

Naples, Florida

May 2, 1990

LET IT BE KNOWN, that the Board of Supervisors of the Pelican Bay Improvement District met on this date in Continued 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 (Absent)
SECRETARY:	Ramer B. Holtan
TREASURER:	J. Russell Mudge
	James F. Dunwiddie
	Walter B. Potter (Absent)

ALSO PRESENT: Mr. James P. Ward, Assistant District Manager; Mr. F. Joseph McMackin, Attorney for the District; Messrs. Steve Means and Ron Orach of Wilson, Miller, Barton, Soll & Peek; Mr. Lou Hoegsted of Westinghouse Communities of Naples, Inc.; Mr. Larry Salzman, PBID Resident; and Ms. Jean C. Smith, Assistant Secretary.

AGENDA

1. Roll Call.
2. Approval of Minutes of the Meetings held on March 21, 1989, April 2, 1989 and April 4, 1989.
3. Open Forum Discussion with Collier County Relative to Providing Utility Service to Pelican Bay.
4. Consideration of Award of Bid for Street Light Luminaires.
5. Discussion of Proposal from the City of Naples to Provide the District with Bulk Wastewater Treatment Plant Capacity and Return Effluent for Residential Irrigation.
6. Consideration of License Agreement with Westinghouse Communities of Naples, Inc. for the Construction of the Proposed North Boardwalk, Parking and Commons Berm Connection.
7. Consideration of Plat for Unit XII.

8. Consideration of Grants of Easement for Access and Drainage Through the Golf Course.
9. Consideration of Grant of Easement in Unit XIII, Site 70 and 71, for the District's Water and Sewer Lift Station.
10. Engineer's Report.
 - A) Review and Recommendations of Work Authorizations Currently in Process by Wilson, Miller, Barton, Soil & Peek and Consideration of Revised Work Authorization to Consolidate Revised Work Program for Implementation.
11. Attorney's Report.
12. Manager's Report.
13. Certificates of Payment.
14. Confirmation of Invoices and Operating Summaries.
15. Supervisor's Requests & Audience Participation.
16. Adjournment.

ROLL CALL

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

DISCUSSION OF PROPOSAL FROM THE CITY OF NAPLES TO PROVIDE THE DISTRICT WITH BULK WASTEWATER TREATMENT PLANT CAPACITY AND RETURN EFFLUENT FOR RESIDENTIAL IRRIGATION

Mr. Ward commented that the purpose of today's meeting was to ask for the Board's authorization for he and Mr. McMackin to begin the negotiations with the City of Naples for providing the District with bulk service. He recalled for the Board that at the last meeting, the Board deferred any authorization on this matter until some later date, however, they now felt it would be an appropriate time for the Board to consider allowing he and Mr. McMackin to proceed with the negotiations with the City to provide the District with bulk treated wastewater and bulk treated effluent for residential irrigation. Mr. Ward felt by proceeding with the negotiations it would keep the District one step ahead, if the Board does, in fact, desire to proceed with entering into an Agreement with the City of Naples for providing these services.

Mr. Dunwiddie asked Mr. Ward how long he felt these negotiations would take. Mr. Ward responded that they should take approximately thirty days. Mr. Dunwiddie asked how staff envisioned input from the Board into these negotiations. Mr. McMackin commented that a draft Agreement had already been prepared and had been seen by the Board. Mr. Dunwiddie stated that he had reviewed this draft Agreement and had some problems with the draft, engineering wise, and was sorry it had gotten into the hands of the City. Mr. McMackin asked if the draft Agreement should be considered as the basis for the discussions with the City or whether this draft was totally out the window and the Board desired that a new draft Agreement be prepared. Mr. Mudge offered that the current draft Agreement should for the basis for discussion, because actual rates and costs were discussed in this Agreement and the City gave the District capital costs based on the costs outlined in the Agreement. Also, he suggested the draft Agreement puts the City in a position where they can point out to their other customers that they are not unduly favoring Pelican Bay. It was Mr. Mudge's opinion that Mr. Ward and Mr. McMackin should proceed with the negotiations as soon as possible. Mr. Holtan asked whether any Resolution was needed in order for the Board to authorize Mr. Ward and Mr. McMackin to proceed with the negotiations. Mr. McMackin responded that no Resolution was needed and all the Board needed to do was authorize he and Mr. Ward to proceed with the discussions.

Their being no further discussion, Mr. Mudge suggested that Mr. Ward and Mr. McMackin be instructed to commence negotiations with the City of Naples on bulk wastewater treatment plant capacity and return effluent

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for residential irrigation, commencing with the rough draft of the Agreement which had prepared some time ago. The Board concurred with Mr. Mudge's suggestion. Mr. Mudge further commented that, in the meantime, he and Mr. Ward would work on refining the rate projections so there would be a solid basis on which to present the proposed rates to the Board for their approval. Mr. Ward advised that he had scheduled further discussion on this matter on the May 16th Agenda and he and Mr. McMackin would report on the progress of their discussions at this meeting.

