

**MINUTES OF MEETING
RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on July 11, 2024 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Carl Barraco	Barraco & Associates
Andy Nott	Superior Waterway Services
Robert Rewis	Fire Chief

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report – Andy Nott (to be provided at the meeting)

Mr. Nott presented the Treatment Report for June 2024 and highlighted the following:

- The lake survey was completed on July 1st.
- Water levels are up; regular service will continue and the lakes will be treated as needed.
- Torpedo Grass treatments on Lakes 3-5D, 3-5C and 3-5E did not take; a crew was dispatched to re-spray.
- A crew will be sent to Lakes 3-1 and 2-4D to treat Chara that is beginning to sprout.
- The east fountain is down and will be repaired early next week.

Asked how much it will cost to repair the fountain, Mr. Nott stated approximately \$200.

FOURTH ORDER OF BUSINESS

Developer Update

There was no update.

FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project

Mr. Morash stated the first thing to note is the design is now down to four, which, he thinks, is great progress. Once the project is drawn and approved by the County, it will be constructed. Both River Hall Parkway and Treeline are both designed about the same, with a median, two travel lanes, a bike lane, curb and sidewalk going in both directions. As far as running out of capacity, Treeline has six big developments, including a firehouse, an Industrial Park, school, shopping at both ends and there are no capacity constraints on River Hall Parkway in the foreseeable future. The difference between the two entities is Treeline is a straight line and River Hall Parkway was built with a significant number of curves, which keeps the CDD's traffic at 30 to 40 miles per hour (mph) as opposed to Treeline, which is 50 to 60 mph.

Referencing slides, Mr. Morash discussed making cuts into the median to resolve traffic flow issues into and out of Phases 1 and 2, closing Railroad Vine Street, the landscape plan, and

line of sight issues. The consensus was to eliminate the current median and cut into another portion.

Mr. Barraco stated the site was addressed and confirmed to be adequate and consistent with the design requirements and the spacing is consistent with land development codes. He opined that closing Railroad Vine Street will create other problems and fire access issues.

Discussion ensued regarding the increased traffic due to the 200 new townhomes that will be constructed, easing traffic flow, alternate routes, the four access points to the median openings, motorists going the wrong way on the left turn lanes, installing stop signs and addressing blind spots and line of sight issues.

A Board Member asked if Mr. Miars made any progress with EMS on the development on the other side of the road. Mr. Barraco stated, although he is not directly involved, he thinks there has been some progress. Mr. Barraco will confer with Mr. Miars and Mr. Adams about cutting the median and report back at the next meeting.

SIXTH ORDER OF BUSINESS

Update: Lee County's Sunshine Extension Project

Mr. Barraco stated, when this item first came up, some individuals were concerned that the right-of-way (ROW) could be put on the eastern edge of the property. He stated that the State is in control of the Sunshine Extension, not the County, and voiced his doubts that the State would ever vacate the easements.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2024/2025 Proposed Budget

Mr. Adams stated the budget public hearing will be held at the September 5, 2024 meeting.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of June 6, 2024 Regular Meeting Minutes

The following change was made:

Line 214: Change “approved” to “cleaned”

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the June 6, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

• Update: Roadside Catch Basin Ownership Responsibility

There was no update on this item.

Mr. Krebs reported the following:

- The gopher tortoise trapping will commence on July 18, 2024.

Discussion ensued regarding how long the trapping will take, the trapping process, the timing of the fence installation once the tortoises are removed, certification and permitting.

- A contractor forwarded a proposal for the conservation repairs.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Mitchell voiced his concerns about children swimming in the pond near the community center and asked if there is anything the CDD can do to compel the HOA to do something about that. Mr. Urbancic stated there is an obligation to be proactive and remind residents that there are animals in the pond and swimming there is dangerous.

Per Mr. Mitchell, Mr. Urbancic will send a letter to the HOA asking them to send an e-blast discouraging residents from swimming in the ponds. Mr. Krebs will obtain pricing for “No Swimming” signage. Mrs. Adams will order signage listing the types of wildlife in the ponds near the Cascades on River Hall Parkway and have them installed.

C. District Manager: Wrathell, Hunt and Associates, LLC

Mr. Adams stated there will be a bond presentation at the August meeting.

- **NEXT MEETING DATE: August 1, 2024 at 3:30 PM [Adoption of FY2025 Budget]**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the August 1, 2024 meeting.

Mrs. Adams, Mr. Adams and Mr. Krebs responded to questions regarding the storm drains, GulfScapes’ pricing, the fencing work, paving and the berm project.

D. Operations Manager: Wrathell, Hunt and Associates, LLC

The July Field Operations Status Report was included for informational purposes.

ELEVENTH ORDER OF BUSINESS

Public Comments: Non-Agenda Items (3 minutes per speaker)

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

A Board Member apologized to the transcriptionist because Supervisors did not identify themselves during the meeting.

Mr. Stark stated a homeowner reported damage to her yard by work crews and asked Mr. Willis to inspect the property. Mr. Willis stated he was sent photographs of the property and there was no damage.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 4:16 p.m.

[SIGNATURES APPEAR ON THE NEXT PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair