



**TRADITION/SOUTHERN GROVE
IRRIGATION SYSTEM RATE
COMMITTEE**

**PORT ST. LUCIE
COMMITTEE MEETING
September 30, 2019
9:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.traditioncdd1.org
www.southerngrovecdd1.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA

TRADITION/SOUTHERN GROVE IRRIGATION SYSTEM RATE COMMITTEE

Tradition Management Offices

Conference Room

10807 SW Tradition Square

Port St. Lucie, Florida 34987

COMMITTEE MEETING

September 30, 2019

9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Consent Items
 - 1. Approval of the Minutes of the August 11, 2017 Committee Meeting.....Page 2
 - 2. Approval of the Minutes of the June 11, 2018 Committee Meeting.....Page 8
- F. New Business
 - 1. Consider Irrigation System Rate Study – Fiscal Year 2019.....Page 18
 - 2. Develop Recommendation(s) to Tradition CDD No. 1
- G. Adjourn

**TRADITION/SOUTHERN GROVE IRRIGATION SYSTEM RATE COMMITTEE
NOTICE OF MEETING**

NOTICE IS HEREBY GIVEN that the Tradition/Southern Grove Irrigation System Rate Committee (“Committee”) will conduct a Meeting of the Committee Members (“Members”) for the purpose of considering the Irrigation System Rate Study and any other business of the Committee that may properly come before the Members. The meeting will be held at 9:00 a.m. in the conference room located in the Tradition Management Office at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 on the following date:

September 30, 2019

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meeting may be obtained from the District Manager’s office located at 10807 SW Tradition Square, Port St. Lucie, FL 34987.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 561-630-4922 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

IRRIGATION SYSTEM RATE COMMITTEE

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/23/19

TRADITION IRRIGATION RATE COMMITTEE MEETING

Rate Committee Meeting - Minutes
August 11, 2017 - 11:00 A.M.
10799 SW Civic Lane
Port St. Lucie, FL 34987

Please see attached Sign-In Sheet for Record of Attendance.

MINUTES OF MEETING

FIRST ORDER OF BUSINESS

Organization of Committee

Ms. Cost nominated Mr. Webster to serve as Chair of the Committee. The nomination was seconded by Mr. Steinberg, with all in favor of the nomination.

Mr. Webster then confirmed a quorum was present.

SECOND ORDER OF BUSINESS

Consideration of March 15, 2017 Minutes

On MOTION, Mr. Steinberg, seconded by Mr. Weimer, with all in favor, the Tradition Irrigation Rate Committee approved the March 15, 2017 meeting minutes.

THIRD ORDER OF BUSINESS

Consideration of Proposed Changes to Rate Schedule

Presented by Mr. Harrell (see attached). Mr. Harrell reminded all that these changes were approved by Emergency Rule at the July 11, 2017 CDD Meeting, but will now need to schedule a public hearing to permanently adopt.

On MOTION, Mr. Steinberg, seconded by Ms. Cost, with all in favor, the Tradition Irrigation Rate Committee approved the scheduling of a Public Hearing for September 12, 2017.

With no other business to discuss, Mr. Dekker motioned for adjournment, motion was seconded by Mr. Steinberg, with all in favor.

EXPANSION SYSTEM SERVICE AREA CUSTOMERS:

Account setup charge: \$20.00

Account transfer charge: \$20.00

System Capacity Charge: \$18,818.10 per irrigated acre
 \$ 2,163.00 per equivalent residential unit (ERU)
 (8.7 ERUs per irrigated acre)

Initial Connection Fee:

Controller (Motorola Piccolo)	\$ 2,000	(once facilities have been sized by the designer and fees paid, the District will order the controller, valve, and meter)
Control Valve/Meter	1-1/2" \$ 750	
	2" \$ 750	
	3" \$ 1,100	
	4" \$ 1,750	
	6" \$ 3,200	
	8" \$ 4,500	

