Board of Supervisors

Thursday, November 5, 2026 - 3:00 PM
Gateway Services CDD Offices - Meeting Room, located at 13240 Griffin Drive, Fort Myers, FL 33913

Click on the below link to listen to the meeting:
https://www.youtube.com/@GSCDD/streams

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF FINAL AGENDA**
5. **LOCAL ACHIEVEMENTS AND RECOGNITIONS**
   - **A.** Gateway Student Recognition - Rylah Herrera, Tamara Milor, and Osmar Sanchez
   - **B.** Employee Longevity Award
6. **PUBLIC COMMENT**
7. **PUBLIC HEARING**
   - **A.** PUBLIC HEARING - Adoption of Resolution 2027-09, Amending Chapter VII of the District Rules, Rules and Regulations for the District's Designated Public Parking Areas/Facilities and Parking Fee Schedule
8. **ADVISORY COMMITTEES ITEMS AND REPORTS**
9. **APPROVAL OF MINUTES**
   - **A.** October 15, 2026 Board of Supervisor Meeting Minutes
   - **B.** October 28, 2026 BOS President's Council Workshop Minutes
10. **CONSENT AGENDA ITEMS**
    - **A.** Award Recommendation Consideration: RFP-26-06-UT - Sanitary Sewer Rehabilitation
    - **B.** Atlantic Pipe Services (APS), LLC - Mutual Termination
11. **DISTRICT ENGINEER**
    - **A.** Basin III, Phase I, Storm Sewer Evaluation Results and Priority Rehabilitation Program
12. **ADMINISTRATIVE AGENDA ITEMS**
    - **A.** Resolution 2027-04 - Policies and Procedures for Board and Committee Members
    - **B.** Setting of a public hearing to revise District utility rates, fees and charges to address Lee County's Wholesale Potable Water & Wastewater Rate Increase - Effective February 1, 2027
    - **C.** Temporary Access and Construction Easement for Lake 122 Drainage and

Lake Bank Improvement with the Club at Gateway

D. Farmers Market Parking Fees

E. Resolution 2027-07 - Parks & Recreation Advisory Committee Membership Reduction

F. LJAÂ Engineering, Inc. Task Authorization 2027-01 - Linear Park Master Plan Design Development

13. DISTRICT MANAGER ITEMS

A. FPL's Orange River Puma Project Update

14. DISTRICT ATTORNEY ITEMS

15. FUTURE BOARD BUSINESS

Next scheduled meeting: November 19, 2026

A. Agenda Management

16. SUPERVISOR COMMENTS AND REPORTS

17. ADJOURNMENT

At times, members of various committees established by the Board of Supervisors (BOS) may be present at meetings of the BOS and the members of those committees may participate at meetings of the BOS as to matters being heard by the BOS. Such committees include, but are not limited to: Pelican Preserve Advisory Committee, Parks and Recreation Advisory Committee and any other committee or subcommittees that may be established by the BOS of the District. Further, at times, members of the BOS and members of various committees or subcommittees may be present at and may participate at meetings of other committees or subcommittees.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 5.A**

Gateway Student Recognition - Rylah Herrera, Tamara Milor, and Osmar Sanchez

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Board of Supervisors to recognize the students of the month, for the Elementarys and the High Schools, and award with a certificate.

Why the action is necessary:

This is a great way to connect the community with the four Gateway Schools.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
LOCAL ACHIEVEMENTS AND RECOGNITIONS	Administrative Agenda Items	Georgia Johnson

---

5. **Background**:

Ms. Amber Jensen, Head of Charter Schools, contacted Gateway to consider partnering to recognize two students from each of the four Gateway schools for academics and good character at our Board meetings.

Attachments:

None.

Financial Impact:

None.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 5.B**

Employee Longevity Award

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Presentation to Leslie Rechtorovic for her 10 year milestone longevity with the District.

