the other two alternatives. In addition, he hoped the Report would also take into consideration the state of the plant currently in place at the North Naples site and also the state of the District facilities that are currently in place and what needs to be done to bring the District's facilities up to the best operating conditions. Mr. Peek remarked that this is what the Report would contain, within certain limitations.

Mr. Hake asked where the District stood on the interim fix to bring the District facilities up to immediate capacity as he has not heard anything about this for several months. Mr. Means explained that some months ago WMBS&P secured the permits to bring the plant up to current D.E.R. standards, with the exception of the Class I reliability; however, this work has not yet been put out for bids or constructed. Mr. Hake asked what the hold up was. Mr. Means responded that there has been no push by D.E.R. to perform this work.

Mr. Dunwiddie remarked that he and Mr. Orach had been discussing the District's need for more filter capacity in the digester if the District stayed with the 1 mgd, as they both felt this would be more useful than putting in a second external clarifier. He advised that he had asked Mr. Orach to put together a cost estimate of what needed to be done if the District received the extra 1.64 mgd outside of the District and Mr. Orach was still working on these figures. Mr. Hake remarked that the reason for his question was that several months have gone by since the interim fix was first discussed and more and more units were being added to the system and he questioned whether the District was working itself into a bind whereby

the District facilities will reach their capacity. Mr. Dunwiddie advised that the facilities are getting close to this point. Mr. Hake then asked why the District was not proceeding with the facilities that would make the present facilities more efficient regardless of whether or not D.E.R. has not pushed for these facilities. Mr. Means explained that the items under the D.E.R. permit would not increase the capacity of the plant, however, they would help the current operations of the plant.

Mr. Orach was of the opinion that the digester rehabilitation was something that should be done this summer during periods of lower flows and he explained that these modifications could not be done immediately because the District needed them in operation during the season.

Mr. Hake asked whether or not the Lagoon was going to be relined and, if so, whether the District experience the same problem with stench as was experienced last summer. Mr. Dunwiddie responded that if the Lagoon was relined there would be some stench problems. Mr. Hake suggested a good way to empty the Lagoon would be to use a good suction pump to pull the sludge off the bottom and pump it into a tanker truck at the same time as the water was being siphoned off and this would help control the stench.

Mr. Ward concluded by suggesting that it would be appropriate for he, Mr. Means, Mr. Orach and Mr. Dunwiddie to sit down and go over all of WMBS&P's Work Authorizations that had been authorized several months ago and see just how the District needed to proceed with these. The Board concurred that this would be a good idea.

Mr. Mudge had one last comment on the matter. He commented that not too long ago, WMBS&P reported that the cost to complete the facilities

to build out would be approximately \$12,000,000 and now they were saying it would cost \$8,034,000. Mr. Orach advised that the \$12,000,000 included financing costs, as well as a large contingency factor. Mr. Ward felt the \$8,000,000 figure is a little lower than the numbers previously used. Mr. Mudge remarked that the figure for the County providing all services to Pelican Bay at the North Naples facility was approximately \$18,000,000 so the same figures are really being discussed but have been reduced by taking some of the fat out of the contingency factor and taking out bonding costs. Mr. Ward concurred and felt the new figures were getting closer to an apples to apples comparison.

Mr. Orach reported that WMBS&P had taken a look at the emergency generator and in order to handle the total load to build out, a total connected horsepower of 1,600 hp or approximately 1200 kilowatts was needed. He stated that the existing generator at the plant is about 250 kilowatts and thus it was his recommendation that a single larger generator should be installed. Mr. Hake remarked that the cost to install a larger generator should not be part of the \$8,000,000 expansion figure as it has nothing to do with it and a larger generator had to be installed whether or not the facilities were expanded. Mr. Orach explained that approximately 70% of the total 1200 kilowatts would be required for the existing facilities and the remaining 30% would be required for the expansion facilities and since the difference in cost between units is not significantly greater, WMBS&P felt it would be more economical to install one large generator now rather than to immediately install a small generator and later on put in another small generator. It was Mr. Hake's

