

**MINUTES OF MEETING
SEMINOLE IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Seminole Improvement District was held on Monday, January 9, 2017 at 4:05 p.m. at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

Scott Massey	President
Janet Kroll	Vice President
Jared Stern	Secretary/Treasurer

Also present were:

Kenneth Cassel	District Manager
Robert Diffenderfer	District Counsel
Chris Potts	District Engineer (Via Telephone)
John Carter	Minto, PBLH, LLC

The following is a summary of the minutes and actions taken during the January 9, 2017 SID Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Cassel called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the December 5, 2016 Meeting Minutes

Mr. Cassel stated each Board member received a copy of the minutes of the December 5, 2016 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor the minutes of the December 5, 2016 meeting were approved.

FOURTH ORDER OF BUSINESS

Financial Report for Period Ending November 30, 2016

There being no questions or comments,

On MOTION by Mr. Massey seconded by Mr. Stern with all in favor the financials dated November 30, 2016 were approved.

FIFTH ORDER OF BUSINESS

Tabled Items

- **Consideration of Agreement for Designing and Permitting of Infrastructure (Placeholder)**

Mr. Cassel reported the Interlocal Agreement between the District and the City of Westlake is being worked on. There will also be a Tri-Party Agreement between the District, the City of Westlake and Palm Beach County regarding ongoing maintenance of the signalization on Seminole Pratt Whitney Road.

SIXTH ORDER OF BUSINESS

Consideration of Change Orders

- **Change Order #6 for Project #2016-1SPW (Addition of Concrete Sidewalk) for a Net Increase of \$3,715.35**

There was miscommunication regarding what the County required in their code for the permitting process for Seminole Pratt Whitney Road. Originally there was going to be a rural parkway along the fire station, but the County changed their mind. As a result, the asphalt path had to be removed and a sidewalk installed.

On MOTION by Mr. Stern seconded by Mr. Massey with all in favor Change Order #6 for a net increase of \$3,715.35 was approved.

- **Change Order #7 for Project #2016-1SPW (Grassing of Three Stormwater Ponds) for a Net Increase of \$44,630**

Sod was not included in the original specifications because at the time all sodding and landscaping was going to be done through a landscaping contract. For stabilization purposes it is better to have J.W. Cheatham, LLC install the sod now.

On MOTION by Mr. Massey seconded by Ms. Kroll with all in favor Change Order #7 for a net increase of \$44,630 was approved.

- **Change Order #8 for Project #2016-1SPW (Plan Revision 2 of the Bridge Over M Canal) for a Net Increase of \$69,752**

During the final permitting stages of the bridge, after the contract went out for bids, the County requested rip rap around the bridge. In discussions with the contractor, they came up with a different type of guardrail.

Discussion ensued regarding the use of material being pulled onsite for rip rap around the lakes. If the change order is approved and later it is confirmed the contractor can use the material onsite, a deduction change order can be processed.

On MOTION by Mr. Stern seconded by Ms. Kroll with all in favor Change Order #8 was approved subject to possible removal of rip rap if onsite material can be used.

- **Change Order #9 for Project #2016-1SPW (Changing Force Main Plug Valves to Gate Valves) for a Net Decrease of \$4,628**

The larger flow valves were going to take six to eight weeks for delivery so a different type of valve will be used.

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor Change Order #9 for a net decrease of \$4,628 was approved.

- **Change Order #10 for Project #2016-1SPW (Utility Main Interconnection Improvements)-Placeholder**

This work was originally going to be done by the major landowner as part of their operation; however, they decided to have it be part of the District project due to right-of-way coordination. The increase is for the connections to the water and sewer reuse lines. There may be a change for deduction at some point for the connection on the south end, which may be done differently.

On MOTION by Mr. Massey seconded by Mr. Stern with all in favor Change Order #10 for a net increase of \$3,768,656 was approved.

SEVENTH ORDER OF BUSINESS

District Manager's Report

Mr. Cassel reported all aspects of the project are moving rapidly.

Mr. Stern asked for an estimated timeframe on the Interlocal Agreement with the City. Mr. Diffenderfer responded he has been in discussions with the City Attorney. They want to ensure the agreement will not deprive the City of tax revenue.

EIGHTH ORDER OF BUSINESS

Engineer's Report

- **Monthly Progress Report**

A copy of the monthly progress report was included in the agenda package; a copy of which is attached hereto and made a part of the public record.

- City comments are expected to be received for Phase 1 Spine Roads.
- Water Utility approval was received for the master meter assembly.
- Additional comments were received from the City for Town Center Parkway South.
- Mr. Cassel requested Mr. Potts look into having a well in the south end and if the withdraw permit needs to be modified.
- Discussion ensued regarding Connecting to the County's system for reclaimed water. Mr. Diffenderfer stated the County had an internal meeting today to discuss the status of SID's project. The County is now saying it will cost them approximately \$600,000 to do the connections. Mr. Potts will enter into discussions with the County regarding this.

On MOTION by Mr. Stern seconded by Mr. Massey with all in favor the District Engineer was authorized to modify the District's water use permit to allow for a well at the water treatment plant.

NINTH ORDER OF BUSINESS

Attorney's Report

Mr. Diffenderfer reported the following:

- The County does not have any plans for the A3 pipeline.
- The County wants to discuss wastewater charges. They would like to meter the District for wastewater differently because they claim the wastewater meters are unreliable. Mr. Potts stated the District is installing master sewer meters.
- The District keeps ownership of the meters under the water purchase agreement. The County would like to take ownership. There was no objection from the Board.
- He has not been able to find any agreement from West Palm Beach to cross the M Canal. Mr. Massey stated they are staying within the common utility easements at both the 140th and 180th crossings.
- There are four meters in plan review at the County. The master water purchase agreement contemplated two major points of connection. Multiple easements will need to be provided for those connections. Legals have not been received yet.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

January 9, 2017

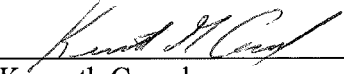
Seminole Improvement District

ELEVENTH ORDER OF BUSINESS

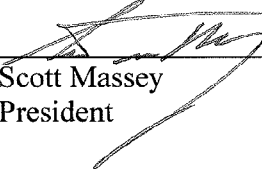
Adjournment

There being no further business,

On MOTION by Mr. Stern seconded by Ms. Kroll with all in favor
the meeting was adjourned.



Kenneth Cassel
Assistant Secretary



Scott Massey
President