

**Coral Springs
Improvement District
Regular Meeting**

Agenda

March 18, 2024

Coral Springs Improvement District

Board of Supervisors
Curt Tiefenbrun, President
Ben Groenevelt, Vice President
Mark Ritter, Secretary

Kenneth Cassel, District Manager
Seth Behn, District Counsel
David McIntosh, Director of Operations
Joe Stephens, Director of Utilities

Meeting Agenda

Monday, March 18, 2024 at 4:00 p.m.

1. **Call to Order**
2. **Audience Comments**
3. **Approval of the Minutes of the February 26, 2024 Meeting**
4. **Financials for February 2024**
5. **Acceptance of Conveyance Documents for New Water and Sewer Installed by the City and Being Donated to the District for Operating - Glen**
6. **Staff Requests Board Consideration to Declare the Equipment in the List Provided as Surplus so Staff can Take the Necessary Actions to Dispose of the Items - Joe**
7. **Consideration of a Request by Staff for CSID to Piggyback on Contract B230154DWJ between Lee County and Miller Pipeline, LLC for Wastewater Collections System Rehabilitation until June 20, 2026 and Including any Mutually Agreed Upon Extension of the Contract. Staff also Request Board Approval of Miller Pipeline, LLC quote FL-CSID-2024 Sewer Rehab-LS 13 in the Amount of \$1,317,878.40, to conduct budgeted repairs to Lift Station 13. *(The pricing is in accordance with the terms of contract B230154DWJ between Lee County and Miller Pipeline, LLC. The quote does not include the cost for bonding which will be provided later)* – Frank/Joe**
8. **Consideration of a Request by Staff to Piggyback on Contract No. 001935 between Central Florida Expressway Authority and Quest Corporation of America for Public Information Services December 8, 2025 and Including any Mutually Agreed Upon Extension of the Contract *(Staff also request Board approval of Quest quote in the total amount of \$55,969 for proposed project plan and public relations approach for tree inventory project. This quoted amount of 577 hours at \$97 includes \$40,352 that was approved for prior projects and not billed by Quest as well as an additional \$15,617 - David***

9. Engineer's Report

10. Staff Reports

A. Manager – Ken Cassel

B. Department Reports

- Operations – David McIntosh
- Utilities Update – Joe Stephens
- Utility Billing Customer Service Report – Brian Klien (Report Provided)
- Water – Christian McShea (Report Provided)
- Wastewater – Mike Hosein (Report Provided)
- Stormwater – Shawn Frankenhauser (Report Provided)
- Field – Frank Kozlowski (Report Provided)
- Maintenance Report – Jovan Selvon (Report Provided)
- Procurement Report – Danielle Keira-Cancel (Report Provided)
- Finance and Accounting – Sue Beyer
- Human Resources – Jan Zilmer
- Engineering – Glen Hanks
- Motion to Accept Department Reports

C. Attorney

11. Supervisors' Requests/Comments

12. Adjournment

*Next regular meeting scheduled for April 15, 2024

Third Order of Business

**MINUTES OF MEETING
CORAL SPRINGS
IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Coral Springs Improvement District was held Monday, February 26, 2024 at 4:00 p.m. at the District Offices, 10300 NW 11th Manor, Coral Springs, Florida.

Present and constituting a quorum were:

Curt Tiefenbrun	President
Ben Groenevelt	Vice President
Mark Ritter	Secretary

Also present were:

Ken Cassel	District Manager
Seth Behn	District Attorney (Via Teams)
Janice D. Rustin	Lewis, Longman & Walker
David McIntosh	Director of Operations
Joe Stephens	Director of Utilities
Sue Beyer	Director of Finance and Accounting
Glen Hanks	Director of Engineering
Jan Zilmer	Director Human Resources
Rick Olson	District Engineer (Via Teams)
Frank Kozlowski	Field Department (Via Teams)
Shawn Frankenhauser	Stormwater Department (Via Teams)
Christian McShea	Water Department (Via Teams)
Mike Hosein	Wastewater Department (Via Teams)
Jodi Babaganov	Utility Billing and Customer Service
Danielle Keira-Cancel	Procurement Department (Via Teams)
Julie Beyer	IT Specialist
Tim Day	Inframark
Robert Koncar	Inframark
Sandra Demarco	Inframark
William Bowman	Resident
Jerry Stoiber	Regal Fence

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

- There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Waiver of \$500 Fence Encroachment Agreement Fee for 71 SW 114 Terrace

- Mr. Bowman and Mr. Stoiber addressed the Board regarding the encroachment of the fence and requested a waiver of the \$500 application fee for the encroachment agreement.
- The City provided the permit to install the fence and did not notify them they needed to have the fence reviewed by the District.
- Staff will relook at the 7.5 feet encroachment into the District’s easement and see how much they can encroach without limiting staff’s access to the lake.

On MOTION by Mr. Ritter seconded by Mr. Groenevelt with all in favor waiving of the \$500 fee for the encroachment agreement was approved based on staff recommendation for the 5 to 7.5 foot encroachment.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the January 22, 2024 Meeting

On MOTION by Mr. Ritter seconded by Mr. Groenevelt with all in favor the minutes of the January 22, 2024 meeting were approved.

FIFTH ORDER OF BUSINESS

Financials for January 2024

On MOTION by Mr. Ritter seconded by Mr. Groenevelt with all in favor the financials for January 2024 were approved/

SIXTH ORDER OF BUSINESS

Staff Request Board Consideration of a Request to Purchase Two Generac 75 KVA Portable Generators for the Total Amount of \$113,995 from ACF Standby Systems as the Provider Piggybacking on Sourcewell Contract #09222-GNR with Generac Power Systems

- Ms. Keira-Cancel reviewed the piggyback and purchase.
- Mr. Stephens noted this has been budgeted and the funds are available.

On MOTION by Mr. Ritter seconded by Mr. Groenevelt with all in favor the purchase of two Generac 75 KVA portable generators was approved at a total cost of \$113,995.

SEVENTH ORDER OF BUSINESS

Staff Request Board Consideration of an Opportunity for the District to Piggyback on a Contract for Annual Wellfield Maintenance BID-23-45-09-VH-0-2023/VH between the City of Sunrise and Aquifer Maintenance and Performance Systems, Inc. as the Primary Contract and AC Schultes of Florida, Inc. Serving as the Secondary Contractor (*The contract term is three years beginning on February 12, 2024. Both companies have agreed to extend the contract pricing and terms to CSID*)

- Ms. Keira-Cancel reviewed the piggyback, which will allow the utilization of one contractor, and have a second contractor as a backup.
- Mr. Stephens noted AMPS do a great job and are less expensive, so they get booked quickly. The second contractor would be used only if needed.

On MOTION by Mr. Ritter seconded by Mr. Tiefenbrun with all in favor contracts with Aquifer Maintenance and Performance Systems, Inc. as a primary contractor and AC Schultes of Florida, Inc. as a secondary contractor were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Change Order to the LMK Contract for Lift Station #28 Rehab (*The Contract was signed by the CSID Board on April 17, 2023. This change order reduces the contract price of \$170,682.50 to \$151,804.72 returning an unspent balance of \$18,877.78*)

On MOTION by Mr. Ritter seconded by Mr. Tiefenbrun with all in favor the change order from LMK for Lift Station #28 rehab for a reduction of \$18,877.78 was approved.