opinion that engineering wise and cost wise, it looked like the District needs one unit to take care of all of its facilities, however, he questioned what would happen if the one unit went down and there was no redundancy. He felt if there were two isolated systems and two generators to take care of the two isolated systems and there was a loss of power, the chances of losing both of the units would be very slim. He also felt two generators would provide some redundancy and the cost would not be that much greater and, thus, it was his opinion that the District should install two generators. Mr. Means explained that WMBS&P had originally looked at installing two smaller generators; one generator to handle the high service pumping facilities and expanding the existing generator to handle the remainder of the facilities; however, they determined it was less costly to have just one generator. Mr. Hake remarked that it might be less costly, however, there would be no redundancy. Mr. Means explained that there are two different feed points into the site from two different substations so the chance of having electrical failure in the first place is minimized by having two different feed points plus you have to factor in the chance of the generator going down. Mr. Hake commented that he was talking in terms of a hurricane and if this happened both substations would most likely be down. He felt very strongly that there must be two generators and the extra cost to install two generators would be similar to the cost of an insurance policy. Mr. Means offered that they would take a look at using two generators. In response to a question from Mr. Hake as to when this information would be available, Mr. Orach responded that they are currently working on the problem and they would have the information to the Board

very shortly.

Mr. Means stated there was a question raised at the last Board meeting as to whether or not there was an irrigation line close to Seagate Drive that could be extended to irrigate the medians in Seagate Drive. He advised there is an existing 8" irrigation line that extends down West Boulevard and comes within a few hundred feet of Seagate Drive which could be extended to Seagate Drive. However, he had reservations that this line should be extended and used to irrigate the medians in Seagate Drive as this line was sized only to supply Pelican Bay and not areas outside of Pelican Bay. Mr. Ward advised that he had recently spoken with Mr. Jim McMurphy of Collier/Naplescape '90's, and Mr. McMurphy had advised him that the County had agreed to extend their line to supply irrigation water to this area and, thus, PBID is no longer in the picture.

Mr. Means also remarked that at the last meeting the question had been asked as to whether he had looked at the St. Nicole plans when he looked at the Stratford drainage problem and the answer was, yes, he had looked at these plans and with the information he was given on the plans that had been supplied by the Engineer for St. Nicole, it appeared that drainage that would be generated on the Stratford parcel that ran toward St. Nicole would be directed around St. Nicole into District facilities. He commented that the problem which occurred when St. Simone was built was that the flows that went around to the east of St. Nicole would get trapped because they were blocked by St. Simone. However, he advised this problem had been solved, in that the Engineer for St. Simone had designed a catch basin at the southeast corner of the Stratford to handle the drainage from

St. Simone. He stated that this catch basin is currently being installed. He offered, however, that he was unable to tell Board that there would not be any isolated pockets of water between the Stratford and St. Nicole because he wasn't given enough positive proof. Mr. Hake suggested that if there were pockets of standing water on the Stratford's property this would be their problem.

ATTORNEY'S REPORT

Mr. McMackin advised that during the discussions on the Forum there might have been some confusion on the part of the Board. He advised that the easement under consideration is an access easement, not a drainage easement, and the Grant of Easement contains the following language: "By acceptance of this Grant of Easement, Grantee agrees that Grantor (PBID) ..... shall have the right to utilize the easement area in conjunction with the development of the property and the property adjacent to the easement areas and for the parking of vehicles and for the construction and use of a parking lot. Grantor (PBID) ..... shall allow free and open access over and across the property, including labor, equipment and materials as deemed necessary by Grantee for purposes of performing its water management function. This easement shall be vacated by Grantor at such time as Grantee provides a suitable alternative easement to Grantor". Thus, he reminded the Board that the Grant of Easement from WCN was not considered to be the final easement and put the District on notice that this was an "estimate" and not the actual requirements. He cautioned the Board that they had to be a little prudent in this matter, as the Grant of Easement did specify they would have parking and that the District would be

willing to consider alternatives.