Monthly Base Facility Charge¹: \$ 195.75 (less 5% = \$186.96) per month per irrigated acre
 \$ 22.50 (less 5% = \$21.38) per month per ERU (single family)
 \$ 9.00 (less 5% = \$8.55) per month per 0.4 ERU (multifamily)
\$ 2.25 (less 5% = \$2.14) per month per 0.1 ERU (apartment)

Monthly **Volume and Excess Usage (Volume) Charge**²:

Base

\$1.50 per 1,000 gallons for usage ≤90,000 gallons per irrigated acre
 ≤10,500 gallons per ERU

Excess Level I

\$2.18 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre
 >10,500 but <16,000 gallons per ERU

Excess Level II

\$3.27 per 1,000 gallons for usage ≥140,000 gallons per irrigated acre
 ≥16,000 gallons per ERU

Guaranteed Revenues: \$ 28.28 per month per irrigated acre
 \$ 3.23 per month per ERU

TRADITION IRRIGATION RATE COMMITTEE MEETING

Rate Committee Meeting - Minutes

June 11, 2018, 10:00 AM

**Fishkind & Associates, Inc., 10807 SW Tradition Square
Port St. Lucie, FL 34987**

Please see attached Sign-In Sheet for Record of Attendance.

Meeting was called to order, and then turned over to Dr. Fishkind.

MINUTES OF MEETING

FIRST ORDER OF BUSINESS

Statement of Financial Position

Presented by Dr. Fishkind (as provided by Mr. Mishlove) – copy attached.

SECOND ORDER OF BUSINESS

Discussion Related to Equitable Rates

Mr. Webster noted that District Nos. 5 & 6 have higher rates than others – how can this be remedied? Commented that some may want to pursue class action lawsuit if not able to correct. Dr. Fishkind reminded all that district management did attempt to convert all customers to a tax-roll assessment, but not all HOA's were willing. Acknowledged that staff is sensitive to these issues, and that the current rate system is not optimal or fair. Dr. Fishkind further noted that committee can direct staff to review options and bring back to present.

Mr. Steinberg noted that different rates for different communities is not the norm.

Dr. Fishkind advised that so long as the debt service is supported, the rate structure can be changed. Dr. Fishkind further suggested that committee can move forward with small steps to work toward ultimate goal of equitable rates, or committee could step back and let legal issues continue to escalate to suit, which could also ultimately resolve rate issues. Dr. Fishkind noted that the 2010 rate study did not occur (based largely on the fact that the system was funded by connection charges at the time) but could be done now – estimated cost at \$20,000.

Mr. Dekker suggested that a gradual decrease/increase could occur to ultimately reach an equitable rate for all.

Ms. Cost advised that those neighborhood HOAs that do not currently have agreements in place may want to investigate this.

Mr. Steinberg noted that as CDD Board members, there may come times where there are conflicts with CDD matters vs. HOA matters, and members need to put the HOA aside when reviewing CDD matters.

TRADITION IRRIGATION RATE COMMITTEE MEETING

Dr. Fishkind advised that the scope of the rate study could be expanded to review/regularize how all pay as well. Agreed that meter/charge by usage would be most fair. Mr. Webster noted that Bedford Park would be difficult – Mr. Weimer says it could be accomplished.

Motion to prepare budget for rate study made by Mr. Steinberg and seconded by Mr. Dekker. Ms. Milmore requested ability to review existing rate agreements – Mr. Weimer agreed to provide. Motion passed unanimously.

Motion to adjourn made by Mr. Steinberg and seconded by Mr. Dekker.

With no further business to discuss, the meeting was adjourned.

Tradition CDD Irrigation System
Financial Summary as of 5/31/18

Our Bond payments are funded from our Irrigation General Fund at a rate of \$31K per month.

Currently, we have Current Assets of \$341K. This includes cash, accounts receivable.

YTD (through 5/31/18) we have collected \$787K in revenues (capacity and regular service fees) vs a Budgeted \$695K, and at this time, we have a current year surplus of Revenues over expenses of \$277K.

The Rate Covenant says we must have enough Gross Revenue to cover our O&M, plus 115% of the Debt service.

