



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JANUARY 19, 2021
10:30 A.M.**

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

www.beelinecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
BEELINE COMMUNITY DEVELOPMENT DISTRICT
The Oaks Center
2501 Burns Road, Suite A
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
January 19, 2021
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. November 17, 2020 Regular Board MeetingPage 3
- J. Old Business
 - 1. Update on Fire and Water Systems
- K. New Business
- L. Administrative Matters
 - 1. Capital Budget Tracking.....Page 6
 - 2. Monthly Status Report – Operations.....Page 7
 - 3. Monthly Status Report – Engineer.....Page 9
- M. Board Members Comment
- N. Adjourn

The Palm Beach Post

Palm Beach Daily News | LOCALIQ

PROOF OF PUBLICATION STATE OF FLORIDA

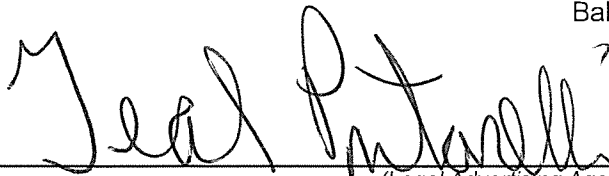
PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper on: first date of Publication 10/12/2020 and last date of Publication 10/12/2020. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

BEELINE COMM DEV DIST
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

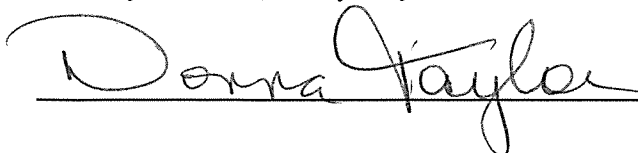
Invoice/Order Number:	0000599715
Ad Cost:	\$247.68
Paid:	\$0.00
Balance Due:	\$247.68

Signed


(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 13th day of October, 2020 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed


(Notary)



Please see Ad on following page(s).

BEELINE COMM DEV DIST
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number: 0000599715
Ad Cost: \$247.68
Paid: \$0.00
Balance Due: \$247.68

**BEELINE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Beeline Community Development District will hold Regular Meetings in the Conference Room at The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410 at 10:30 a.m. on the following dates:

October 20, 2020
November 17, 2020
December 15, 2020
January 19, 2021
February 16, 2021
March 16, 2021
April 20, 2021
May 18, 2021
June 15, 2021
July 20, 2021
August 17, 2021
September 21, 2021

The purpose of the meetings is to conduct any all business coming before the Board. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meeting should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

BEELINE COMMUNITY
DEVELOPMENT DISTRICT
www.beelinecdd.org
10-12/2020

0000599715-01

**BEELINE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 17, 2020**

A. CALL TO ORDER

District Manager Todd Wodraska called the November 17, 2020, Regular Board Meeting of the Beeline Community Development District to order at 10:37 a.m. in the Conference Room of The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Mr. Pimentel presented proof of publication that notice of the Regular Board Meeting was published in *The Palm Beach Post* on October 20, 2020, as legally required.

C. ESTABLISH QUORUM

A quorum was established:

Chair	John Sillan	Present
Vice-Chair	William Howden	Present
Supervisor	Joseph Pruszyński	Present via Zoom
Supervisor	Robert Simm	Present via Zoom
Supervisor	Jack Harris, Jr.	Present

Also in attendance were:

District Manager	Todd Wodraska	Special District Services
District General Counsel	Dennis Lyles via Zoom	Billing, Cochran, Lyles, Mauro & Ramsey, P.A
District Engineer	Karen Brandon via Zoom	AECOM
	Andrew Karmeris via Zoom	Special District Services, Inc.]
	Phil Brandt via Zoom	Congress Ave Properties

D. ADDITIONS OR DELETIONS TO THE AGENDA

None.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. October 20, 2020 Regular Board Meeting

A **motion** was made by Mr. Sillan, seconded by Mr. Howden, and unanimously passed to approve the minutes of the October 20, 2020, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on Fire and Water Systems

Ms. Brandon reported that the contractor, Johnson Davis, had a pressure test with Palm Beach County recently that failed on November 10, 2020. They need to schedule another test to move forward with the final closeout of the project. She noted the contractor has not submitted an invoice since January 2020.

Mr. Brandt expressed frustration with the delays and asked that the CDD staff deduct the amounts charged by Bishop Environmental Services for fire protection from the final pay application.

H. NEW BUSINESS

1. Consider Resolution No. 2020-04 Adopting a Fiscal Year 2019/2020 Amended Budget

Mr. Wodraska presented and reviewed proposed Resolution No. 2019-04 as follows:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2019/2020 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

There was a **motion** made by Mr. Pruszynski, seconded by Mr. Sillan to approve Resolution No. 2020-04, as presented. The **motion** carried unanimously.