Mr. McMackin stated that prior to the meeting he had distributed a Memorandum he and Mr. D'Agostino had prepared regarding "The Forum Club/Regulatory Laws Controlling Transportation of "Medical Waste". He remarked he had taken the liberty of giving a copy of this Memorandum to Mr. Custance so that he would be aware of the rules and regulations concerning this issue. It was his opinion that this is a matter in which the District has to be very cautious, however, as outlined in the memo, there is legal enforcement for the Forum to install the proper facilities.

Mr. Hake asked whether the information regarding "medical waste" should be incorporated into the plan review manual. Mr. Ward responded that this would be the appropriate document in which to incorporate this information.

#### MANAGER'S REPORT

Mr. Ward advised that the Director's & Officer's Liability Insurance policy expires this month and he had recently reviewed the policy with Mr. Ward Posey of Gulfshore Insurance. He explained that the existing policy is in the amount of \$2,000,000 and recalled for the Board that they had previously discussed increasing this coverage to \$5,000,000. He offered that he had asked Mr. Posey to obtain quotes for \$5,000,000 in coverage and since the price differential between the \$2,000,000 coverage and the \$5,000,000 was less than \$2,000 he had authorized Mr. Posey to bind the coverage at \$5,000,000. The Board concurred with the increase to \$5,000,000 in coverage.

Mr. Ward also advised that Phase II water restrictions are now in

effect and although the District had an exemption from the Phase I restrictions which allowed everyone to water from dusk to dawn, this exemption expired with the Phase II restrictions. He further advised the District has applied for another exemption to the Phase II restrictions, however, until this is received, Pelican Bay must comply with the Phase II restrictions. Mr. Ward was hopeful that this exemption would be received quickly. Mr. Mudge asked if something could be put on the next water bill advising the residents that they now must comply with the Phase II restrictions. Mr. Ward responded that this could be done.

Mr. Mudge asked what the current restrictions were with regard to fountains under the Phase II restrictions. Mr. Hoegsted offered that fountains were exempt as long as they were ornamental fountains and used recycled water. Mr. Ward read from a news release he had recently received from the SFWMD regarding this matter. "Although the Phase I & Phase II restrictions require cuts in all non-essential uses, we found that recirculating fountains do not use significant amounts of water. We worked with members of the industry to develop guidelines to insure that operating these fountains does not severely hamper the District's (SFWMD) management of the current water shortage. According to the order which applies to outdoor aesthetic features in the Phase I and Phase II areas, water for fountains cannot be drained into sewers or other impervious areas and fountain owners must turn off their fountains if they are operating in a wasteful manner because of weather conditions, such as high winds, maintenance problems, faulty design or other causes". Thus, Mr. Ward advised that fountains are permitted, subject to these types of

restrictions. Mr. Mudge asked whether fountains in the lakes are permitted. Mr. Ward was not sure, as the guidelines in the news release were somewhat ambiguous.

CERTIFICATES OF PAYMENT

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>
1989 Refunding Issue Phase III-B Expansion	No. 222	Wilson, Miller, et. al.	\$ 5,769.00
1989 Refunding Issue Phase III-C Expansion	No. 223	Wilson, Miller, et. al.	31,250.00
1989 Refunding Issue Repay Developer Line Advance - Bay Villas	No. 224	Bay Club, Inc.	76,963.80
P.B. Blvd., Oakmont Pky., Greentree Dr., Vanderbilt Connector Road - Design	No. 12	Wilson, Miller, et. al.	4,998.05
P.B. Blvd., Oakmont Pky., Greentree Dr., Vanderbilt Connector Road - Construction	No. 2	Mitchell & Stark Const. Co.	395,512.74
P.B. Blvd., Oakmont Pky., Greentree Dr., & Carlton Way Street Lighting & Special Assessment Program	No. 2	Wilson, Miller, et. al.	652.00
Oakmont Unit 11 Street Lighting Design Services	No. 7	Wilson, Miller, et. al.	87.50
Roadway Lighting Repairs	No. 1	Mid-Continent Electric	31,183.20
		TOTAL AMOUNT	\$546,416.29

Mr. Dunwiddie asked if the format of the Certificate of Payment recap could be revised, as he had trouble determining the work that was being covered under each Requisition. Mr. Ward remarked he would be happy to revise the format to include a better description. He asked if the

Board would mind if the Paying Agent was omitted from the recap. The Board responded that this was okay with them.

