

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
MINUTES

Date: June 18, 2018
8:00 A.M.

Held at
8756 Boynton Beach Boulevard, Suite 2100
Boynton Beach, Florida 33472

1. Roll Call

The meeting was called to order by the Chair, Charles Walsey, at 8:00 A.M.

The Chair then called the roll, and noted that all Supervisors were present.

In Attendance:

Board Members: Charles Walsey (by speakerphone), Rick Elsner, Larry Portnoy,
Pamela Duhaney and Don Johnson

District Engineer: Alan Wertepny

District Attorney: Peter Breton

Operations Manager: Robert Poyner, RLP Property Services, Inc.

2. Approval of Agenda

After a motion by Supervisor Elsner and second by Supervisor Duhaney, the Board unanimously approved the Agenda.

3. Approval of Minutes

By motion by Supervisor Elsner and second by Supervisor Duhaney, the Board unanimously approved the minutes of the Board of Supervisors' Meeting of May 21, 2018.

4. Engineer's Report

The District Engineer distributed a written report (copy attached) which he reviewed with the Board. He described the recent action by NPBCID and the City of West Palm Beach to revoke the FDOT drainage permit for the SR7 extension. He described possible alternatives the FDOT could implement to continue the SR7 extension with the NPBCID permit.

The District Engineer discussed a map of the canals that the District maintains. Bobby Poyner described how and to what extent the canals are maintained. Supervisor Elsner said that the map needs to be refined because it is not completely accurate and could mislead the public. Supervisor Walsey discussed the lack of maintenance by Florida Fish and Wildlife Commission of the Corbett Wildlife Area where it borders the District canals.

The District Engineer brought up Santa Rosa and the SFWMD. He has been getting calls from SFWMD about the surface water management permit. There is a meeting with ITID on July 25. There is a discharge permit issued to Indian Trail Groves and another permit to Santa Rosa Groves. He gave a technical explanation of the effects of different canal elevations and the effect of changes to the L-8 canal control structures. Supervisor Walsey asked if the District is allowing water to go into Section 32. Bobby Poyner and Alan Wertepny said no, we are not, we are draining Section 32.

Alan Wertepny explained that FP&L will get its own ERP permit for its new solar facility on the former IOTA Carol property. The fact that FP&L will not require irrigation, the District's water use permit will need to be amended.

At 8:35 A.M. Supervisor Walsey left the meeting.

5. Operations Manager's Report / L-8 Report and Report on Status of Projects

The Operations Manager distributed his written report and discussed it with the Board.

Operations Manager's Report June 18, 2018

- On May 18, 2018 the offsite L-8 Canal elevation at the North Pump was 13.9 and the onsite elevation was 16.9 The South Pump offsite elevation was 13.8 and the onsite elevation was 16.8 Lake Okeechobee water level is 14.13 May level was at 13.28 (May rainfall 29.7 inches)
- Canals- Aquatic herbicide application will begin in July 2018.
- 1st quarter pump reports submitted.
- Possible maintenance required at North pump station riser. (RISER BOARD CHANNELS INSPECTED NO REPAIRS NEEDED.) Pulled north pump for repairs and sent to Tru-Flo.
- New pipe project for the intersection of 59th and section 32&33. Scheduled for 2nd week of September. **(DELAYED)**
- Fuel tank inspection. There are no leaks and tanks are working properly at this time. We had 7001 gal of fuel delivered on 3/22/18 and have used 4500 gal since delivery. **(All compliance for 2017 current and delivered PBC ERM)**
- Capital Improvement Projects and estimated cost.
 1. Clear and dredge canal between section 29&30 (June-Aug \$6000.00 estimate)**ON HOLD**
 2. Clear and Dredge West side of canal on the east side section 31 from south outfall canal to section 30. (June-Aug estimate \$6000.00)**ON HOLD**
 3. Install 72 inch pipe NW corner section 30. (Pipe From GL Homes)
 4. Install new pipe at 59th and section 32&33. (Estimate to replace \$16,000.00 +/- including pipe.
 5. Clean south outfall canal along 59th & section 33. (Estimate \$7500.00) **50% Complete**
 6. New pipe needed for center road section 20&21. (Pipe received from GL Homes)
 7. Install Rip Rap North Pump canal bank.
 8. Canal bank maintenance. (Started repairing canal banks.) Includes repair to Santa Rosa South canal bank. Tony Fernando has asked for us to do repairs and request letter of extension.