Why the action is necessary:

Presentation of award to employee who has tenure with the District.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
LOCAL ACHIEVEMENTS AND RECOGNITIONS	Administrative Agenda Items	Georgia Johnson

---

5. **Background**:

- Leslie Rechtorovic - 10 Years

Attachments:

None.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 7.A**

PUBLIC HEARING - Adoption of Resolution 2027-09, Amending Chapter VII of the District Rules, Rules and Regulations for the District's Designated Public Parking Areas/Facilities and Parking Fee Schedule

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Conduct a public hearing and discussion regarding proposed amendments to Chapter VII of the District Rules, Rules and Regulations for the District's Designated Public Parking Areas/Facilities, and the associated Parking Fee Schedule; receive public comment; and consider adoption of Resolution 2027-09 approving the proposed amendments; and, authorize the District Manager and District Counsel to take appropriate action.

Why the action is necessary:

Hold a Public Hearing per Florida Statutes with Board consideration for the proposed amendments and parking fee schedule of Rule VII of the District.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
PUBLIC HEARING	Administrative Agenda Items	Randy Paniagua

Attachments:

1. FNP 12640842 AFFIDAVIT NOTICE OF RULE DEVELOPMENT.pdf
2. FNP 12685437 AFFIDAVIT OF PUBLICATION NOTICE OF RULEMAKING AND PUBLIC HEARING.pdf
3. Res. 2027-09 Parking Rules- Amendment 1.pdf
4. Exhibit A- Amendment 1 Parking Rules.pdf
5. Exhibit B- Parking Facilities.pdf
6. Exhibit C - Parking fee schedule.pdf

Financial Impact:

$0 Capital/Investment Cost.

Proposed fees are intended to recover administrative and enforcement-related costs associated with the parking program.

6. **Alternative Action**:

Do nothing and continue operating under the existing Chapter VII Rules and Parking Fee Schedule.

7. **Staff Recommendations**:

Provide staff direction on how to proceed.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

ANTHONY PIRES
ANTHONY PIRES
3200 Tamiami TRL N
SUITE 200
Naples FL 34103-4108

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 09/19/2026
FNP news-press.com 09/19/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/19/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-30

My commission expires

Publication Cost:	$211.56	
Tax Amount:	$0.00	
Payment Cost:	$211.56	
Order No:	12640842	# of Copies:
Customer No:	1344838	1
PO #:	LSAR0598763	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 190 and 120, Florida Statutes, the Gateway Services Community Development District ("District") hereby gives notice of its intention to amend Chapter VII of the District's rules, the Parking Rules, which govern the use of District parking facilities, by amending and revising provisions relating to: the times and manner of parking; unauthorized/prohibited acts; collection and enforcement procedures for violations of the Parking Rules; rates, fees, charges and fee schedules relating to District parking facilities, including administrative fees, penalty fees for non-payment and escalating fees for repeated non-compliance. The purpose and effect of the proposed amendments to the Parking Rules is to provide for efficient and effective District operations and to recover the cost to operate and maintain District facilities. Sections 190.011(5) and 190.035, F.S. (2026) grant rulemaking authority for the proposed amendments to the Parking Rules. Legal authority for the proposed amendments and the law being implemented includes Sections 190.011(5),(10),(15); 190.012(2)(a), 190.012(2)(d), 190.012(3), 190.035, 190.041 and Section 715.07, Florida Statutes (2026). A copy of the proposed amendment to the Parking Rules once drafted may be obtained by contacting the District Manager at 11922 Fairway Lakes Dr., Ste 1, Fort Myers, FL 33913; Phone: 239-561-1313; Fax: 239-561-1350; or by email to PublicRecords@gatewaydistrict.org. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the office by phone or in writing.

Chelsea O'Riley CFM, MPA, District Manager
Gateway Services Community Development District
September 19 2026
LSAR0598763

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

ANTHONY PIRES
ANTHONY PIRES
3200 Tamiami TRL N
SUITE 200
Naples FL 34103-4108

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/06/2026
FNP news-press.com 10/06/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-30

My commission expires

Publication Cost:	$529.28	
Tax Amount:	$0.00	
Payment Cost:	$529.28	
Order No:	12685437	# of Copies:
Customer No:	1344838	1
PO #:	LSAR0609009	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING AND PUBLIC HEARING REGARDING AMENDING CHAPTER VII OF THE RULES OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, THE PARKING RULES

In accordance with Chapters 190 and 120, Florida Statutes, including but not limited to Sections 120.54 and 120.81, Florida Statutes, the Gateway Services Community Development District ("District") hereby gives notice of rulemaking and its intent to amend Chapter VII of the Rules of the District ("Parking Rules"), to amend and revise provisions relating to: the times and manner of parking; unauthorized/prohibited acts; collection and enforcement procedures for violations of the Parking Rules; rates, fees, charges and fee schedules relating to District parking facilities and violations of the Parking Rules, including administrative fees, penalty fees for non-payment and escalating fees for repeated non-compliance. The District, located in Lee County, Florida, will hold a public hearing on November 5, 2026 at 3:00 p.m., or as soon thereafter as possible, at the offices of the District, 13240 Griffin Drive, Ft. Myers, Florida, 33913, for the purpose of providing an opportunity for the public to address, comment upon and make any objections to the proposed amendments to the Parking Rules and to the adoption of amendments to Chapter VII of the Rules of the District. All interested parties may appear at the above public hearing at the stated time and place. A copy of the proposed amendments to the Parking Rules may be obtained by contacting the District Manager Chelsea O'Riley at 13240 Griffin Drive, Ft. Myers, Florida, 33913; Phone: 239-561-1313; Fax: 239-561-1350; or by email to PublicRecords@gatewaydistrict.org. The proposed amendments to the Parking Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. This Public Hearing may be continued to a date, time and place certain to be specified on the record at the hearing. Prior Notice of Rule Development was published in the Fort Myers News Press on September 19, 2026. The purpose and effect of the proposed amendments to the Parking Rules and the fee schedule is to provide for efficient and effective District operations and to recover the costs to operate and maintain the District facilities. Specific legal authority for the rulemaking and the proposed amendments to the Parking Rules includes Sections 190.011(5),(10),(15), 190.012(2)(a), 190.012(2)(d), 190.012(3), 190.035, 190.041, 120.54, and 120.81, Florida Statutes (2026). The law and Florida Statutes implemented includes Sections 190.011(5),(10),(15), 90.012(2)(a), 190.012(2)(d), 190.012(3), 190.035, 190.041 and Section 715.07, Florida Statutes (2026). The District has not prepared a statement of estimated regulatory costs. Any person that wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), F.S., must do so in writing within 21 days after publication of this notice. The meeting and Public Hearing is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts and applicable sections of Chapter 120, Florida Statutes. There may be occasions when one or more Supervisors and District Staff will participate virtually. Please note that the Board meeting and Public Hearing may be conducted by means of communications media technology. Toward that end, anyone wishing to observe such meeting and Public Hearing will be able to do so via video viewing, with access posted on the District's website https://www.gatewaydistrict.org. At times, members of various committees established by the Board of Supervisors may be present at meetings of the Board of Supervisors and the members of those committees may participate at meetings of the Board of Supervisors as to matters being heard by the Board of Supervisors. Such committees include but are not limited to: Pelican Preserve Advisory Committee, Parks and Recreation Advisory Committee and any other committee or subcommittees that may be established by the Board of Supervisors of the District.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting and public hearing is asked to advise the District Office at (239) 561-1313, at least 48 hours before the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office. If any person decides to appeal any decision made by the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and such person may need to ensure 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. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the office by phone or in writing.