As of 5/31/18 YTD in (000)	
Gross Revenues	787
O&M	(323)
115% of Debt Service	(214)

As of 5/31/18, our cash flow is good. Given our current assets and revenue stream, we can cover our O&M and Debt Service for the year, and generate a surplus. We are also in compliance with our Bond Covenant.

Statement of Financial Position
(Columnar Landscape)
As of 5/31/2018

	General Fund	Bond Fund	Construction Fund	Irrigation System	Irrigation System Bond	Irrigation Construction	Total
<u>Assets</u>							
<u>Current Assets</u>							
Cash In Bank - FCB	\$1,984,882.71						\$1,984,882.71
General Checking Account	974,697.78						974,697.78
Money Market Account	289,097.95						289,097.95
Accounts Receivable	3,274.98						3,274.98
Due From Other Funds	96,977.88						96,977.88
Due From Other Governmental Units	9,174.51						9,174.51
Deposits	200.00						200.00
Due From Other Funds		\$311,325.66					311,325.66
Debt Service Reserve A1 Bond		1,000,000.00					1,000,000.00
Revenue A1 Bond		4,855,362.04					4,855,362.04
Prepayment A1 Bond		26,194.29					26,194.29
Accounts Receivable					\$61,930.17		61,930.17
Debt Service Reserve A1 Bond					371,025.00		371,025.00
Interest A1 Bond					295.09		295.09
Sinking Fund A1 Bond					54,490.09		54,490.09
General Checking Account			\$1,545,976.40				1,545,976.40
R&R Working Capital			159.25				159.25
Acquisition/Construction B1 Bond							
General Checking Account				\$183,721.79		\$16,548.42	16,548.42
Accounts Receivable				134,480.41			134,480.41
Allowances for Uncollectible AR (Credit)				(3,369.75)			(3,369.75)
Due From Other Funds				36,580.21			36,580.21
Total Current Assets	\$3,358,305.81	\$6,192,881.99	\$1,546,135.65	\$351,412.66	\$487,740.35	\$16,548.42	\$11,953,024.88
<u>Property, Plant & Equipment</u>							
Land							
Buildings						\$580,183.00	\$580,183.00
Accumulated Depr - Buildings (Credit)						1,705,145.55	1,705,145.55
Infrastructure						(8,097.50)	(8,097.50)
Accum Depr - Infrastructure (Credit)						2,220,364.85	2,220,364.85
Equipment and Furniture						(7,908.14)	(7,908.14)
Accumulated Depr - Equipment (Credit)						520,500.89	520,500.89
Equipment and Furniture						(3,157.24)	(3,157.24)
				\$23,957.00			23,957.00

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Statement of Financial Position
(Columnar Landscape)
As of 5/31/2018

	General Fund	Bond Fund	Construction Fund	Irrigation System (328.18)	Irrigation System Bond	Irrigation Construction	Total
Accum Depr - Equipment (Credit)							
Total Property, Plant & Equipment		\$0.00	\$0.00	\$23,628.82	\$0.00	\$5,007,031.41	(328.18)
Total Assets	\$3,358,305.81	\$6,192,881.99	\$1,546,135.65	\$375,041.48	\$487,740.35	\$5,023,579.83	\$16,983,685.11
<u>Liabilities and Net Assets</u>							
<u>Current Liabilities</u>							
Accounts Payable	\$5,895.00						\$5,895.00
Due To Other Funds	347,905.87						347,905.87
Due To Other Governmental Units	15,291.58						15,291.58
Deposits - Engr Deposit	78,438.53						78,438.53
Deferred Revenue	665,403.91						665,403.91
Due to Developer	27,087.83						27,087.83
Deposits - Lake Bank Restoration	522,203.17						522,203.17
Due To Other Funds		\$86,781.88					86,781.88
Accrued Expenses Payable		26,194.29	\$10,196.00				26,194.29
Due To Other Funds							10,196.00
Deferred Revenue				\$10,000.00			10,000.00
Total Current Liabilities	\$1,662,225.89	\$112,976.17	\$10,196.00	\$10,000.00	\$0.00	\$0.00	\$1,795,398.06
<u>Long Term Liabilities</u>							
Revenue Bonds Payable - Long-Term					\$371,025.00		\$371,025.00
Revenue Bonds Payable - Long-Term						\$5,553,879.00	5,553,879.00
Revenue Bonds Payable - Long-Term						170,096.00	170,096.00
Total Long Term Liabilities		\$0.00	\$0.00	\$170,096.00	\$371,025.00	\$5,553,879.00	\$6,095,000.00
Total Liabilities	\$1,662,225.89	\$112,976.17	\$10,196.00	\$180,096.00	\$371,025.00	\$5,553,879.00	\$7,890,398.06