2. Consider Resolution No. 2020-05 – Ratifying Actions Taken Pursuant to EO No. 20-69

There was a **motion** made by Mr. Harris, seconded by Mr. Sillan to approve Resolution No. 2020-05, as presented. The **motion** carried unanimously.

I. ADMINISTRATIVE MATTERS

1. Capital Budget Tracking

Mr. Wodraska referred to the Capital Outlay Report contained in the Board Members notebooks noting that there remains \$8,004.16 in the construction account.

2. Monthly Status Report – Operations

The Monthly Operations Report was contained in the Board Members notebooks.

3. Monthly Status Report – Engineer

The Monthly Engineering Report was contained in the Board Members notebooks.

K. BOARD MEMBER COMMENTS

It was noted the next meeting is scheduled for December 15, 2020 at 10:30 a.m. although that meeting could be cancelled if there is no movement with the contractor.

L. ADJOURN

A **motion** was made by Mr. Howden, seconded by Mr. Simm and carried unanimously to adjourn the meeting at 11:04 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

**Beeline Community Development District
Capital Outlay Report
As Of 12/31/2020**

Infrastructure Component	Estimated Cost	2008 Bond FY 07-08 Req # 1-S to 6-S	2008 Bond FY 08-09 Req # 7-S to 17-S	2008 Bond FY 09-10 Req # 18-S to 28-S	2008 Bond FY 10-11 Req # 29-S to 39-S	2008 Bond FY 11-12 Req # 39-S to 42-S	2008 Bond FY 12-13 Req # 43-S to 49-S	2008 Bond FY 13-14 Req # 50-S to 54-S	2008 Bond FY 13-14 Req # 55-S to 62-S	2008 Bond FY 15-16 Req # 63-S to 66-S	2008 Bond FY 16-17 Req # 67-S to 71-S	2008 Bond FY 17-18 Req # 72-S to 76-S	2008 Bond FY 18-19 Req # 76-S to 84-S	2008 Bond FY 19-20 Req # 85-S to 89-S	2008 Bond FY 20-21 Req # 90-S	2008 Bond FY 20-21 Req # 91-S	Total Paid
Total PBC Water & Wastewater Utilities	\$ 5,527,291.00	\$ -	\$ 5,512,753.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 5,512,753.74
Water Main Replacement	\$ 425,000.00	\$ 425,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 425,000.00
Fire Protection System Improvements	\$ 445,883.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,342.40	\$ 370,449.77	\$ -	\$ 9,800.00	\$ 283,858.67	\$ 92,422.72			\$ 795,873.56
Electrical Improvements To C.S. #1	\$ 155,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Electric Submersible Pumps/Installation	\$ 285,000.00	\$ -	\$ -	\$ -	\$ -	\$ 126,095.00	\$ 225,682.97	\$ 66,817.23	\$ 17,171.45	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 435,766.65
Abandonment Of Deep Injection Well	\$ 350,000.00	\$ -	\$ -	\$ 3,244.00	\$ 224,026.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 227,270.44
Abandonment Of Production Wells	\$ 42,000.00	\$ 28,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 28,800.00
Demolition Of Water & Wastewater Treatment Plants	\$ 450,000.00	\$ -	\$ 7,400.00	\$ 197,421.96	\$ 220,599.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 425,421.13
Professional Services & Permitting	\$ 430,577.00	\$ 58,983.18	\$ 68,983.67	\$ 114,069.71	\$ 37,615.50	\$ 52,006.35	\$ 36,261.20	\$ 79,394.98	\$ 81,756.83	\$ 30,583.90	\$ 61,836.96	\$ 20,556.37	\$ 48,918.39	\$ 22,576.01	\$ 2,286.23	\$ 4,844.48	\$ 720,673.76
Sub Total	\$ 8,110,751.00	\$ 512,783.18	\$ 5,589,137.41	\$ 314,735.67	\$ 482,241.11	\$ 178,101.35	\$ 261,944.17	\$ 146,212.21	\$ 138,270.68	\$ 401,033.67	\$ 61,836.96	\$ 30,356.37	\$ 332,777.06	\$ 114,998.73	\$ 2,286.23	\$ 4,844.48	\$ 8,571,559.28
10% Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Additional Infrastructure Improvements							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Gravity Sewer Manhole Improvements	\$ 116,000.00		\$ 86,311.03	\$ 58,890.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 145,201.62
8 inch Water Line Replacement	\$ 300,000.00		\$ 296,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 296,430.00
Fire Protection Pump Station Access Road Paving	\$ 83,000.00	\$ 87,263.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 87,263.26
Professional Services and Permitting	\$ 121,260.00	\$ 45,410.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 45,410.75
PBC Reimbursement of Engineering Fees (50% of PBC)	\$ (26,936.55)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Sub Total	\$ 593,323.45	\$ 132,674.01	\$ 382,741.03	\$ 58,890.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 574,305.63
Contingency	\$ 59,332.35		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Grand Total	\$ 8,763,406.80	\$ 645,457.19	\$ 5,971,878.44	\$ 373,626.26	\$ 482,241.11	\$ 178,101.35	\$ 261,944.17	\$ 146,212.21	\$ 138,270.68	\$ 401,033.67	\$ 61,836.96	\$ 30,356.37	\$ 332,777.06	\$ 114,998.73	\$ 2,286.23	\$ 4,844.48	\$ 9,145,864.91