Chelsea O'Riley CFM, MPA
District Manager
Gateway Services Community Development District
October 6 2026
LSAR0609009

RESOLUTION 2027-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT AMENDING CHAPTER VII OF THE RULES OF THE DISTRICT, "RULES AND REGULATIONS FOR THE DISTRICT'S DESIGNATED PUBLIC PARKING AREAS/FACILITY(IES) AT DISTRICT RECREATIONAL FACILITIES," INCLUDING THE ASSOCIATED PARKING FEE SCHEDULE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Gateway Services Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the District owns property on which parking public parking areas/facilities are located or are to be located for District recreational facilities; and

WHEREAS, pursuant to Sections 190.011, 190.012 and 190.035, Florida Statutes, in accordance with the provisions of Chapter 120, Florida Statutes, the District is authorized to adopt and enforce rules to govern the administration of the District, prescribing the conduct of the business of the District, in connection with the provision of one or more services through its facilities, and to raise, fix, establish, adopt and collect rates, fees and charges for the facilities and services furnished by the District; and

WHEREAS, on March 19, 2026, the Board of Supervisors of the District (the "Board") adopted Resolution 2026-08, establishing Chapter VII of the Rules of the District, "Rules and Regulations for the District's Designated Public Parking Areas/Facility(ies) at District Recreational Facilities," including the rates, fees, and charges applicable to parking within designated District parking areas and facilities (collectively, the "Parking Rules"); and

WHEREAS, following implementation of the Parking Rules, the District identified additional administrative, operational, invoicing, enforcement, and cost-recovery provisions that should be addressed within Chapter VII and the associated Parking Fee Schedule; and

WHEREAS, the proposed amendments address parking fees, invoicing, nonpayment, administrative processing, enforcement review, towing-related costs, repeat violations, unauthorized parking, and other fees and procedures necessary for the effective administration and enforcement of the District's parking program; and

WHEREAS, the District has complied with the provisions of Chapter 120 and Sections 190.011, 190.012 and 190.035, Florida Statutes, and has advertised and conducted a public hearing for November 5, 2026, to consider amendments to the Parking Rules and Parking Fee Schedule; and

WHEREAS, the proposed amended Parking Rules and Parking Fee Schedule, attached hereto as **Exhibit "A,"** have been made available for public review, inspection, and copying as provided by law; and

WHEREAS, the District has complied with applicable Florida law concerning rule development and amendment. regarding the ameding of the Parking Rules- Chapter VII of the Rules of the District and Parking Fee Schedule and a duly and properly noticed public hearing was held at a meeting of the Board on November 5, 2026; and

WHEREAS, following a public hearing, the Board finds it to be in the best interest of the District and its property owners to adopt the amended Parking Rules and Parking Fee Schedule, attached hereto as Exhibit "A," including the rates, fees, charges, and related provisions set forth therein, for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Boad of Supervisors.

Section 2. Chapter VII of the Rules of the District, "Rules and Regulations for the District's Designated Public Parking Areas/Facility(ies) at District Recreational Facilities," and the associated Parking Fee Schedule are hereby amended as provided in Exhibit "A," attached hereto and incorporated herein.

The amended Parking Rules and Parking Fee Schedule shall remain in full force and effect unless subsequently amended, rescinded, or repealed by the Board in accordance with Florida law.

Legal authority for the amended Parking Rules and Parking Fee Schedule includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes.

Section 3. In the event any clause, section or part of the Parking Rules or this Resolution or application of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of the Parking Rules or this Resolution shall not be affected or impaired and shall not affect the validity of the remaining portions or applications of the Parking Rules or this Resolution.

Section 4. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This Resolution and the Parking Rules shall become effective upon passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED after a public hearing on the same at a public meeting of the Board of Supervisors of the District this 5th day of November 2026.

ATTEST: Gateway Services Community Development District:

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

APPROVED AS TO LEGAL FORM:

_____

District Attorney

Exhibit A: Parking Rules

AMENDMENTS TO CHAPTER VII OF THE RULES OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

AMENDING THE RULES AND REGULATIONS FOR THE DISTRICT'S DESIGNATED PUBLIC PARKING AREAS/FACILITY(IES) AT DISTRICT RECREATIONAL FACILITIES

Gateway Services Community Development District

Parking Rules and Regulations

Parking rules and regulations for Gateway Services Community Development District ("District") public parking areas/facilities at the District's recreational facility(ies) are designed to promote safe, efficient, and fair use of designated District public parking areas/facilities at District recreational facilities, while ensuring the well-being of both drivers and the community.