Net Assets

Net Assets - General Government

\$1,139,977.36

\$1,139,977.36

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Statement of Financial Position
(Columnar Landscape)
As of 5/31/2018

	General Fund	Bond Fund	Construction Fund	Irrigation System	Irrigation System Bond	Irrigation Construction	Total
Current Year Net Assets - General Government	556,102.56						556,102.56
Net Assets, Unrestricted		\$3,221,461.95					3,221,461.95
Current Year Net Assets, Unrestricted		2,858,443.87					2,858,443.87
Net Assets, Unrestricted					\$62,324.22		62,324.22
Current Year Net Assets, Unrestricted					54,391.13		54,391.13
Net Assets - Bond Fund Projects			\$1,533,960.81				1,533,960.81
Current Year Net Assets - Bond Fund Projects			1,819.59				1,819.59
Net Assets - R&R, COI			159.05				159.05
Current Year Net Assets - R&R, COI			0.20				0.20
Net Assets, Unrestricted						(\$529,675.66)	(\$529,675.66)
Current Year Net Assets, Unrestricted						(623.51)	(623.51)
Net Assets, 270				(\$82,560.52)			(82,560.52)
Current Year Net Assets, 270				277,506.00			277,506.00
Total Net Assets	\$1,696,079.92	\$6,079,905.82	\$1,535,939.65	\$194,945.48	\$116,715.35	(\$530,299.17)	\$9,093,287.05
Total Liabilities and Net Assets	\$3,358,305.81	\$6,192,881.99	\$1,546,135.65	\$375,041.48	\$487,740.35	\$5,023,579.83	\$16,983,685.11

Statement of Activities (YTD) (Columnar, By SubType Landscape)
As of 5/31/2018

	General Fund	Bond Fund	Construction Fund	Irrigation System	Irrigation System Bond	Irrigation Construction	Total
Revenues							
Stormwater	\$258,258.89						\$258,258.89
On-Roll Assessments	353,489.07						353,489.07
Estoppel Fees	150.00						150.00
Engineering Revenue Fees	5,603.24						5,603.24
Interest Income	341.58						341.58
Other Income & Other Financing Sources	13,792.02						13,792.02
On-Roll Assessments		\$3,825,848.59					3,825,848.59
Off-Roll Assessments		12,703.57					12,703.57
Interest Income		3,769.84					3,769.84
Inter-Fund Group Transfers In							
Interest Income			\$1,819.59		\$186,305.17		186,305.17
R&R Interest Income			0.20				0.20
Service Charge - Irrig System				\$541,772.42			541,772.42
Engineering Revenue Fees				11,800.00			11,800.00
Other Income & Other Financing Sources				914.25			914.25
Capacity Revenue				232,610.54			232,610.54
Total Revenues	\$631,634.80	\$3,842,322.00	\$1,819.79	\$787,097.21	\$186,305.17	\$0.00	\$5,449,178.97
Expenses							
Supervisor Fees	\$299.30						\$299.30
Management	410.78						410.78
Field Management	2,220.95						2,220.95
Engineering	475.56						475.56
Dissemination Agent	56.65						56.65
District Counsel	122.11						122.11
Impact Fee Administration	102.92						102.92
Audit	6,500.00						6,500.00
Travel and Per Diem	21.97						21.97
Telephone	0.27						0.27
Postage & Shipping	5.07						5.07
Copies	22.34						22.34
Legal Advertising	36.17						36.17
Bank Fees	4.17						4.17
Miscellaneous	0.67						0.67
Meeting Room	6.63						6.63
Office Supplies	0.36						0.36
Site Maintenance	600.00						600.00
Holiday Decorations	319.24						319.24
Dues, Licenses, and Fees	175.00						175.00
Security	148.05						148.05