NINTH ORDER OF BUSINESS

Staff Requests Board Ratification of an Engagement Letter Signed with Lewis, Longman, & Walker PA to Represent the District in Issues Related to the PFAS Settlement and Related Actions (*As a requirement of the process to register for participation in PFAS Settlement, it was necessary to have an engagement letter with our law firm for*

this matter. By having this agreement in place, the District can file a claim. The potential award for the District from the initial calculations provided is approximately \$5 Million. By having this letter in place, we have been able to move the District's registration and documentation along for consideration.

- Mr. Behn reported the process began a few months ago. The District has the possibility of participating in this class action lawsuit.
- He began the process of making the District a claimant so they could request part of the settlement.
- An engagement letter was required to begin the process. The first payment to the District could be as early as this summer.

On MOTION by Mr. Groenevelt seconded by Mr. Ritter with all in favor the engagement letter with Lewis, Longman & Walker for assistance in the PFAS issue and class action lawsuit was ratified.

TENTH ORDER OF BUSINESS

Approval of CPZ Architects to Provide Designs and Scope for the Wind Hardening Project and for the District Manager to Negotiate Final Scope and Rates

- Mr. Cassel reported staff did an RFQ. CPZ was rated highest by staff. They had a meeting to go through the scope and are requesting authorization for the manager to negotiate a contract with CPZ Architects.

On MOTION by Mr. Ritter seconded by Mr. Groenevelt with all in favor the District Manager was authorized to negotiate a contract with CPZ Architects regarding design fees and scope for hurricane hardening project grant.

ELEVENTH ORDER OF BUSINESS

Consideration of Work Authorizations

A. Work Authorization #224 for Stormwater Culvert Structural Assessment for a Total Cost of \$160,303

- This item is in the budget.

On MOTION by Mr. Ritter seconded by Mr. Tiefenbrun with all in favor Work Authorization #224 was approved at a total cost of \$160,303.

B. Work Authorization #225 for Surveying Services for Lift Station Upgrades for a Total Cost of \$27,208

On MOTION by Mr. Ritter seconded by Mr. Groenevelt with all in favor Work Authorization #225 was approved at a total cost of \$27,208.

TWELFTH ORDER OF BUSINESS

Engineer’s Report

Mr. Olson reviewed his report, which was included in the agenda package and is attached hereto as part of the public record. He provided brief updates on the outstanding work authorizations.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Manager – Ken Cassel

- Mr. Cassel is following up on CPZ negotiations.

C. Attorney

- Mr. Behn provided an update on the procurement bill, which passed. It is scheduled for a House special hearing and then to the State Senate.
- The Special District Bill for 12-year term limits is still moving along.
- FASD has four hours ethics training online.
- Ms. Rustin distributed and reviewed a memorandum regarding a survey she did on several district management firms, the services they provide and costs.

B. Department Reports

- **Operations – David McIntosh**

- Mr. McIntosh reported he is working on the Stantec contract. A rate report will be at a workshop as soon as it is ready.
- Quest drafting outreach for surveying work on the canal banks.

- **Utilities Update – Joe Stephens**

- Mr. Stephens reported on the open house, which will be held on March 16, 2024 from 10:00 a.m. to 2:00 p.m.

- He is working on two grant applications: one for the structural hardening and one for the wastewater plant.
- He is looking into the Broward County intern project.
- LMK pulled the contract. Miller Pipe was able to step in.

- **Utility Billing Customer Service Report – Jodi Babaganov (Report Provided)**

Ms. Babaganov reviewed her report; a copy of which is attached hereto as part of the public record.

- **Water – Christian McShea (Report Provided)**

Mr. McShea reviewed his report; a copy of which is attached hereto as part of the public record.

- **Wastewater – Mike Hosein (Report Provided)**

Mr. Hosein reviewed his report; a copy of which is attached hereto as part of the public record.

- **Stormwater – Shawn Frankenhauser (Report Provided)**

Mr. Frankenhauser reviewed his report; a copy of which is attached hereto as part of the public record. He also reported there was 4.3 inches of rain. The average is 2.8 inches.

- **Field –Frank Kozlowski (Report Provided)**

Mr. Kozlowski reviewed his report; a copy of which is attached hereto as part of the public record.

- **Maintenance Report – (Report Provided)**

A copy of the report was distributed to the Board; a copy of which is attached hereto as part of the public record.

- **Procurement Report – Danielle Keira-Cancel (Report Provided)**

Ms. Kiera-Cancel reviewed her report; a copy of which is attached hereto as part of the public record.

- **Financing and Accounting – Sue Beyer**
 - Ms. Beyer reported the AFR was submitted, and the District is in compliance.
 - She is working on the budget for the May meeting.

- **Human Resources – Jan Zilmer**
 - Mr. Zilmer reported there are two trainees in the Water Department. One of them has received a license. The other is working on getting the license. There will be one more trainee.
 - Ms. Babaganov is going to take a course on transitioning from staff to supervisor.

- **Engineering – Glen Hanks**
 - He will be meeting with SFWMD on Wednesday, February 28, 2024 along with Mr. Cassel and Mr. McIntosh to discuss challenges on redevelopment.

- **Motion to Accept Department Reports**

On MOTION by Mr. Ritter seconded by Mr. Groenevelt with all in favor the Department Reports were accepted.

FOURTEENTH ORDER OF BUSINESS Supervisors’ Requests/Comments

- Mr. Tiefenbrun stated he is thankful to be part of the Board and the profound learning experience.

FIFTEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting adjourned.

Kenneth Cassel
Assistant Secretary

Curt Tiefenbrun
President

Fourth Order of Business



CORAL SPRINGS IMPROVEMENT DISTRICT

FINANCIAL REPORT SUMMARY – MEETING MARCH 18, 2024

**CORAL SPRINGS IMPROVEMENT DISTRICT
WATER & SEWER FUND
SUMMARY REPORT**

For Period Ending February 29, 2024

	Actual ENDING 02/2024	*	BUDGET THRU 02/2024	*	VARIANCE Actual to Budget (UNDERBUDGET)	*	ADOPTED BUDGET FY 2023/2024
REVENUES							
TOTAL REVENUES	\$ 6,662,644	*	\$ 6,569,276	*	\$ 93,369	*	\$ 15,766,262
CARRY FORWARD	\$ -		\$ 1,731,667		\$ (1,731,667)		\$ 4,156,000
TOTAL REVENUE WITH CARRY FORWARD	\$ 6,662,644		\$ 8,300,943		\$ (1,638,298)		\$ 19,922,262
EXPENDITURES							
TOTAL ADMINISTRATIVE	\$ 902,610		\$ 969,780		\$ (67,170)		\$ 2,327,472
TOTAL PLANT	\$ 2,494,166		\$ 3,981,468		\$ (1,487,302)		\$ 9,555,523
TOTAL FIELD	\$ 1,047,825		\$ 2,057,205		\$ (1,009,381)		\$ 4,937,293
TOTAL EXPENDITURES	\$ 4,444,601		\$ 7,008,453		\$ (2,563,852)		\$ 16,820,288
AVAILABLE FOR DEBT SERVICE	\$ 2,218,043						\$ 3,101,974
Total Debt Service	\$ 1,167,356						\$ 2,818,070
Excess Revenues (Expenses) After Debt Service	\$ 1,050,687						\$ 283,904
Net Assets Beginning	\$ 41,174,831						
Net Assets Ending	\$ 42,225,518						
Debt Service Coverage - Current 1.90							Debt Service-Budget 1.10