1. Applicability

These Rules and Regulations For The District's Designated Public Parking Areas Facility(ies) At District Recreational Facilities ("Parking Rules"), apply to the District's public parking area/facilities at the District recreational facilities depicted on the attached Exhibit "B" (the "Parking Facilities").

DEFINITIONS;

A. *Gateway Resident.* Any individual who resides within the Gateway Services Community Development District and can provide proof of residency through verification by means of a valid driver's license, owner-of-record documentation, valid government identification card or a current District utility bill.

B. *Gateway ResidentVehicle*, a Vehicle with a registration having a residential address located within the ~~District.~~

C. For purposes of these Parking Rules, in addition to the definitions of "Vehicles" and "Vessels" in Sections 715.07(1)(a) and (b), Florida Statutes.

Vehicle. As defined in Section 715.07(1)(a), Florida Statutes, any mobile item which normally uses wheels, whether motorized or not, thus including but not limited to cars, trucks, recreational vehicles, motor homes, campers, trailers, all terrain vehicles, utility vehicles, golf carts (as defined in Section 320.01, F.S.), bicycles, or any other item on wheels. Properly registered and licensed low-speed vehicles (LSVs, as defined in Section 320.01, F.S.) shall be considered Vehicles for purposes of these Rules and may be eligible for a ~~residential~~ parking permit if otherwise authorized by the District. All terrain vehicles, utility vehicles, and golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the Parking Facilities or any portion of the District's recreational facilities.

Vessel. As defined in Section 715.07(1)(b), Florida Statutes, every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water, other than a seaplane or a "documented vessel" as defined in s. 327.02.

Parked. A Vehicle or Vessel stopped, standing, or left within the Parking Facilities, ~~or any District property~~, or any portion of the District's recreational facilities. whether attended or unattended.

Tow-Away Zone. District property where there is unauthorized parking or where parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
Overnight Parking. Parking of a vehicle or vessel after 9:00 p.m. and before 7:00 a.m.

2. Hours of Operation; Ownership; Management

The Parking Facilities are open only during the hours when the associated recreational facility is open. No overnight parking is allowed unless prior written consent has been provided by the District. The District is the owner of the Parking Facilities. The District may engage or contract with a party as a Parking Manager (the "Parking Manager") to manage the Parking Facilities.

3. Use of Parking Facilities

Subject to payment of posted parking fees and compliance with these Parking Rules, non-commercial vehicles are permitted to park within designated Parking Areas in the Parking Facilities. No vessels shall be parked on, over, or within the Parking Facilities. No trailers of any kind shall be parked on, over, or within the Parking Facilities. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Parking Rules, the trailer and the vehicle are subject to towing.

Properly registered and licensed low-speed vehicles (LSVs, as defined in Section 320.01, F.S.) shall park only in parking spaces designated for the parking of low-speed vehicles.

No commercial vehicles, limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton shall be parked on, over, or within the Parking Facilities, except during the period of lawful delivery or the provision of services to the District's recreational facilities. Notwithstanding the foregoing, a vehicle of a District vendor performing services on behalf of the District is permitted to park the subject vehicle in an area where parking is generally prohibited, provided such vehicle is parked for no more than one (1) hour or such longer time as approved by the Parking Manager, if the parking of the vehicle in such location is necessary for the vendor to perform the services they are hired or contracted to perform. Nothing herein shall prohibit the parking of federal, state, county, municipal, special district, or other governmental vehicles while engaged in official governmental business. Additionally, any vehicle entitled to free parking under applicable Florida law, including vehicles displaying qualifying disabled veteran license plates or disabled parking permits, shall be exempt from parking fees to the extent required by law.