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: 3:15 P.M.



RAMER B. HOLTAN
SECRETARY
PELICAN BAY IMPROVEMENT DISTRICT

PELICAN BAY IMPROVEMENT DISTRICT
WATER/SEWER INVOICES
APRIL 1990

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
A.J. Welding	Repair Junction Box & Top for Backhoe	\$ 600.00
Allied Universal Corp.	Chlorine	2,869.95
Alpha Chemical Co.	Janitorial Supplies & Chemicals	426.60
American Petroleum Institute	Reference Material	6.36
BancFlorida	March Meeting Room Rental	25.00
BancFlorida	1st Quarter S.E.P. Contributions	643.03
B & B Builders	Plant Supplies	173.95
B & H Sales	Meter Supplies	87.50
B.J. Excavating Enterprises	WWTP Drain Stone	262.51
Bob Dean Supply	Plant & Emergency Repair Supplies	1,772.33
City of Naples	Potable Water to 03/01/90	20,904.98
City of Naples	Potable Water to 04/02/90	29,550.58
Coast Pump & Supply	Irrigation Supplies	109.02
Coastal Couriers, Inc.	February & March Courier Service	8.00
Collier County Clerk of Court	Recording Fees	11.05
Coral Springs Improvement District	April Dental Insurance	30.97
Coral Springs Improvement District	Dec., Jan. & Feb. Office Services	11.28
Department of Community Affairs	Annual Special Assessment	87.50
Dunwiddie, James	Reimbursement for Travel Expenses	58.00
Electric Motors	Rotor Motors - WWTP	2,500.00
Envirotech Operating Services	W/W Analyses & Groundwater Monitoring Testing	3,884.80
FAPMS Newsletter	Annual Subscription	10.00
File One	March & April Office Supplies & Secretarial Chair	101.69
First Pennsylvania Bank	Trustee Fees - 1979 W/S Bond Issue	2,030.50
First Pennsylvania Bank	Trustee Fees - 1989 W/S Bond Issue	5,622.50
Fisher Scientific	Laboratory Supplies	435.83
Florida Municipal Health Trust	April Health Insurance	395.52
Florida Power & Light Government Finance	March Electric Annual Subscription	17,375.30 27.50
Officers Association		
Gulf Shore Associates	April Rent & Maintenance	921.23
Hoffman Office Supply	Office Supplies	1.71
Intercept of Florida	April Answering Service	63.50
Johnson Paints, Inc.	Paint for Fire Hydrants	127.71

PELICAN BAY IMPROVEMENT DISTRICT
 WATER/SEWER INVOICES
 APRIL 1990
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<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Karle Grain & Trucking	Remove Sludge WWTP	\$2,474.20
Mac-In-Stock	Computer Monitor Repair	337.20
Matulay's Contractors Supply	Batteries	13.20
Mitchell & Stark Construction Co.	Emergency Repair - 16" Waterline	1,240.00
Naples Armature Works	Repair Lagoon Pump, Motor Golf Course Pump, H.S. Irrigation Pump #1, & Dewatering Pump	9,945.25
North Trail Auto Parts	Vehicle Maintenance Supplies	28.37
Park Tire Center	Tire Repair	2.50
Pitney Bowes	Postage Meter Supplies	14.50
Publix	Coffee Supplies	48.97
Qualicom Electronics	April Pager	25.24
Quarles & Brady	February Legal Services	3,104.05
Ray's Septic Service	Remove Sludge WWTP & Pump D-14 Lift Station	525.00
RegFiles, Inc.	4th Quarter RegFiles	511.00
RMRS System	Postage Deposit	100.00
S.A.S., Inc.	Repair Relay Greentree Drive Lift Station & Pump Repair	292.00
Scotty's	Plant Supplies	88.66
Sears, Roebuck & Co.	Tool Boxes - Ford Rangers	297.06
Sir Speedy	Office Letterhead	303.06
Southwest Electric Supply	Light Bulbs	123.84
Stefanko, Richard	Expenses - FWPCOA Short School	525.00
Sun Bank, N.A.	1st Quarter S.E.P. Contribution - Adams	112.35
United Telephone Of Florida	April Telephone	419.39
U.S. Postmaster	Postage Stamps	50.00
Ward, James P.	Reimbursement for Office Supplies	25.00
Waste Management	Dumpster - Utility Site	260.00
Weavers Office Supply	March & April Office Supplies	29.60
Westinghouse Communities Of Naples, Inc.	March Fuel & Copies	365.73
Wilson, Miller, Barton, Soll & Peek, Inc.	Engineering Services to 2/23/90	5,265.70