Statement of Activities (YTD) (Columnar, By SubType Landscape)
As of 5/31/2018

	General Fund	Bond Fund	Construction Fund	Irrigation System	Irrigation System Bond	Irrigation Construction	Total
Electric	1,139.60						1,139.60
Wetland Upland Maintenance	21.98						21.98
Stormwater Management	64.85						64.85
Insurance	3,115.00						3,115.00
Building Maintenance	22.87						22.87
Common Area Maintenance	961.72						961.72
Fountain Maintenance & Chemicals	136.85						136.85
Irrigation	759.85						759.85
Irrigation Parts & Repairs	365.97						365.97
Lake Maintenance	619.60						619.60
Landscaping Maintenance & Material	3,423.30						3,423.30
Tree/Plant Replacement & Trim	120.95						120.95
Flower & Plant Replacement	48.33						48.33
Contingency	43.43						43.43
Hydrilla Control	424.31						424.31
Pest Control	16.47						16.47
Signage & Amenities Repair	171.48						171.48
Lake Porter	63.05						63.05
Fence Repair	60.99						60.99
Capital Expenditures	52,169.58						52,169.58
Streetlights	253.85						253.85
Principal Payment - A1 Bond		\$15,000.00					15,000.00
Interest Payments - A1 bond		968,878.13					968,878.13
Interest Payments - A1 bond					\$134,062.50		134,062.50
Capital Expenditures						\$701.68	701.68
Plant Personnel				\$131,488.56			131,488.56
Management				43,750.00			43,750.00
Professional Services, Other				3,232.56			3,232.56
Travel and Per Diem				691.50			691.50
Telephone				1,067.04			1,067.04
Postage & Shipping				236.26			236.26
Bad Debt				3,042.10			3,042.10
Field Supplies (Other)				647.50			647.50
Vehicle, Gas, & Repair				181.85			181.85
Electric				40,751.18			40,751.18
Water				101.79			101.79
General Insurance				18,655.00			18,655.00
General Repair & Maintenance				70,502.70			70,502.70
Landscaping Maintenance & Material				8,938.00			8,938.00
Inter-Fund Transfers				186,305.17			186,305.17
Total Expenses	\$75,532.24	\$983,878.13	\$0.00	\$509,591.21	\$134,062.50	\$701.68	\$1,703,765.76

Statement of Activities (YTD) (Columnar, By Sub Type Landscape)
As of 5/31/2018

	General Fund	Bond Fund	Construction Fund	Irrigation System	Irrigation System Bond	Irrigation Construction	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>							
Interest Income							
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$2,148.46	\$78.17	\$2,148.46 78.17
Total Other Revenues (Expenses) & Gains (Losses)	\$556,102.56	\$2,858,443.87	\$1,819.79	\$277,506.00	\$54,391.13	(\$623.51)	\$3,747,639.84
Change In Net Assets	\$1,139,977.36	\$3,221,461.95	\$1,534,119.86	(\$82,560.52)	\$62,324.22	(\$529,675.66)	\$5,345,647.21
Net Assets At Beginning Of Year	\$1,696,079.92	\$6,079,905.82	\$1,535,939.65	\$194,945.48	\$116,715.35	(\$530,299.17)	\$9,093,287.05
Net Assets At End Of Year							

Present @ 6.11.18

Tradition Irrigation System
Rate Committee Meeting:

Frank Webster
Lesie Stunberg
Darren Weimer
Paul Dekker
Gaul Cost
Luis Pagan
Mary Milmore
Hank Fishkind
Angela Shephard
Alan Mishlore

TRADITION/SOUTHERN GROVE IRRIGATION SYSTEM RATE COMMITTEE

F. New Business

1. Consider Irrigation System Rate Study – Fiscal Year 2019

(To be provided under separate cover)