No vehicle or vessel bearing a "For Sale" or similar sign or signage shall be parked on, over, or within the Parking Facilities.

Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, utility vehicles, all-terrain vehicles (ATVs or ATCs), go-carts, golf carts, unregistered vehicles, vessels, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the Parking Facilities. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of

the District and which are owned and operated by the District are exempt from this provision.

Any vehicle that cannot operate on its own power, including, but not limited to any vehicle not having all of its tires inflated, is prohibited from being parked on, over, or within the Parking Facilities and shall immediately be removed.

No vehicle which requires registration and bears either an expired registration or a license plate that fails to match the vehicle registration, or which requires but is missing a license plate, shall be parked on, over, or within the Parking Facilities.

No vehicle parked on, over, or within the Parking Facilities shall be used as a domicile or residence either temporarily or permanently.

Oversized or long vehicles may not use the Parking Facilities.

4. Parking At Your Own Risk.

Approved or authorized Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

5. Towing ~~and Immobilization~~

Those Parking Facilities within the boundaries of the District depicted in **Exhibit A**, which **Exhibit A** is incorporated herein by reference, are hereby established and declared as "Tow-Away Zones" for all unauthorized parked Vehicles and Vessels ("**Tow Away Zone**").

Any unattended vehicle or vessel parked on, over, or within the Parking Facilities in violation of the Parking Rules shall be considered as an unauthorized parked vehicle or vessel and is subject to being towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors to tow/remove unauthorized Vehicles or Vessels in accordance with Florida law and with the policies set forth herein.. Any unattended vehicle or vessel parked on, over, or within the Parking Facilities in violation of the Parking Rules shall be considered as an unauthorized parked vehicle or vessel and is subject to the District exercises all available legal remedies at the vehicle owner's expense~~.~~ Any vehicle or vessel parked on, over, or within the Parking Facilities without payment of the required parking fee is considered and deemed an unauthorized parked vehicle or vessel. Notice that unattended unauthorized vehicles or vessels are subject to being towed without the consent of the owner or other legally authorized person in control of such unauthorized vehicle or vessel shall be posted on District Parking Facilities in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*. In addition to, or in lieu of towing, any vehicle parked outside of designated parking areas, in non-designated locations, or otherwise in violation of these Parking Rules may be assessed a Parking Violation Fee as established in the District's Fee Schedule.

To effect towing/removal of an unattended unauthorized vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel is not authorized by the District to park in the Parking Facilities and then must contact a firm authorized by Florida law to tow/remove vehicles or vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The unattended unauthorized vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes* and applicable Lee County ordinances; and ~~if available as a legal remedy,~~ immobilized in accordance with Florida law and applicable Lee County ordinances.

Towing may be undertaken without warning upon direction in writing (email, text and facsimile is acceptable) from the District Manager or a designee of the District Manager, whereby the tow contractor is then authorized to commence towing for a violation or violations of these Parking Rules. The District may assign to the Parking Manager (as "Assignee") the responsibility to manage the agreement(s) with any tow contractor. Neither the District nor its Assignee shall be liable to the owner of any such towed vehicle or vessel for trespass, conversion, or otherwise. The District, its Assignee, and the employees and agents thereof shall not be guilty of any criminal act by reason of towing pursuant to these Parking Rules.

4. Fees and Payment

All authorized users of the Parking Facilities are required to pay the posted parking fees. Payment methods include credit/debit cards, mobile apps, and near-field communication (Apple and Google Pay) or other forms of payment required by law.

Special rates, discounts, or validations may apply during designated hours or days.

Failure to pay the posted parking fees by an authorized user of the Parking Facilities constitutes a violation of these Parking Rules and may result in additional administrative expenses and towing by a third-party towing service under contract with the District to provide such services, each at the owner's expense.