PELICAN BAY IMPROVEMENT DISTRICT
WATER MANAGEMENT INVOICES
APRIL 1990

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
American Petroleum Institute	Reference Material	\$ 6.36
Asgrow Florida Company	Lake Maintenance Chemicals	2,360.00
BancFlorida	March Meeting Room Rental	25.00
BancFlorida	1st Quarter S.E.P. Contributions	643.03
Coastal Couriers, Inc.	February & March Courier Service	8.00
Coral Springs Improvement District	April Dental Insurance	30.98
Coral Springs Improvement District	Dec., Jan. & Feb. Office Services	11.28
Department of Community Affairs	Annual Special Assessment	87.50
File One	March & April Office Supplies & Secretarial Chair	101.70
Florida Municipal Health Insurance	April Health Insurance	395.53
Florida Power & Light Government Finance Officers Association	March Electric Annual Subscription	18.14 27.50
Gulf Shore Associates	April Rent & Maintenance	921.23
Intercept of Florida	April Answering Service	63.50
Jacaranda Landscape	March R-O-W Maintenance	17,376.37
Naples Daily News	Legal Advertising	48.04
North Trail Auto Parts	Vehicle Maintenance Supplies	28.38
Park Tire Center	Tire Repair	2.50
PBID Water/Sewer Account	R-O-W Maintenance 03/1/90 to 03/31/90	8,687.19
Pitney Bowes	Postage Meter Supplies	14.50
Qualicom Electronics	April Pager	25.23
Quarles & Brady	February Legal Services	3,104.05
RMRS System	Postage	100.00
Salzman, Larry	April Consulting Fees	100.00
Sir Speedy	Office Letterhead Stationery	303.07
Sun Bank, N.A.	1st Quarter S.E.P. Contribution - Adams	112.35
United Telephone of Florida	March Telephone	320.29
Ward, James P.	Reimbursement for Office Supplies	25.00
Weavers Office Supply	March & April Office Supplies	29.61
Westinghouse Communities of Naples, Inc.	March Fuel & Copies	365.74
Wilson, Miller, Barton, Soll & Peek, Inc.	Engineering Services to 2/23/90	1,110.06

PELICAN BAY IMPROVEMENT DISTRICT
STREET LIGHT INVOICES
APRIL 1990

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
BancFlorida	1st Quarter S.E.P. Contributions	\$ 101.81
Barnett Bank	Unit 4 Street Lighting Loan - Interest to April 3, 1990	279.37
Barnett Bank	Unit 6 Street Lighting Loan - Interest to April 5, 1990	579.76
Florida Power & Light	March Electric	845.01
Law Engineering	Test Street Light Poles	607.00
Wilson, Miller, Barton Soll & Peek, Inc.	General Consultation to 02/23/90	1,187.84

PELICAN BAY IMPROVEMENT DISTRICT
WATER AND WASTEWATER OPERATING SUMMARY
APRIL 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	110,130	117,730	7,600	1,623,110	1,664,372	41,262
Meter Use Fees	58,250	2,500	500	(2,000)	51,500	7,500	(44,000)
<u>USER REVENUE & INTEREST INCOME</u>							
Water	658,219	65,630	60,095	(5,535)	375,456	375,945	489
Sewer	649,735	61,183	57,192	(3,991)	369,078	361,147	(7,931)
Irrigation	669,543	68,681	95,973	27,292	455,115	558,275	103,160
Interest	160,347	13,362	16,736	3,374	93,534	99,381	5,847
<u>TOTAL REVENUE</u>	<u>\$4,140,414</u>	<u>321,486</u>	<u>348,226</u>	<u>26,740</u>	<u>2,967,793</u>	<u>3,066,620</u>	<u>98,827</u>
<u>PROFESSIONAL FEES</u>							
Engineering	\$ 40,000	5,265	5,265	0	23,520	23,520	0
Legal	27,000	3,104	3,104	0	21,668	21,668	0
Audit	8,000	2,398	2,398	0	7,916	7,916	0
Trust	7,050	6,581	7,653	(1,072)	7,050	8,122	(1,072)
Office	37,617	2,656	2,632	24	18,592	18,202	390
Billing	3,933	328	50	278	2,296	2,272	24
Insurance	80,195	0	0	0	48,729	48,729	0
Payroll	203,813	15,678	10,328	5,350	117,585	85,404	32,181
Transportation	8,667	722	925	(203)	5,054	2,604	2,450
<u>SYSTEM OPERATING EXPENSES</u>							
Water Quality Testing	18,310	1,526	3,885	(2,359)	10,682	9,839	843
Repairs & Maintenance	105,410	8,784	19,768	(10,984)	61,488	62,656	(1,168)
Electric	253,538	27,052	20,247	6,805	164,056	120,318	43,738
Chemicals	73,594	7,537	2,894	4,643	50,143	22,771	27,372
City of Naples Water	263,766	30,452	25,428	5,024	152,214	164,236	(12,022)
Meter Expense	13,600	1,133	0	1,133	7,931	6,427	1,504
Sludge Hauling	41,844	3,487	2,280	1,207	24,409	17,118	7,291
Contingencies	30,000	2,500	0	2,500	17,500	6,659	10,841
<u>TOTAL EXPENSES</u>	<u>1,216,337</u>	<u>116,805</u>	<u>104,459</u>	<u>12,346</u>	<u>740,833</u>	<u>628,461</u>	<u>112,372</u>