Total Bond Proceeds	\$8,925,050.00
Interest Earned	\$136,974.59
Developer Contribution	\$60,000.00
Refund of Construction Bond	\$27,000.00
Amount Paid	<u>(\$9,145,864.91)</u>
Total Remaining	\$3,159.68

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

3 St. Giles Road, Palm Beach Gardens, FL 33418

(561) 310-4529

December 1, 2020

Peter Pimentel
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Pimentel:

Bishop Environmental Specialists, Inc. (“BES”) is pleased to offer the following BCDD fire booster/storm water facilities progress report.

Storm Water Pump Station (Scope D)

BES personnel have monitored as described in approved Scope D and continue recording canal levels on both the intake and discharge side of the pump station as well as pump/gate operation and elapsed time readings. BES has performed weekly functional and load testing for gates, pumps and the emergency generator and is monitoring system telemetry for operational status changes. Monthly pump run time data for the storm water pumps was reported to BCDD and to Pratt Whitney personnel.

BES staff replaced the batteries in the upstream water level sensor and confirmed its accuracy. In addition, staff has secured BCDD authorization to replace the control screen on the generator automatic transfer switch. The existing screen is weathered, almost impossible to read, and will be replaced in December.

Fire Protection Pump Station (Scope E)

BES personnel have monitored as described in approved Scope E, noting observations in the operations log book. Monthly testing of the backup fire booster pump continues. BES continued housekeeping of the building interior. The system functioned as designed and without significant incident during the past month.

If you require additional information, please do not hesitate to call.

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.
Rim Bishop, President

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

3 St. Giles Road, Palm Beach Gardens, FL 33418

(561) 310-4529

January 1, 2021

Peter Pimentel
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Pimentel:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD fire booster/storm water facilities progress report.

Storm Water Pump Station (Scope D)

BES personnel have monitored as described in approved Scope D and continue recording canal levels on both the intake and discharge side of the pump station as well as pump/gate operation and elapsed time readings. BES has performed weekly functional and load testing for gates, pumps and the emergency generator and is monitoring system telemetry for operational status changes. Monthly pump run time data for the storm water pumps was reported to BCDD and to Pratt Whitney personnel.

The control panel for the automatic power transfer switch (FPL to generator and back) was replaced in December. The former screen was weathered and almost impossible to read. The station functioned well during December, cycling on automatic as designed. There was no weed accumulation on the intake screen.

Fire Protection Pump Station (Scope E)

BES personnel have monitored as described in approved Scope E, noting observations in the operations log book. Monthly testing of the backup fire booster pump continues. BES continued housekeeping of the building interior. BES responded to multiple communications failure alarms during the month, likely attributable to transient interruption in AT&T telephone service.

During a December 26 load test, BES personnel noted a slow water leak on an auxiliary engine fitting. BES personnel will attempt a repair, but if unsuccessful, will contact Farmer and Irwin for service.

If you require additional information, please do not hesitate to call.

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.
Rim Bishop, President

MEMORANDUM

TO: The Board of Supervisors
Beeline Community Development District

FROM: Karen D. Brandon, P.E., District Engineer

DATE: January 11, 2021

RE: ENGINEER'S REPORT FOR NOVEMBER AND DECEMBER 2020

The following is a summary of activities and communications that were of significance during the past two months:

A. Fire Protection System Improvements – Phase 2

The last pressure test conducted back on November 13, 2020 failed and Johnson-Davis had to perform some investigations to determine the cause of the leak. It was determined that the issue was in one pipe joint, which needed to be re-seated. This repair was completed, and bacteriological testing was performed on January 11. Johnson-Davis has scheduled the preliminary pressure testing for January 13 to be witnessed by AECOM and the final testing to be witnessed by PBCWUD on January 14. Additionally, AECOM is coordinating efforts between Johnson-Davis and the warehouse booster pump engineer to work out issues with the building permit for the booster pump station, which is needed in order to have the Fire Marshal witness the flushing and testing. Once PBCWUD has approved the pressure test results, and the permit issue is resolved, Johnson-Davis will schedule the final flushing and testing to be witnessed by the Fire Marshal, all final connections, caps and plugs, and final restorations, including the fire pump demolition and fuel tank removal.

The additional utility easement from Congress Avenue Properties is on the agenda for the February 9, 2021 Board of County Commissioners meeting.

Should you have any questions or comments, please feel free to contact me for more detailed information on the above.

cc: Peter Pimentel
Todd Wodraska
Rim Bishop