Following further discussion, Mr. Potter moved, seconded by Mr. Mudge and unanimously approved, payment of the Certificates of Payment, as presented.

CONFIRMATION OF INVOICES

Water/Sewer Invoices and Operating Summaries For January 1990 -  
Approved As Presented

Following discussion, Mr. Hake moved, seconded by Mr. Potter, and carried unanimously, that the Water/Sewer Invoices for January, 1990, be approved as presented.

Water Management Invoices and Operating Summaries For January 1990 -  
Approved As Presented

Following discussion, Mr. Dunwiddie moved, seconded by Mr. Mudge, and carried unanimously, that the Water Management Invoices for January, 1990, be approved as presented.

Street Lighting Invoices For January 1990 - Approved As Presented

Following discussion, Mr. Hake moved, seconded by Mr. Potter, and carried unanimously, that the Street Lighting Invoices for January, 1990, be approved as presented.

SUPERVISORS REQUESTS AND AUDIENCE PARTICIPATION

Mr. Hake offered that Mr. Cazalet, a PBID resident, had stopped over at his house and given him a copy of a letter he had written to District staff regarding his water bill. Mr. Hake asked Mr. Ward why he had not brought this matter before the Board. Mr. Ward responded that he had not brought the matter up because, to date, he has not had the

opportunity to complete his review of this matter and accordingly, as soon as he finishes his review, he will respond to Mr. Cazalet's letter.

Mr. Hake suggested that in light of the possible problem with Mr. Cazalet's water meter, he felt very strongly that the District should have enough people on staff, possibly one or two people, committed to doing nothing more than installing and changing out meters. He felt it might be extremely surprising as to what happens to the District's income if the District has a periodic change of water meters so that a meter is not in service any longer than one year to fifteen months without a change.

Mr. Hake stated that a recent meeting of the homeowner's, residents complained about how dark Ridgewood Drive was between Pelican Bay Boulevard and Buttonbush Lane and he asked when the street light pole would be put back up in this area. Mr. Ward responded that he would see that this pole was put back up in the very near future. Also, Mr. Hake reminded WCN that they had agreed to take care of the plantings in this area, as well as take out some trees in the area of this pole, as the pole had to see daylight.

Mr. Hake remarked that several months ago the Board had agreed that the Utility Site needed to be fenced and asked why this issue had died. Mr. Ward advised that he had put this issue on hold because of the problems that had been brought up with regard to the moving of the facilities on the site and because of the on-going discussions on how to expand the plant, etc. He further advised that since there were a number of unsolved issues on the location of certain expansion facilities, it appeared to him that it would be more appropriate to put this issue on hold

until these matters were resolved. Mr. Hake felt that with the increased population and the increased number of children in the neighborhood, this was an important matter. Mr. Hake also recalled that the Board had discussed the matter of screening the site with some type of landscaping in order to make the site more attractive for the residents of Hyde Park. Mr. Ward commented that this portion of the site was now owned by WCN and he suggested that he and Mr. Hoegsted get together to discuss the best manner in which to proceed with the screening in this area. Mr. Hake suggested that the two of them should look at the Utility Site from Mr. George Owen's apartment in Hyde Park and if they satisfied him they would satisfy the entire complex. In conclusion, Mr. Hake suggested that the District should proceed with the fencing and the screening of the Utility Site, as when the Board had discussed this issue they made a commitment to the residents and they should adhere to this commitment.