Debt Service Requirement 1.10

* Year end adjustments to W&S Revenue
\$976,407 accrued back to Sept 2023

**CORAL SPRINGS IMPROVEMENT DISTRICT
General Fund
SUMMARY REPORT**

For Period Ending February 29, 2024

	Actual ENDING 02/2024	BUDGET THRU 02/2024	VARIANCE Actual to Budget (UNDERBUDGET)	ADOPTED BUDGET FY 2023/2024
REVENUES				
TOTAL REVENUES	\$ 3,570,872	\$ 1,436,847	\$ 2,134,025	\$ 3,448,432
CARRY FORWARD	\$ -	\$ 2,496,884	\$ (2,496,884)	\$ 5,992,522
TOTAL REVENUE WITH CARRY FORWARD	\$ 3,570,872	\$ 3,933,731	\$ (362,859)	\$ 9,440,954
EXPENDITURES & RESERVES				
TOTAL ADMINISTRATIVE	\$ 220,200	\$ 352,003	\$ (131,803)	\$ 844,807
TOTAL FIELD	\$ 337,884	\$ 3,300,589	\$ (2,962,705)	\$ 7,921,413
TOTAL EXPENDITURES	\$ 558,084	\$ 3,652,592	\$ (3,094,508)	\$ 8,766,220
RESERVES				
EXCESS REVENUES (EXPENSES)	\$ 3,012,788			\$ 674,734
FUND BALANCE BEGINNING 10/1/23	\$ 13,024,938	*		
CURRENT FUND BALANCE ENDING	\$ 16,037,726			

* Fund Balance changes due to audit adjustments

Fifth Order of Business

RESOLUTION NO. 2023-046

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, TO APPROVE THE BILL OF SALE FOR WATER AND SEWER SYSTEM IMPROVEMENTS WITHIN THE RAMBLEWOOD DRIVE RIGHT OF WAY AND WITHIN THE UTILITY EASEMENT AT FIRE STATION 64 TO CORAL SPRINGS IMPROVEMENT DISTRICT, AS SHOWN ON SHEET C-4, PROJECT NUMBER 20-0601, PREPARED BY BOTEK THURLOW ENGINEERING.; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE BILL OF SALE BETWEEN THE CITY AND CORAL SPRINGS IMPROVEMENT DISTRICT; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, development of the City of Coral Springs Fire Station 64 has been ongoing;

and

WHEREAS, the Water and Sewer System Improvements have been completed within the Ramblewood Drive right of way and within the utility easement at Fire Station 64, as shown on sheet C-4, project number 20-0601, prepared by Botek Thurlow Engineering, providing water and sewer improvements for a portion of Parcel "D," Ramblewood South, according to the plat thereof, as recorded in Plat Book 78, Page 19 of the Public Records of Broward County, Florida (the "Plans"), and the City of Coral Springs seeks to convey the improvements to the Coral Springs Improvement District; and

WHEREAS, City staff has reviewed the Bill of Sale for the Water and Sewer System Improvements; and

WHEREAS, the City Commission of the City of Coral Springs deems it to be in the best interests of the City and its citizens to approve the Bill of Sale for Water and Sewer System

CERTIFICATION

I certify this to be a true and correct copy of the official record of the City of Coral Springs. WITNESSETH my hand and official seal of the City of Coral Springs, Florida, this the 19 day of

October, 20 23.

Jessie Smith City Clerk

Improvements within the Ramblewood Drive right of way and within the utility easement, as shown on the Plans; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:

SECTION 1. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

SECTION 2. That the Bill of Sale for Water and Sewer System Improvements within the Ramblewood Drive right of way and within the utility easement at Fire Station 64, as shown on sheet C-4, project number 20-0601, prepared by Botek Thurlow Engineering, attached hereto and incorporated herein as Exhibit “1,” providing water and sewer improvements for a portion of Parcel “D,” Ramblewood South, according to the plat thereof, as recorded in Plat Book 78, Page 19 of the Public Records of Broward County, Florida, is hereby approved.

SECTION 3. That the appropriate City officials are hereby authorized to execute the Bill of Sale between the City of Coral Springs and Coral Springs Improvement District attached hereto and incorporated herein as Exhibit “1.”

SECTION 4. That this Resolution, together with Exhibit “1” shall be recorded in the Public Records of Broward County, Florida, and the Coral Springs Improvement District shall pay the cost of recording said document.

SECTION 5. Conflict. That all resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. Severability. That if any clause, section other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 7. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Coral Springs City Commission this 18 day of October, 2023.

Shawn M. Cerra for
SCOTT BROOK, MAYOR



ATTEST:

Georgia Elliott
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous
Motion /2nd

			Yes	No
—	—	MAYOR BROOK	—	—
—	—	VICE MAYOR CERRA	—	—
✓	—	COMMISSIONER BOWEN	—	—
—	—	COMMISSIONER CARTER	ABSENT	
—	✓	COMMISSIONER SIMMONS	—	—

EXHIBIT 1

Prepared by and Return to:

Terry Lewis, Esquire
Lewis, Longman & Walker, P.A.
515 N. Flagler Drive, Suite 1500
West Palm Beach, Florida 33401
Telephone: (561) 640-0820

BILL OF SALE

Know All Men By These Presents, that City of Coral Springs, whose address is 9500 West Sample Rd. Coral Springs, hereinafter referred to as "Property Owner", for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, received from the Coral Springs Improvement District, whose address is c/o Kenneth Cassel, District Manager, 210 N. University Drive, Suite 702, Coral Springs, Florida 33071, hereinafter referred to as "District", the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver to the District, its administrators and assigns, the following goods and chattels:

Potable Water and/or Sewer System Facilities consisting of those components set forth on "Attachment To Bill of Sale" attached hereto and made a part hereof, all as is, where is and located with the Project herein described as Coral Springs Fire Station 64.

To Have and to Hold the same unto the District, its administrators and assigns forever.

AND Property Owner for itself and its heirs, executors and administrators, covenant to and with the District, its administrators and assigns, that Property Owner is the lawful owner of the said goods and chattels; that said goods and chattels are free from all encumbrances; that Property Owner has good right to sell the same aforesaid, and that Property Owner will warrant and defend the sale of said property, goods and chattels hereby made, to the District, its administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, the Property Owner has hereunto set its hand and affixed its seal on this 19 day of October, 2023.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Catherine Givens
Witness Signature

Catherine Givens
Print Name

PROPERTY OWNER:

Frank Babinec
Signature

Frank Babinec
Print Name



[Handwritten Signature]

Witness Signature

Tom C. Norris

Print Name

City Manager

Title

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 19 day of October, 2023, by Frank Babinec, who is personally known to me or who has produced _____ as identification.

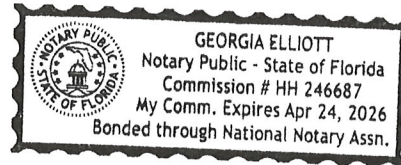
Georgia Elliott

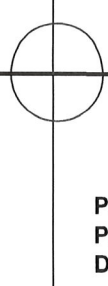
Notary Signature

Georgia Elliott

Printed Name of Notary

My Commission Expires: 4/24/2026




Botek Thurlow Engineering

Civil Engineers

Engineer's Estimate of Probable Cost

Project Name Coral Springs Fire Station 64
Project Number 20-0601
Date Updated 28-Sep-23

Item	Quantity	Units	Unit Cost	Cost
Sanitary MH	1	EA	7,500.00	7,500.00
Sanitary Sewer Main	52	LF	166.00	8,632.00
MH Core / Inside drop	1	EA	9,700.00	9,700.00
8"x8" Tap	1	EA	7,195.00	7,195.00
8"x8"x4" Tee	1	EA	2,154.00	2,154.00
8"x8"x6" Tee	1	EA	2,154.00	2,154.00
6" Gate Valve	3	EA	1,208.00	3,624.00
8" Gate Valve	2	EA	2,040.00	4,080.00
6" DIP Water Main	29	LF	103.00	2,987.00
8" DIP Water Main	87	LF	120.00	10,440.00
Hydrant	1	EA	5,782.00	5,782.00
8" 90 Deg Bend	2	EA	1,277.00	2,554.00
8" 45 Deg Bend	2	EA	507.00	1,014.00
6"x6"x6" Tap	1	EA	5,056.00	5,056.00
6" 90 Deg Bend	1	EA	1,150.00	1,150.00

TOTAL	74,022.00
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Note: This estimate was prepared using standard cost estimating practices. It is understood and agreed that this is an estimate only, and that the Engineer shall not be liable to the Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.

Botek Thurlow Engineering
 Civil Engineers
 Celebrating 15 Years 2006-2021
 3409 NW 9th Avenue, Suite 1102
 Ft. Lauderdale, FL 33309
 (954)568-0888
www.botekthurlow-eng.com

Prepared by and Return to:

Terry Lewis, Esquire
Lewis, Longman & Walker, P.A.
515 N. Flagler Drive, Suite 1500
West Palm Beach, Florida 33401
Telephone: (561) 640-0820

PROPERTY OWNER'S NO LIEN AFFIDAVIT

STATE OF FLORIDA)
) SS.
COUNTY OF Broward)

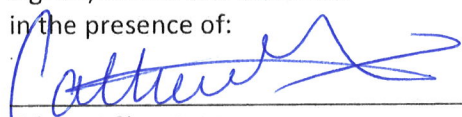
PERSONALLY APPEARED BEFORE ME, the undersigned authority, Frank Babinec
(hereafter "Owner"), who being by me first duly sworn, on oath deposes and says:

1. That he/she is the Owner of that certain property (hereafter "Property") having an address of 500 Ramblewood Drive, Coral Springs.
2. That to the best of Affiant's knowledge and belief all labor and materials furnished and used in connection with the construction of the water and/or sewer facilities on said Property which were installed within the utility easements have been paid in full.
3. That Affiant, to the best of his/her knowledge and belief, does not know of any person or corporation who has or claims to have any lien for said labor performed or materials furnished.
4. That there exists no mortgages encumbering Owner's property over which the utility easements are located.
5. Affiant makes this Affidavit to induce the Coral Springs Improvement District to accept a Bill of Sale for said water facilities.
6. Affiant has the lawful right to execute this Property Owner's No Lien Affidavit.

AFFIANT FURTHER SAYETH NAUGHT

WITNESSES:

Signed, sealed and delivered
in the presence of:

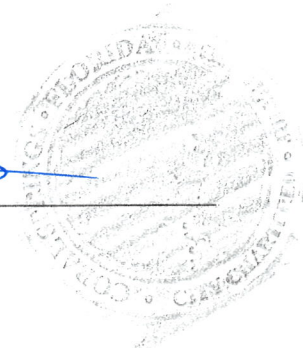


Witness Signature

PROPERTY OWNER:



Signature



Catherine Givens

Print Name

[Handwritten Signature]

Witness Signature

John C. Norris

Print Name

Frank Babinec

Print Name

City Manager

Title

State of Florida

County of Provard

The foregoing instrument was acknowledged before me this 19 day of October, 2023, by Frank Babinec, who is personally known to me or who has produced _____ as identification.

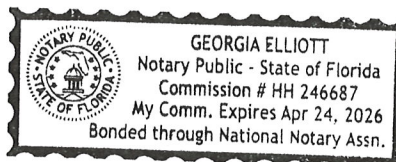
Georgia Elliott

Notary Signature

Georgia Elliott

Printed Name of Notary

My Commission Expires: 4/24/2026



RESOLUTION NO. 2023-045

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, APPROVING THE DEDICATION OF A UTILITY EASEMENT FOR USE BY THE CORAL SPRINGS IMPROVEMENT DISTRICT FOR THE PURPOSE OF ACCESSING WATER AND SEWER IMPROVEMENTS; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE UTILITY EASEMENT BETWEEN THE CITY AND CORAL SPRINGS IMPROVEMENT DISTRICT; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (DE23-0001).

WHEREAS, City staff recommends dedication of a utility easement for use by the Coral Springs Improvement District for the purpose of accessing water and sewer improvements for future operation and maintenance across a portion of Parcel "D", Ramblewood South, according to the Plat thereof as recorded in Plat Book 78, Page 19, of the Public Records of Broward County, Florida; and

WHEREAS, at a public meeting held on October 18, 2023, the City Commission of the City of Coral Springs considered and approved the dedication of the Utility easement for use by the Coral Springs Improvement District; and

WHEREAS, the City Commission of the City of Coral Springs has determined that the dedication of said Utility easement is in the best interests of the citizens of this community;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:

SECTION 1. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

SECTION 2. That the Coral Springs City Commission hereby approves the dedication of a Utility easement for use by the Coral Springs Improvement District across a portion of Parcel "D", Ramblewood South, according to the Plat thereof as recorded in Plat Book 78, Page

CERTIFICATION
I certify this to be a true and correct copy of the official record of the City of Coral Springs. WITNESSETH my hand and official seal of the City of Coral Springs, Florida, this the 19 day of October, 2023.
Yann Manj FOR City Clerk

19, of the Public Records of Broward County, Florida, as more particularly described in Exhibit "1."

SECTION 3. That the appropriate City officials are hereby authorized to execute the Utility easement between the City of Coral Springs and Coral Springs Improvement District included within the Petition attached hereto and incorporated herein as Exhibit "1."

SECTION 4. That this Resolution, together with Exhibit "1" shall be recorded in the Public Records of Broward County, Florida, and the Coral Springs Improvement District shall pay the cost of recording said document.

SECTION 5. Conflict. That all resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. Severability. That if any clause, section other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 7. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED and ADOPTED by the Coral Springs City Commission this 18 day of October, 2023.

