

**MINUTES OF MEETING  
SPRING LAKE IMPROVEMENT DISTRICT**

A public hearing on Assessment Methodology was held Wednesday, May 8, 2019 at the Spring Lake Community Center, 209 Spring Lake Boulevard, Sebring, Florida, the regular board meeting directly followed.

Present were:

Gary Behrendt	Chairman
Leon Van	Vice Chairman
Tim McKenna	Secretary
Brian Acker	Asst. Secretary
Bill Lawens	Asst. Secretary

Also, present were:

Bill Nielander	District Attorney
Joe DeCerbo	District Manager
Clay Shrum	Director of Operations
Diane Angell	District Administrator

Residents & Guests	“See Sign in Sheet”
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**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge**

Chairman Behrendt called the meeting to order and led the Pledge.

**SECOND ORDER OF BUSINESS**

**Convene Public Hearing**

Steve McDonald with GAI Consultants Inc. said they reviewed the Districts current assessment plan to make sure the current approach handles both residential and non-residential properties. He reported that given the Districts infrastructure the current assessment plan was fair and equitable. Definitions need to be cleaned up on some residential properties. Duplexes on a single lot currently are being billed one assessment and should be billed two assessments. As non-residential property gets developed it should be assessed 2.5 ELUs per acre.

Resident Phil Gentry of 725 Woodmont asked if the methodology used Central Florida case law. Steve McDonald said its Florida case law. Florida Statutes allow you to use assessments but the calculation of those assessments is governed by case law.

Resident Chris James of 400 Meadowland Road said she is the owner of duplex's that will be affected and asked if the Board would take into account property values of homes that were built in the 70's and 80's. Steve McDonald said that age doesn't matter, the assessment considers the class of the property not the value.

Brian Acker asked for a clarification of an improved non-residential unit. Steve said that improved non-residential properties would be equivalent to 2.5 ELUs per acre, rounded to the nearest ELU.

Leon Van asked several questions about land units and said he would like to see a different way to assess developers if they were building an apartment complex with 100 units it would not affect the infrastructure that is in place.

Tim McKenna asked if there was any way to grandfather in existing residential owners. Steve McDonald said case law will not allow that you can exempt someone like Churches for example, however you have to find the funding for these exemptions from other funding sources.

Helmut Wyzisk Jr. of Signature H said he supported Leon Vans questions regarding higher density and encouraged the Board to create a separate class for development greater than 20 units. If the Board passes this today can they do adjustments in the future.

The Board reviews and submits the assessments annually to the Tax Collector.

**THIRD ORDER OF BUSINESS**

**Re-convene Board Meeting**

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor the regular Board meeting was re-convened.

**FOURTH ORDER OF BUSINESS**

**Upcoming Meetings/Events/Correspondence**

- A. May 9<sup>th</sup>, Bark Park Opening 11:00 a.m.
- B. May 16<sup>th</sup> – 17<sup>th</sup>, Florida DEP, Ft. Myers
- C. May 27<sup>th</sup>, Memorial Day, Office Closed
- D. June 10<sup>th</sup> – 14<sup>th</sup>, FASD Annual Conference
- E. June 19<sup>th</sup> – 21<sup>st</sup>, Florida Storm Water Association Conference

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes**

The Board received copies of the minutes from April 10, 2019 for review. Brian Acker asked about the corrections he requested. Diane reported that the corrections had been made and corrected minutes were emailed to the Board and posted on the website.

ON MOTION by Leon Van, seconded by Tim McKenna with all in favor the minutes from April 10, 2019 Board Meeting were approved as corrected.

**SIXTH ORDER OF BUSINESS**

**Approval of Financials**

The Board received copies of the April 2019 Financials for review. Brian Acker asked why the General Fund renewal and replacement line item was showing a deficit. Diane responded that the sod for the STA project was posted to this account and we still had not received the funding from FEMA.

ON MOTION by Brian Acker, seconded by Bill Lawens with all in favor the financials from April 2019 were approved

**SEVENTH ORDER OF BUSINESS**

**Treasurer Report**

A. Update

Assessment deposits totaling \$139,395 were received in April. Collections for the year are General Fund 79%, Lot Mowing 72%, and Village I Parks 83%. FL Class interest is 2.60%

The District received payments from FEMA in the amount of \$31,371 for Category A Debris and Category D Trash Gate. We are still waiting for payment of \$39,233 for the STA project.

**EIGHTH ORDER OF BUSINESS**

**Attorney**

Bill Nielander had nothing to report. Brian Acker asked about the easement to Water Plant No. 2. Joe said that the Airport Attorney is still reviewing it.

**NINTH ORDER OF BUSINESS**

**Manager**

- Clay and Joe will be meeting with DEP in Ft. Myers regarding the water scope of work projects and funding options.
- Now that the Legislative Appropriation is final, staff and CAS will begin the paperwork process. Funds are available starting July 1<sup>st</sup>.
- The Florida Storm Water Association has informed us we will be the recipients of their 2019 Outstanding Storm Water project for the STA/ECO Park. Their conference is June 19<sup>th</sup> – 21<sup>st</sup>.
- The County Code Enforcement Department is overseeing the permit issue with the Rt. 98 Storage Unit property.
- The Board was reminded about FASD sessions.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Bill Lawens complimented Joe DeCerbo on pushing the sewer project this will really help Spring Lakes future development.

Leon Van said that he has put his house up for sale and he and his wife will be moving back to Indiana. He thanked the Board members and said that he has enjoyed his time working with the Board. He will continue to work on the Board as long as they want.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There being none.

**TWELVTH ORDER OF BUSINESS**

**Next Meeting**

The next meeting will be held on Wednesday, June 19, 2019 @ 10:00 a.m. This meeting is on the third Wednesday because of the FASD Conference.

**SIXTEENTH ORDER OF BUSINESS**

**Motion to Adjourn**

ON MOTION by Tim McKenna, seconded by Leon Van with all in favor the meeting adjourned at 11:01 a.m.

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Gary Behrendt, Chairman

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Tim McKenna, Secretary