Supervisor Portnoy said that the District will have \$226,000 going into July. Normal expenditures are \$18,000 per month. \$108,000 is needed to operate until December when the taxes begin to be paid. This leaves \$118,000 to do projects and address emergencies. He said \$18,000 is a rough monthly average.

- Maintaining water system at 15.0 to 18.0
- Corbett canal bank possible maintenance required. (WEST CANAL SECTION 30&31&19) ITID flooding of Moss Property. Corbett draining into CDD canal system.
- Stienman DEP permit challenge.
- The permanent drainage for the park has been installed. The scope of work is complete with the exception of one more pipe to be installed after farm season is over and summer water levels are being maintained.
- Long stick will be needed in early August.
- Santa Rosa Groves discussion. Submitted CDD water permit. (Charge maintenance fee?) Conditions of permit also to include removal of all old structures. Ricobono would like to install pipes once approved. Received call from Betty at Indian Trail wanting to meet regarding drainage. Letter to residents on canal easements. Resident Tony Fernandez canal bank removal.
- Tru-Flo has agreed to split the cost of the gooseneck adapters for the new pump. (\$1132.50 our cost)
- South pump station replacement discussion. Six Ls discharge pipe located at the SW corner of section 31 west of pump station. Need to modify during install of new pump. Confirm new length is correct.
- Remove pipe section 31 west of pump station.
- Canal bank brush removal south pump station under powerlines. (Waiting to hear from FPL)
- FPL tenant update for powerlines has been requested.
- CDD canal easements. Current & future land owners. (Shreya Patel letter & sections 28-33)

Alan Wertepny described how the District has been negatively impacted by the new divide structure in the L-8 canal.

The Board discussed the inflows from the Moss Property/Corbett into the Outfall Canal and the problems the lack of discharge from the Moss Property into the L-8 is causing. Alan Wertepny said that when we are dealing with the SFWMD permit, we need to bring up the problems with the L-8 canal water levels and the Moss/Corbett property. It requires a regional solution.

Supervisor Elsner said Bobby Poyner needs to put a map together showing where the canal banks need to be shored up and estimating the cost.

Bobby Poyner reported on the canal repair by Tony Fernando on Section 32. He asked if the District will do the repairs. Peter Breton said he needs to pay the cost up front. He has passed the deadline we set. Bobby Poyner will talk to him about an extension if he pays up front.

Bobby Poyner reported on getting a larger bucket to break the rock at the south pump station. Supervisor Elsner will also look into this. This is an alternative to blasting.

6. Treasurer's Report

The Treasurer reported that the bank balance was \$252,000 at the end of May. It will be \$226,000 at the end of June. Normal operations through December will require \$108,000. This will leave \$118,000 for projects and contingencies.

The Board set August 20, 2018, as the date of the public hearings on the FY 2018-19 budget and the non-ad valorem assessment for FY 2018-2019.

7. Attorney's Report

The District Attorney reported that he filed the Financial Audit and the Annual Financial Report with the Auditor General and the Chief Financial Officer. He also sent the proposed BY 2018-19 budget to the County. The County may comment but does not need to approve the budget.

8. Comments by Supervisors

There were no additional comments by Supervisors.

9. Comments by Public

There were no members of the public present.

10. Announcement of Next Meeting Date

There being no further comments from Supervisors and no comments by the public, the Chair announced that the next meeting would occur on July 16, 2018, at 8:00 A.M. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472.

11. Adjournment

Upon motion by Supervisor Johnson and second by Supervisor Duhaney, the Board unanimously voted to adjourn at 9:45 A.M.

Charles C. Walsey, Chair

Peter L. Breton, Secretary

ATTACHMENT: District Engineer's Report

Cypress Grove Community Development District
District Engineer's Report
June 8, 2018

State Road 7 Extension

On June 13, 2018, the City of West Palm Beach and Northern Palm Beach County Improvement District entered into an Agreement to proportionally cost share (85% WPB, 15% Northern) for water quality improvements to IBIS Stormwater Management System. During the South Florida Water Management permitting of State Road 7 extension and subsequent litigation, SFWMD order both Northern and the City to take corrective actions to improve the quality of water discharged from the IBIS Stormwater Management System into the City's Grassy Waters Preserve. In exchange for the City's financial support for Northern's corrective water quality improvements, Northern agreed to terminate the Florida Department of Transportation SR 7 permit to discharge into the IBIS Development.

Widening the existing county roadway from two to four lanes, Okeechobee Blvd to 60th Street North, construction four-lane divided roadway from 60th Street to the east entrance to Ibis Golf & Country Club, and the widening from two to four lanes between the east entrance and Northlake Blvd (8.5 miles). Construction on both segments starting in summer of 2018 and completed in fall of 2020. Palm Beach County and FDOT have entered into a joint participation agreement for environmental mitigation activities. FDOT to provide \$5.3 million to PBC for land acquisition, management and maintenance in three County natural area.

County Five Year Road Program – (No change from May 21, 2018)

In December 2017, the Palm Beach County Commissioners approved its 5-year roadway plan. Relevant projects included:

Seminole Pratt Whitney Rd. widening from 4 to 6 lanes from Orange to Northlake Blvd (1.8 miles) at a cost of \$8.4 million being in FY 2019 (October 2018-September 2019).

Seminole Pratt Whitney Road and Northlake Boulevard intersection improvements at a cost of \$4.2 million being in FY 2019.

Northlake Blvd east to Hall Blvd widening from 2 to 4 lanes (1 mile) at a cost of \$4.3 million being in FY 2019.

Northlake Blvd east of Hall Blvd. to Coconut widening from 2 to 4 lanes (2.4 miles) at a cost of \$9.2 million in FY 2019.

60th Street construction of a three-lane paved road between 120th and 140th street (2.1 miles) is scheduled for Fiscal Year 2021. Additional 20 feet of right-of-way is needed to

provide a five-lane roadway and a berm and guard rail adjacent over the City of West Palm Beach M Canal, as was constructed on 60th Street east of 120th Avenue to State Road 7. On May 2, 2018, Palm Beach County Commission rejected County Staff proposal to acquire the additional 20 feet along the South right-of-way line from the adjacent residential properties.

SFWMD Water Use Permit – (No change from May 21, 2018)

The first quarter Water Use Report (January – March 2018) submitted to SFWMD and posted on CGCDD website. First quarter usage was equivalent to the average for the last six years.

Santa Rosa Connection Permit (No changes from March 19, 2018)

Issues to be addressed before finalizing the permit application is as follows:

1. Legal Requirements
 - a. Correction of Applicant's Name
 - b. Documentation of easement or ownership of lands covering the two proposed drainage structures. Based on Property Appraiser's website and Peter Breton's February 12, 2018 email, Riccobono's Company owns the two parcels at the location of the proposed two pipe connections. However, neither Riccobono or Santa Rosa Groves, LLC has control over the lands to the east in Section 32.
 - c. Operation and Maintenance or Agreement with CGCDD for O&M.
2. Permit conditions to address:
 - a. Detail on the two pipe connections (2-24" CMP's with 30" risers, pipe length, pipe invert elevation, weir elevation in riser set at 18.5' NGVD, top of riser elevation +/- 20.5', locking mechanism)
 - b. Removal of two existing gravity canal connections along the north and east side of Section 32 to prevent irrigation water from leaving the Cypress Grove Community Development canals.

Herbert Hoover Dike – (No changes from April 16, 2018)

Replacement of the Culvert 10A (Lake Okeechobee/L8 Canal) is underway by the US Army Corps of Engineers. The replacement structure is located south of the existing one and is scheduled for completion by 2020.

Website Update

The cgidd.org website has been updated with the June 18, 2018 agenda, May 21, 2018 meeting minutes, proposed budget for fiscal year 2018-2019, and links to SFWMD Facility Map (L-8/C51) and SFWMD Current Canal Stages (MacVicar Consulting).