Mr. Mudge asked why the cattails are being killed in the lakes in Bay Colony. He could not understand why the cattails were being killed as they are beneficial to the lakes and the wildlife. Mr. Ward promised to check into this matter.

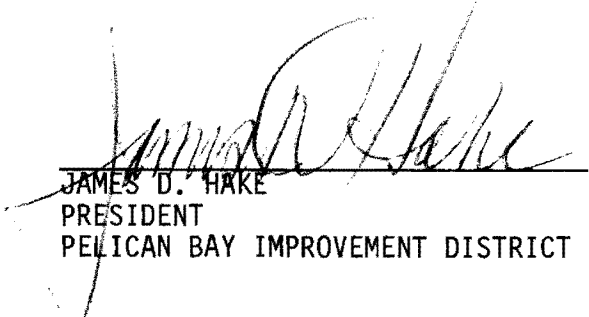
Mr. Dunwiddie remarked that the gas tanks which are owned by WCN are still on the District's property and he asked when they would be moved. Mr. Hoegsted responded that the District had purchased these tanks. Mr. Ward commented that he recently had received the D.E.R. and the County regulations on how to abandon these facilities and now that WCN has their facilities in place, he has begun putting together the program on how to abandon and get rid of these tanks.

Pelican Bay Improvement District  
February 21, 1990

---

ADJOURNMENT

There being no further business to come before the Board at this time, Mr. Dunwiddie moved, seconded by Mr. Mudge and approved unanimously that the meeting be adjourned. Time: 6:35 P.M.

  
\_\_\_\_\_  
JAMES D. HAKE  
PRESIDENT  
PELICAN BAY IMPROVEMENT DISTRICT

PELICAN BAY IMPROVEMENT DISTRICT  
WATER/SEWER INVOICES  
JANUARY 1990

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Allied Universal Corp.	Chlorine	\$ 3,092.40
Amsterdam Printing	December Office Supplies	25.31
Asgrow Florida Company	WWTP Chemicals	73.46
BancFlorida	December Meeting Room Rental	50.00
B & B Builders	Plant Supplies	108.01
B & H Sales	Meter Supplies	224.40
Brinker Brown Fastener	Battery Charger Pack	262.00
City of Naples	Potable Water to 11/30/89	20,769.64
Coast Pump & Supply	Irrigation Supplies	140.23
Coastal Couriers	November Courier Service	13.50
Coral Springs Improvement District	January Dental Insurance	55.75
Envirotech Operating Services	WWTP Operations, W/W Analyses & Supplies	3,977.98
Federal Express Corp.	December Courier Service	42.50
Ferguson Enterprises	Pressure Gauges	65.70
File One	December Office Supplies	76.81
First Amendment Foundation	1990 Sunshine Manual	6.00
Florida Municipal Health Trust	January Health Insurance	727.73
Florida Power & Light Governmental Risk Management Reports	December Electric Annual Subscription	17,596.33 45.00
Gulf Shore Associates	January Rent & Maintenance	879.73
Gulf Shore Insurance	Pollution Liability Insurance	19,422.00
H.F. Scientific, Inc.	Chart Paper	60.48
Hour Delivery, Inc.	November Courier Service	7.50
Intercept of Florida	January Answering Service	63.50
Johnson Paints, Inc.	Paint - Storage Tank	178.35
Karle Grain & Trucking	Remove Sludge WWTP	2,592.02
Mack Industries, Inc.	Lumber	2,601.75
Manatron, Inc.	December Office Supplies	20.66
Mitchell & Stark Construction Co.	Repair Fire Hydrant Lot 34 Georgetown	800.00
Naples Armature Works	Pump Repair	360.23
Park Tire Center	Tire Repairs	7.50
Petty, John	Reimbursement for Film	27.01
Presstige Printing	Utility Service Request Forms	445.00
Qualicom Electronics	January Pager	6.06
Quarles & Brady	Legal Services to November 30, 1989	5,695.86
Radio Shack	Camcorder Tripod	89.95
Ray's Septic Service	Remove Sludge WWTP	220.00
RMRS System	Postage for Meter	100.00
Rogers, Wood, Hill, Starman & Gustason	W/S Portion Fiscal Year 1989 Audit Fees	4,635.00

PELICAN BAY IMPROVEMENT DISTRICT  
 WATER/SEWER INVOICES  
 JANUARY 1990  
 (PAGE 2)

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Scotty's Inc.	Lumber & Plant Supplies	\$ 163.89
Sears, Roebuck & Co.	Canopy & Small Tools	282.62
Sir Speedy Printing	Office Letterhead	345.49
Southeastern Municipal Supply	Meters	777.50
Southwest Electric Supply	Insulation	28.62
Speedy Blueprinting	December Office Supplies	18.00
Sunshine Ace Hardware	Plant Supplies	41.84
Tri-W Rental	Rent Equipment	64.80
United Telephone Of Florida	December & January Telephone	367.46
U.S. Postmaster	Bulk Mail Permit	30.00
Waste Management	Dumpster - Utility Site	121.00
Weavers Office Supply	December & January Office Supplies	75.03
Westinghouse Communities of Naples, Inc.	December Fuel & Copies	99.52
Wilson, Miller, Barton, Soll & Peek, Inc.	Engineering Services to 12/15/89	7,809.26

PELICAN BAY IMPROVEMENT DISTRICT  
WATER MANAGEMENT INVOICES  
JANUARY 1990

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
A.C. Laboratories, Inc.	December Lake Sampling	\$ 420.00
Amsterdam Printing	December Office Supplies	25.30
Asgrow Florida Company	Lake Maintenance Chemicals	1,197.00
BancFlorida	December Meeting Room Rental	50.00
Coastal Couriers, Inc.	November Courier Service	13.50
Coral Springs Improvement District	January Dental Insurance	55.76
File One	December & January Office Supplies	76.83
Florida Municipal Health Insurance	January Health Insurance	727.73
Florida Power & Light Governmental Risk	December Electric	18.00
Management Reports	Annual Subscription	45.00
Gulf Shore Associates	January Rent & Maintenance	879.72
Gulf Shore Insurance	W/M Portion Pollution Liability Insurance	3,978.00
Hour Delivery	November Courier Service	2.50
Intercept of Florida	January Answering Service	63.50
Jacaranda Landscape	December R-O-W Maintenance	16,476.37
Jacaranda Landscape	Retainage - 1989 R-O-W Contract	32,952.56
Manatron, Inc.	December Office Supplies	20.67
Naples Daily News	Legal Advertising	24.02
Park Tire Center	Tire Repair	7.50
PBID Water/Sewer Account	R-O-W Maintenance 12/1/89 to 12/31/89	5,808.53
Petty, John	Reimbursement for Film	27.02
Qualicom Electronics	January Pager	6.05
Quarles & Brady	Legal Services to November 30, 1989	5,284.04
RMRS System	Postage	100.00
Rogers, Wood, Hill, Starman & Gustason	W/M Portion Fiscal Year 1989 Audit Fees	4,635.00
Sir Speedy Printing	Letterhead & Envelopes	345.50
Speedy Blueprinting	Office Supplies	18.00
United Telephone of Florida	December Telephone	268.35
U.S. Postmaster	Bulk Mail Permit	30.00
Weavers Office Supply	December & January Office Supplies	75.03
Westinghouse Communities of Naples, Inc.	December Fuel & Copies	99.52
Wilson, Miller, Barton, Soll & Peek, Inc.	General Consultation to 12/15/89	1,491.10

PELICAN BAY IMPROVEMENT DISTRICT  
STREET LIGHT INVOICES  
JANUARY 1990

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Barnett Bank	Interest to 1/3/90 - Unit 4 Street Lighting Loan	\$ 267.21
Barnett Bank	Unit 6 Street Lighting Loan - Principal to January 5, 1990	22,000.00
Barnett Bank	Unit 6 Street Lighting Loan - Interest to January 5, 1990	893.93
Florida Power & Light	December Electric	856.09
Quarles & Brady	Legal Services through 11/30/89	236.00
Rogers, Wood, Hill, Starman & Gustason	S/L Portion Fiscal Year 1989 Audit Fees	3,730.00
Wilson, Miller, Barton Soll & Peek, Inc.	General Consultation to 12/15/89	137.64

PELICAN BAY IMPROVEMENT DISTRICT  
WATER AND WASTEWATER OPERATING SUMMARY  
JANUARY 1990

	FISCAL YEAR 1990 BUDGET	MONTH TO DATE			YEAR TO DATE		
		BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<u>CHARGES FOR SERVICES</u>							
Connection Fees	\$1,944,320	294,690	442,460	147,770	1,211,660	916,762	(294,898)
Meter Use Fees	58,250	1,750	500	( 1,250)	46,750	5,250	( 41,500)
<u>USER REVENUE &amp; INTEREST INCOME</u>							
Water	658,219	50,564	54,917	4,353	195,914	202,463	6,549
Sewer	649,735	51,094	52,115	1,021	197,137	195,539	( 1,598)
Irrigation	669,543	67,162	69,240	2,078	255,761	311,333	55,572
Interest	160,347	13,362	15,099	1,737	53,448	51,841	( 1,607)
<u>TOTAL REVENUE</u>	<u>\$4,140,414</u>	<u>478,622</u>	<u>634,331</u>	<u>155,709</u>	<u>1,960,670</u>	<u>1,683,188</u>	<u>(277,482)</u>
<u>PROFESSIONAL FEES</u>							
Engineering	\$ 40,000	7,809	7,809	0	11,334	11,334	0
Legal	27,000	5,696	5,696	0	10,592	10,592	0
Audit	8,000	4,635	4,635	0	5,518	5,518	0
Trust	7,050	0	0	0	0	0	0
Office	37,617	2,656	2,658	( 2)	10,624	10,583	41
Billing	3,933	328	0	328	1,312	1,395	( 83)
Insurance	80,195	19,422	19,422	0	40,284	40,284	0
Payroll	203,813	15,678	12,766	2,912	62,712	49,426	13,286
Transportation	8,667	722	93	629	2,888	1,154	1,734
<u>SYSTEM OPERATING EXPENSES</u>							
Water Quality Testing	18,310	1,526	1,637	( 111)	6,104	4,692	1,412
Repairs & Maintenance	105,410	8,784	8,406	378	35,136	27,090	8,046
Electric	253,538	23,086	15,419	7,667	88,731	68,760	19,971
Chemicals	73,594	7,401	3,228	4,173	28,234	12,171	16,063
City of Naples Water	263,766	18,896	27,647	( 8,751)	74,174	88,352	( 14,178)
Meter Expense	13,600	1,133	778	355	4,532	2,945	1,587
Sludge Hauling	41,844	3,487	3,000	487	13,948	9,591	4,357
Contingencies	30,000	2,500	0	2,500	10,000	6,659	3,341
<u>TOTAL EXPENSES</u>	<u>1,216,337</u>	<u>123,759</u>	<u>113,194</u>	<u>10,565</u>	<u>406,123</u>	<u>350,546</u>	<u>55,577</u>

PELICAN BAY IMPROVEMENT DISTRICT  
WATER MANAGEMENT OPERATING SUMMARY  
JANUARY 1990

	<u>MONTH TO DATE</u>				<u>YEAR TO DATE</u>		
	<u>FISCAL YEAR 1990 BUDGET</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
<b>REVENUE</b>							
Maintenance Taxes	\$ 669,507	63,838	63,838	0	591,875	591,875	0
TOTAL REVENUE	<u>\$ 669,507</u>	<u>63,838</u>	<u>63,838</u>	<u>0</u>	<u>591,875</u>	<u>591,875</u>	<u>0</u>
<b>MEETING EXPENSE</b>							
Supervisors Fees	\$ 6,000	500	500	0	\$ 2,000	2,000	0
Legal Notification	1,500	125	24	101	500	530	( 30)
<b>PROFESSIONAL FEES</b>							
Engineering	18,000	1,491	1,491	0	3,057	3,057	0
Legal	20,000	5,284	5,284	0	10,180	10,180	0
Audit	8,000	4,635	4,635	0	5,518	5,518	0
Trust	1,800	0	0	0	0	0	0
<b>SYSTEM OPERATING EXPENSE</b>							
Office	37,617	2,656	2,061	595	10,624	8,710	1,914
Payroll	171,797	13,215	10,487	2,728	52,860	42,744	10,116
Transportation	4,334	361	93	268	1,444	1,067	377
Aquascaping Program	8,000	0	0	0	0	0	0
Lake Maintenance	48,705	4,059	1,197	2,862	16,236	15,410	826
Berm & Swale Maintenance	4,000	333	0	333	1,332	1,028	304
Water Quality Testing	11,880	990	420	570	3,960	1,260	2,700
Insurance	17,858	3,978	3,978	0	8,638	8,638	0
Rights-Of-Way	271,111	18,043	16,476	1,567	102,052	100,248	1,804
Replanting Program	20,000	0	0	0	17,802	17,802	0
Water Connection	29,102	0	0	0	0	0	0
Water Use Projections	72,500	6,042	6,125	( 83)	24,168	25,662	( 1,494)
Contingencies	12,000	1,000	0	1,000	4,000	0	4,000
TOTAL EXPENSES	<u>\$ 764,204</u>	<u>62,712</u>	<u>52,771</u>	<u>9,941</u>	<u>264,371</u>	<u>243,854</u>	<u>20,517</u>

PELICAN BAY IMPROVEMENT DISTRICT  
FEBRUARY 21, 1990 MINUTES  
TAPE NUMBERS & CORRESPONDING AGENDA ITEMS

<u>AGENDA ITEM</u>	<u>NUMBER ON TAPE</u>
1. Roll Call.	0 - 3 (Tape 1, Side A)
2. Approval of Minutes of the Meetings held on January 17, 1990 and the reconvened meeting of January 31, 1990.	3 - 79
3. Status Report Regarding Discussions Between Hole, Montes & Associates and Wilson, Miller, Barton, Soll & Peek, Inc., on the Collier County Report to Provide Service to the Pelican Bay Improvement District.	79 - 264
4. Consideration of Award of Bid for Street Light Luminaires.	264 - 448
5. Consideration of Site Plan Development and Review Manual(s).	448 - 750 (End Side A, Tape 1) 0 - 337 (Tape 1, Side B)
6. Consideration of Documents to Complete Water and Sewer System in Bay Villas. A) Acceptance of Grant of Easement from Lot 69, Bay Villas B) Authorization to Repay Advance in the Amount of \$76,963.80	337 - 459
7. Continuation of Discussion with Respect to the Forum Lifecare.	459 - 750 (End Side B, Tape 1) 0 - 329 (Tape 2, Side A)
8. Engineer's Report.	329 - 750 (End Side A, Tape 2) 0 - 327 (Tape 2, Side B)
9. Attorney's Report.	327 - 409
10. Manager's Report.	409 - 508
11. Certificates of Payment.	508 - 559

PELICAN BAY IMPROVEMENT DISTRICT  
FEBRUARY 21, 1990 MINUTES  
TAPE NUMBERS & CORRESPONDING AGENDA ITEMS

(PAGE 2)

AGENDA ITEM

NUMBER ON TAPE

- |   |  |
|---|--|
| 12. Confirmation of Invoices and Operating Summaries. | 559 - 677  |
| 13. Supervisor's Requests & Audience Participation.   | 677 - 750 (End Side B, Tape 2)<br>0 - 190 (Tape 3, Side A) |
| 14. Adjournment.                                      | 190 - 192  |