Shaun M. Cerra for
SCOTT BROOK, MAYOR



ATTEST:

Georgia Elliott
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous
Motion /2nd

___	___	MAYOR BROOK	Yes	No
___	<input checked="" type="checkbox"/>	VICE MAYOR CERRA	___	___

—	—	COMMISSIONER BOWEN	
—	—	COMMISSIONER CARTER	<u>ABSENT</u>
✓	—	COMMISSIONER SIMMONS	—



EXHIBIT 1-
DE23-0001

CITY OF CORAL SPRINGS
PETITION FOR DEDICATION OF EASEMENT - (DE)

Site Address: 500 Ramblewood Drive, Coral Springs Folio Number: 484127036213

Name of Petitioner (or firm) City of Coral Springs/ Najla Zerrouki

9500 West Sample Rd. Coral Springs 954-345-2188

Address Phone Number

nzerrouki@coralsprings.gov

Email Address

Property Owner's Information (if different from above):

Name City of Coral Springs/ Najla Zerrouki Email nzerrouki@coralsprings.gov

9500 West Sample Rd. Coral Springs 954-345-2188

Address Phone Number

SUBMITTAL CHECKLIST

One original set and four (4) copies of the following:

- Signed and Sealed Metes and Bounds Legal Description and sketch – 3 copies
- Joinder and Consent of Mortgage OR Satisfaction of Mortgage
- Certified Resolution – only if other than individual ownership
- Standard Release (if applicable)
- Proof of ownership (Attorney's Opinion, see instruction page for details)
- Petition Fees

Statement of Reason of Dedication:

A portion of water and sewer improvements in Ramblewood Dr. and on Fire Station 64 property will be dedicated to Coral Springs Improvement District for future operation and maintenance, per CSID policy.

The undersigned hereby petitions the City of Coral Springs to accept the following described easement: _____

The dedication of easement to Coral Springs Improvement District on Fire Station 64 property is for the purposes of access to the water and sewer infrastructure on site.

- Drainage Easement
- Utility Easement
- Landscape Easement
- Fee Simple Property
- Other

FOR USE WHEN PETITIONER IS AGENT OF THE OWNER OF SUBJECT PROPERTY

This is to certify that I am the owner of subject lands described above in the Petition for Acceptance of Dedication and that I have authorized _____ to make and file the aforesaid petition. This further certifies that I have read this petition, and the statements contained herein are true and correct to the best of my knowledge.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.

Signature of Agent

Notary Public

Agent's Name (Print or Type)

My Commission Expires: _____

- Personally known
- Produce identification

Address (Street & City)

Type of ID: _____

- Did take an oath
- Did NOT take an oath

Phone Number

FOR USE WHEN PETITIONER IS OWNER OF SUBJECT PROPERTY

This is to certify that I am the owner in fee simple of subject lands described above in the Petition for Acceptance of Dedication. This further certifies that I have read this petition, and the statements contained herein are true and correct to the best of my knowledge.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF October, 2023.

Najla Zerrouki
Signature of Owner

Aaron Maraj
Notary Public

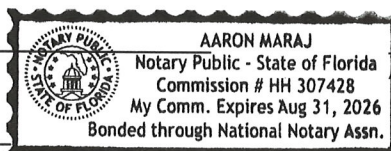
City of Coral Springs/Najla Zerrouki
Owner's Name (Print or Type)

My Commission Expires: _____

- Personally known
- Produce identification

Type of ID: _____

- Did take an oath
- Did NOT take an oath



9500 West Sample Rd. Coral Springs

Address (Street & City)

954-345-2188

Phone Number

~~NOTE: FEE REQUIRED: UPON APPROVAL BY THE CITY COMMISSION, THE ATTACHED CONVEYANCE INSTRUMENT SHALL BE RECORDED IN THE COUNTY RECORDS BY THE CITY CLERKS OF THE CITY OF CORAL SPRINGS WITH THE PETITIONER PAYING THE COST OF RECORDING.~~

WILL BE RECORDED BY CSID
TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT

Accepted by _____ Dated Accepted _____

Section _____ Petition # _____

Fee: ~~\$457.06 Plus recordation fee, and legal advertisement costs to be determined by City Clerk (954) 344 4965.~~

WITNESSETH:

WHEREAS, GRANTOR is the owner of certain real property described as 500 Ramblewood Drive, Coral Springs, FL 33073 which is located in the City of Coral Springs, Broward County, Florida, and which shall hereinafter be referred to as the "Subject Property"; and

WHEREAS, GRANTOR desires to grant GRANTEE a perpetual 15 foot easement for cross-access and cross-parking purposes on, over, under, across, in and through a portion of Subject Property with said easement more particularly described in Exhibit "A", attached hereto and made a part hereof;

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) each to the other in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby agrees as follows:

1. All of the above recitals are true and correct, including the recital as to consideration.
2. GRANTOR for itself and all future owners of the Subject Property, hereby Grants to GRANTEE, its successors and assigns, a perpetual 15 foot easement for cross-access and related purposes on, over, under, across, in and through a portion of Subject Property with said easement more particularly described in Exhibit "A" attached hereto and made a part hereof.
3. The easement hereby granted shall be and exist for the purposes of the passage of vehicular and pedestrian traffic, together with all customary uses incident thereto, including but not limited to ingress, egress, cross-access, cross-parking, required parking, utilities, landscaping, drainage, signage, lighting and irrigation with such uses subject to applicable provisions of the Municipal Code of the City of Coral Springs.
4. GRANTOR shall maintain the easement and for the purposes herein set out, may allow its officers, agents, invitees, licensees, successors, and assigns the right and privilege of the use of and success to the Subject Easement, provided that such uses are duly approved by the City of Coral Springs pursuant to the applicable provisions of the Municipal Code of the City of Coral Springs, specifically including but not limited to, that section of the Code pertaining to Master Parking.
5. The covenants contained in this Easement including all benefits and burdens, are not personal but shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, transferees, successors and assigns, and unless otherwise modified, shall be perpetual.
6. The grant of this Easement shall be recorded in the Public Records of Broward County, Florida, and the GRANTOR shall pay the costs of recording said document.

IN WITNESS WHEREOF, the GRANTOR and the GRANTEE have caused this instrument to be executed this 18 day of October, 2023.

Signed, sealed and delivered in the presence of:

Grantor


City of Coral Springs

By:

Grantee CORAL SPRINGS IMPROVEMENT DISTRICT

Attest:

City of Coral Springs, a municipal organization existing under the laws of the State of Florida

 Georgia Elliott
City Clerk

Shann M Cerra
Mayor

GRANTOR

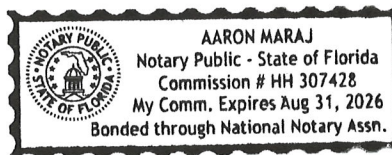
State of FLORIDA County of BROWARD

On this the 18th day of October, 2023, before me, the undersigned Notary Public of the State of FLORIDA, the foregoing instrument was acknowledged by GEORGIA ELLIOTT AND SHANN CERRA (Name of corporate officer(s) and his/her/their corporate title(s)) of CITY CLERK AND VICE MAYOR, on (Name of corporation and state or place of incorporation) behalf of the corporation. CITY OF CORAL SPRINGS

WITNESS my hand and official seal.

AARON MARAJ
Notary Public, State of Florida

Notary Public
SEAL OF OFFICE:



(Name of Notary Public: Print, Stamp, or Type as Commissioned.)

Personally known to me, or
 Produced identification:
Type of Identification Produced: _____
 Did take an oath, or
 Did NOT take an oath.

GRANTEE

CORAL SPRINGS IMPROVEMENT DISTRICT

Prepared By:

Terry Lewis, Esquire
Lewis, Longman & Walker, P.A.
515 North Flagler Drive, Suite 1500
West Palm Beach, Florida 33401
Telephone: (561) 640-0820

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 19 day of October, 2023, by that CITY OF CORAL SPRINGS, _____, whose address is 9500 WEST SAMPLE ROAD CORAL SPRINGS (hereinafter referred to as "Grantor"), to Coral Springs Improvement District, whose address is c/o Kenneth Cassel, District Manager, 210 N. University Drive, Suite 702, Coral Springs, Florida 33071 (hereinafter referred to as "Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water and/or sewer lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. The easement hereby granted covers a strip of land lying, situate and being in Broward County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

Catherine Givens
Witness Signature

Catherine Givens
Print Name

[Signature]
Witness Signature

John C. Nerrick
Print Name

PROPERTY OWNER: _____

By: _____

[Signature]
Signature

Frank Babinec
Print Name

City Manager
Title



State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 19 day of October, 2023, by Frank Babinec, who is personally known to me or who has produced _____ as identification.

Georgia Elliott
Notary Signature

Georgia Elliott
Printed Name of Notary

My Commission Expires: 4/24/2026

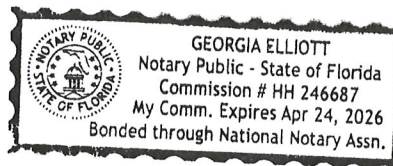


Exhibit "A"
Sketch and Legal Description of Easement Area over Water Main

**SKETCH & DESCRIPTION
UTILITY EASEMENT**
A PORTION OF PARCEL "D"
RAMBLEWOOD SOUTH
CORAL SPRINGS, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Parcel "D", Ramblewood South, according to the Plat thereof as recorded in Plat Book 78, Page 19, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Parcel "D", thence S84°37'10"W, along the North line of said Parcel "D", 10.00 feet, said point being on a curve, concave to the West, having a radial bearing to said point of N86°12'22"E, said curve having a radius of 1444.67 feet and a central angle of 02°20'29"; thence Southerly along said curve, also being the West line of a 10 foot Utility Easement, per the said Plat, an arc distance of 59.03 feet to a Point of Beginning;

thence S88°32'51"W, radial, 4.08 feet; thence S01°07'24"E, 10.01 feet; thence S88°52'36"W, 3.88 feet; thence S01°07'24"E, 15.00 feet; thence N89°32'38"E, radial, 7.89 feet; to a point on the said curve, being concave to the West, said point also being Reference Point 1, said curve having a radius of 1444.67 feet and a central angle of 0°59'57"; thence Northerly along the said West line of the existing easement, an arc distance of 25.12 feet to the Point of Beginning;

Together with:

Commence at Reference Point 1, said point being on a curve, concave to the West having a radius of 1444.67 feet and a central angle of 01°10'28"; thence Southerly an arc distance of 29.61 feet to Point of Beginning #2; thence N89°16'54"W, radial, 11.24 feet; thence S01°04'25"W, 15.00 feet; thence S88°40'56"E, radial, 11.25 feet to a point on said curve (also being the West line of the existing Utility Easement), said curve being concave to the West, having a radius of 1444.67 feet and a central angle of 0°35'58"; thence Northerly along the said existing easement an arc distance of 15.12 feet to Point of Beginning #2.

Said land lying in the City of Coral Springs, Broward County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the surveyor.
4. Bearings shown hereon are based on the North line of Parcel "D", having a bearing of S84°37'10"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R.=Broward County Records; Δ = Central angle; F.B. = Field Book; L = length of arc; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius; Ref. Pt. = Reference Point.


CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

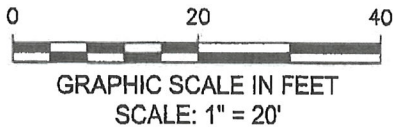
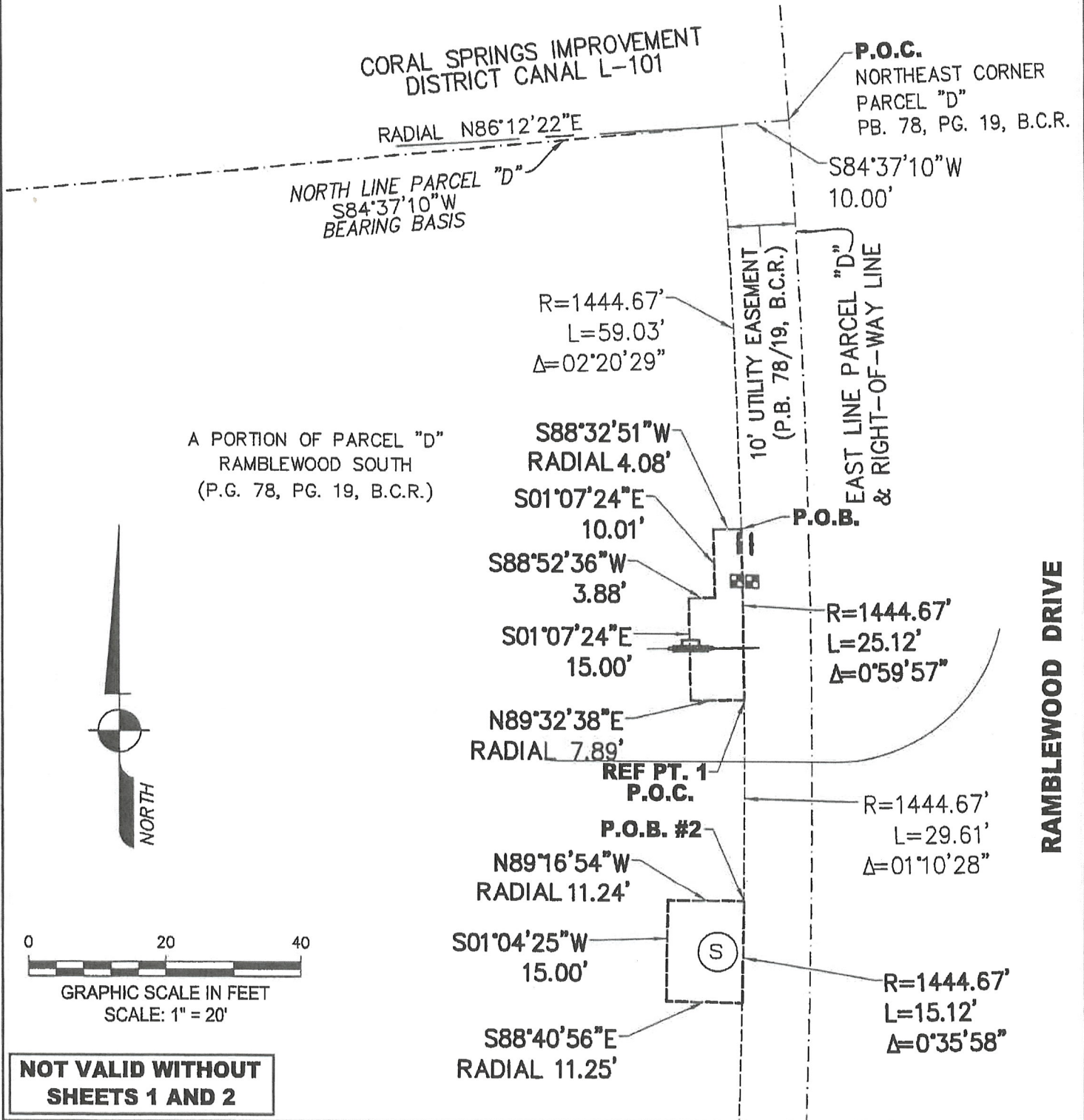
Date: 9/8/2023


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS 		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2023 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #: 12875 SCALE: - DATE: 09/06/2023 BY: W.R.E. CHECKED: J.T.D. F.B. - PG. - SHEET: 1 OF 2
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**SKETCH & DESCRIPTION
UTILITY EASEMENT**
A PORTION OF PARCEL "D"
RAMBLEWOOD SOUTH
CORAL SPRINGS, BROWARD COUNTY, FLORIDA



NOT VALID WITHOUT SHEETS 1 AND 2

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com
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JOB #:	12875
SCALE:	1" = 20'
DATE:	09/06/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
SHEET:	2 OF 2

Sixth Order of Business

SURPLUS ITEMS

Item #	Item Description	VIN/SERIAL/MODEL #	YEAR	TAG	DEPARTMENT	MAKE	ACTUAL MILEAGE/HOURS	SIZE
1	TRUCK	1FTRF14W66NB01629	2006	YB680	MAINT	FORD F150	128,708	Full Size
2	TRUCK	1FTRF12W07NA39696	2007	40137	FIELD	FORD F150	98,059	Full Size
3	TRUCK	1FTRF17W62NB44566	2002	32391	MAINT	FORD F150	58,333	Full Size
4	PORT.GENERATOR 7	S#L010315927 M#DGCA500909	2002		FIELD	CUMMINS		50.0 kw
5	PORT.GENERATOR 8	S#2084247 M#5482510100	2005		FIELD	GENERAC		50.0 kw
6	PORT.GENERATOR 9	S# 2084246 M#5482510100	2005		FIELD	GENERAC		50.0 kw
7	ROAD ARROW SIGN	S# 0106AB06 M# 2220/SE	2006		FIELD	ALLMAND		
8	BACKHOE 310G	S# T0310GX914504	2003		FIELD	JOHN DEERE	6439.7	
9	INFLUENT AUTO SAMPLER	M# 3710FR	1995		WASTE	ISCO		
10	EFFLUENT AUTO SAMPLER	M# 3710FR	1995		WASTE	ISCO		
11	GENERATOR	S# 271863 M#500R0Z71			WASTE	KOHLER	818.2	500 kw
12	GOLF CART	AG0914-012059	2009		MAINT	CLUB CAR	unkown	
13	TRUCK	1FTYR14U76PA34044	2006	38939	WATER	FORD RANGER	43,425	PK
14	AMMONIA ANAYLIZER	1.211E+11			WATER	AQUA TREND		

Surplus item's photos

*Item numbers in photos match item numbers on surplus description list



Item # 2



Item #3



Item # 4





Item # 5

Item # 6





Items # 8



Items # 9



Items # 10



Items # 11



Items # 12



Items # 13



Items # 14



Seventh Order of Business



AN ARTERA COMPANY

MILLER PIPELINE

Miller Pipeline Corp. agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in solicitation# B230154DWJ with Lee County, Florida. Miller Pipeline Corp. agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further Miller Pipeline Corp. agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT

**Sandra Demarco
210 N. University Drive, Suite 702 Coral Springs, FL 33071
(O) 954.603.0033, Ext. 40532
Email: PublicRecords@inframark.com**

Miller Pipeline Corp. Representative

CSID Representative

Title: Vice President

Title: _____

Name: (Print) Chris Schuler

Name: (Print) _____

2/7/2024

Signature

Date

Signature

Date



February 20, 2024

TO: Joe Stephens
 CSID – Coral Springs Improvement District
 10300 NW 11th Manor, Coral Springs, FL 33071
 954-796-6667
 joes@csidfl.org

RE: Quote – FL CSID – 2024 Sewer Rehab - LS 13

General

Thank you for contacting Miller Pipeline Corporation for your pipeline rehabilitation needs. We are pleased to submit our proposal for providing materials and services for the above referenced project based on our current terms and conditions with Lee County detailed in contract B230154DWJ – Wastewater Collection System Rehab.

Scope of Service

To meet the requirements of this project, we propose to furnish the following items:

Item	Description	Qty	UM	Bid \$/Unit	Bid \$ Line Total
F1	EX Fold and Form - 8" Liner	10,200	LF	\$41.75	\$425,850.00
F5	Reinstate Laterals	364	EA	\$560.00	\$203,840.00
F19	Mobilization	1	EA	\$7,577.15	\$7,577.15
F8	Sewer main cleaning and TV inspection (8" - 12")	10,200	LF	\$2.35	\$23,970.00
F11	Mechanical Root or Grease Removal (12-inch or smaller)	250	LF	\$4.50	\$1,125.00
F12	Mechanical Tuberculation Removal (12-inch or smaller)	50	LF	\$22.50	\$1,125.00
F7	Protruding service connection removed by internal means	5	EA	\$331.25	\$1,656.25
B4	Test and seal joints, 8-inch and 10-inch gravity pipe	60	EA	\$50.00	\$3,000.00
B8	Chemical grout for sealing sewer joints	150	GAL	\$27.50	\$4,125.00
D27	Sewer Lateral TV inspection from main w/ P&T Camera (up to 30 feet)	120	EA	\$375.00	\$45,000.00
D20	Install Full-Circle CIP Mainline/lateral connection interface seal 6" to 10" mains, 4" to 6" Lateral, up to 6" of lateral	120	EA	\$4,431.25	\$531,750.00
	SUBTOTAL LS 13 LINING				\$1,249,018.40



A7	Point repair main, 8-inch and 10-inch gravity pipe (up to 6 feet in depth)	5	EA	\$9,312.50	\$46,562.50
A30	Asphalt roadway replacement	10	S.Y.	\$204.00	\$2,040.00
A31	Asphalt pavement overlay (1-inch thick)	10	S.Y.	\$62.50	\$625.00
A32	Concrete sidewalk replacement	10	S.Y.	\$131.25	\$1,312.50
A33	Concrete curb and gutter replacement	10	L.F.	\$131.25	\$1,312.50
A34	Asphalt driveway replacement	10	S.Y.	\$118.75	\$1,187.50
A35	Concrete driveway replacement	10	S.Y.	\$122.00	\$1,220.00
A36	Sod replacement	10	S.F.	\$3.75	\$37.50
	SUBTOTAL POINT REPAIR - OPEN TRENCH				\$54,297.50
F16	Traffic control - flagman, each	50	Hour	\$100.00	\$5,000.00
F18	Traffic control - barricade, each	10	Day	\$937.50	\$9,375.00
F17	Traffic control - arrow board, each	10	Day	\$18.75	\$187.50
	SUBTOTAL TRAFFIC CONTROL				\$14,562.50
	Total Base Bid				\$1,317,878.40

Responsibilities of Others

We will expect that the following will be furnished to Miller Pipeline Corporation at no cost to us:

1. Free and legal access to the project site.
2. All approvals and permits as applicable.
3. Any required Point Repairs of the pipe.
4. Access to a fire hydrant or other source of water near the project location.
5. All traffic control during the project over and above normal cones and traffic signs.
6. Bypass pumping beyond a 4" trash pump, if needed.

General Conditions

1. The project does not contain hazardous materials.
2. Payment should be made within thirty (30) days after date of invoice from Miller Pipeline Corporation.
3. The submitted pricing does not include any taxes. All applicable taxes should be added to the pricing unless we are provided with tax-exempt statement from the buyer.
4. Pricing included here-in is contingent on signed and executed subcontractor agreement between Miller Pipeline and contracting customer.

Closing



We thank you for the opportunity to offer this firm proposal and look forward to providing this service. If you have any need for further assistance, please call me at (317) 617-0547.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Newman', written over a horizontal line.

Jeff Newman
Regional Manager, Miller Pipeline



Eighth Order of Business



**Coral Springs Improvement District
Proposed Project Plan and Public Relations Approach
for Tree Inventory Project
Submitted February 26, 2024**

Task	Quantity	Hours	Notes
Calls with David and appropriate officials/staff	52	104	Assumes weekly calls for 1 year for two team members
On-site visits to meet with the arborist	21	63	Assumes every 2-3 weeks for one team member
Attend monthly HOA or other community meetings and provide updates	16	64	Assumes 1 monthly meeting and one quarterly meeting for one team member
Review of arborist reports, community action documentation, etc.	3	6	Assumes 3 reports
Assist with newsletter copy for quarterly newsletter	4	16	Assumes proofreading and limited content provided
3 community events at different stages of the project to share information	3	75	Assumes virtual meetings and provided meeting materials
Collateral in the form of flyers to post and mailers to affected residents in the city	2	50	Estimate 2 different ones to be developed and be circulated during the life of the project
Hotline management	42	42	Assumes 3-4 calls per month
Website updates and management	1	35	Assumes at least quarterly updates
Create and maintain contact database of stakeholders	1	15	Assumes GIS data pulled
Send e-mail blasts quarterly or when there is a project shift/phase	6	36	Assumes quarterly and when there is a project shift/phase
Social media campaign	1	51	Assumes plan development and monthly posts
One-on-one visits to meet with concerned residents	10	20	Assumes up to 10 households

Optional Services:

Branding campaign for the project	1		Assumes limited collateral development - 40 hours
Mascot creation	1		Assumes 30 hours
Creation of informational videos for the website	2		Assumes 40 hours x 2 = 80
Handle all press releases, ads, and other media relations tasks	1		Assumes 10 hours and no full proactive campaign

Existing Hours

Task 1 Crisis Communication	35		
Task 2 District Award	30		
Task 8 Tree Removal	329		
Task 9 Customer Appreciation	22	<u>-416</u>	
Hours Request - Vote to Combine Prior Budgets and Approve New Hours		161 hours	@ \$97.00 per hours = \$15,617.00

Ninth Order of Business

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PROJECTS UNDER CONTRACT

WA#192 – Canal Right-of-Way Tree Inventory – In Progress

- Approved by Board – 9/20/21
- Board restarted project on 1/22/24
- Met with Staff, Quest and Arborist to discuss project execution – 3/08/24
- Waiting for District to implement PR campaign
- Anticipating field work to commence 4/01/24
- Anticipated project completion – August 2024

WA#213 – Digester 1 Diffuser Replacement – Substantially Complete

- Approved by Board – 4/17/23
- Replacement diffusers arrived – 2/27/24
- Provided staff with protocol for final system cleaning before diffuser installation
- Anticipate Digester 1 startup in April 2024

WA#214 – Blow-off Valve and Muffler Installation – Substantially Complete

- Approved by Board – 6/19/23
- Prepared purchase orders and subcontracts
- Installed tap and valve – 8/18/23
- Installed muffler – 10/20/23
- Conducted thermal survey of Blower Room – 10/26/23
- Investigating relocating muffler to external location to reduce heat within building and minimize noise.
- Substantial Completion – 11/03/23
- Developed approach to relocate muffler outside blower room building
- Will review with staff after engineered plans are developed

WA#216 – Replacement LP Gas Tanks for PS 1 – Substantially Complete

- Approved by Board – 10/16/23
- Addressing punch list items
- Anticipated project completion – March 2024

WA#218 – Electrical Surge System Improvements – In Progress

- Approved by Board – 10/16/23
- Executed contract with Bonded Lightning Protection – 11/10/23
- Conducted inventory of surge and UPS systems – 11/20/23
- Replaced electrical surge protectors on Admin. and Maintenance Building – 1/27/24
- Draft Technical Memorandum for UPS systems submitted – February 2024
- Lightning protection system improvements scheduled – March 18 (2 weeks)
- Anticipated project completion – May 2024

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PROJECTS UNDER CONTRACT (Continued)

WA#219 – Production Well 2 Repower – In Progress

- Approved by Board – 11/13/23
- Prepared purchase orders for control panel equipment – November 2023
- Conducted preliminary review of RO Building Electrical Room
- Conducting preliminary work in Electrical RO Building Electrical Room
- Installed buried conduit for Wells 2 and 3
- Anticipating Panel to be delivered to Globaltech – May 2024
- Anticipated completion – January 2025

WA#221 – Site 17 – Canal Bank Restoration – In Progress

- Approved by Board – 1/22/24
- Prepared contract documents with B&Z Construction
- Boundary survey conducted 3/08 – 3/12/24
- Meeting to review which properties will stay in the project to occur week of 3/18/24
- Anticipated field work to begin – April 2024
- Anticipated completion – June 2024

WA#222 – Belt Filter Press Replacement – In Progress

- Approved by Board – 1/22/24
- Conducted internal kick-off meeting
- Gathering structural information for Solids Handling Building
- Subcontracted WGI for structural investigation
- Issued purchase order for new belt filter press
- Anticipated completion – February 2025

WA#223 – Administration Building Structural Assessment – In Progress

- Approved by Board – 1/22/24
- Provided architectural and structural drawings to WGI
- Prepared subcontract with WGI
- Draft Structural Assessment Report submitted to staff – 3/07/24
- Provided staff with Engineer's Estimate of Probable Construction Cost – 3/07/24
- Project completion – April 2024

WA#224 – Stormwater Culvert Structural Assessment – In Progress

- Approved by Board – 2/26/24
- Issued subcontract to IDC
- Field work scheduled to begin week of 3/25/24
- Anticipated project completion – June 2024

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PROJECTS UNDER CONTRACT (Continued)

WA#225 – Surveying Services for Lift Station Upgrades – In Progress

- Approved by Board – 2/26/24
- Issued subcontract to DJS Surveying
- Anticipated project completion – May 2024

Work Authorizations Under Development

WA#177 – Portable Generator Storage Building – On Hold

WA#220 – Potable Water Distribution System Sample Stations – On Hold

WA#XXX – Administration Building Glass Door Replacement – On April Agenda

WA#XXX – Stormwater Pump Station Spare Engine Procurement – On April Agenda

WA#XXX – Deep Injection Well Operating Permit Renewal – On April Agenda

WA#XXX – Wastewater Treatment Plant SCADA Improvements – Under development