If a user of the Parking Facilities fails to pay the required parking fee at the time of use, the District or its Parking Manager is authorized to issue an invoice to the owner of the vehicle, as identified through license plate recognition technology or other available means, for the unpaid parking fee(s) together with an administrative fee in an amount established by the Board of Supervisors from time to time. Such invoice shall be sent by regular mail, electronic mail, or other reasonable means to the registered owner's address of record. Failure to pay an invoice within 30 days of issuance may result in: (i) referral to a third-party collection agency, with all collection costs assessed to the vehicle owner; (ii) revocation or suspension of parking privileges at District Parking Facilities; (iii) towing or immobilization of the vehicle upon its return to any District Parking Facility; and/or (iv) any other remedy available at law or in equity. The registered owner of a vehicle shall be presumed responsible for all parking fees incurred by that vehicle unless the owner demonstrates, to the reasonable satisfaction of the Parking Manager, that the vehicle was not within the owner's custody or control at the time the fee was incurred. Nothing in this section shall limit the District's authority to tow or immobilize vehicles pursuant to these Parking Rules.

5. Fee Schedule

The initial parking fee schedule for the Parking Facilities is $2.00/hour, which may be adjusted at any public hearing of the Board of Supervisors after prior published notice, that provides for discussion and public comment and incorporated into the District's Fee Schedule. Upon submitting an application, verified Gateway Residents will be issued an annual parking permit free of charge. The initial administrative fee for the processing of unpaid parking fees and the additional parking, administrative, and enforcement fees applicable to the Parking Facilities shall be as follows:

ADDITIONAL ~~PARKING~~ FEES

The fees applicable to the Parking Facilities shall be as set forth in the Fee Schedule attached hereto as Exhibit "C," which Fee Schedule is hereby incorporated by reference and made a part of these Rules. The Fee Schedule, including the initial parking fees established therein, may be amended from time to time by the District in accordance with applicable law.

6. Residential Parking ~~Permit~~ Pass

A Gateway Resident, as defined, may apply for an annual Residential Parking Pass, by submitting an application on District required forms and provide the required forms of valid identification and residency within the District Boundary. The application for such Pass may be obtained through and submitted to the Parking Manager, or by visiting the District Office.

7. Event Parking

The Parking Manager in consultation with the District Manager, is authorized to approve parking space(s) reservations/rentals for District approved special events. Such parking spaces or parking areas shall be clearly identified, indicating they are for "event parking". In addition, the Parking Manager or designee may place signage for an event identifying the event parking spaces.

8. Access Control

The District may use license plate reader ("LPR") cameras and signage to control entry, exit, and compliance with the Parking Rules. Users of the Parking Facilities must follow instructions, yield to pedestrians, not tailgate or attempt to enter/exit without proper authorization.

9. Speed Limit and Traffic Flow

The maximum speed limit within the Parking Facilities is five mph, which will be identified with appropriate signage. Users must follow directional signs and traffic flow patterns. One-way and safety/fire lanes must be observed accordingly.

10. Parking Spaces

Users of the Parking Facilities shall pay all required fees and park only within designated parking spaces, shall not block access lanes, walkways, or other vehicles, and shall use accessible parking spaces only with a valid disability permit or license plate.

11.Time Restrictions

Users shall observe posted time limits for parking in specific areas, including loading zones, drop-off zones, short-term “pickup” spaces and zones, and/or specific spaces for hourly parkers.

12. Vehicle Restrictions

Motorcycles and bicycles must use designated parking areas or racks (if available).

13. Additional Prohibited Actions

The following additional activities or actions are prohibited on, over, or within the Parking Facilities:

- Overnight parking, camping or sleeping in vehicles.
- Littering or dumping of trash in the Parking Facilities.
- Maintenance or repair work on vehicles, including changing oil or fluids.
- Soliciting, loitering, or engaging in disruptive behavior.

14. Security and Personal Safety

Users shall park at their own risk. Neither the District nor the Parking Manager is responsible for theft, damage, or accidents. Users shall report any suspicious activity to local law enforcement or dial 911.

15. Enforcement and Violations

Violations of these rules may result in administrative expenses, towing, or revocation or suspension of parking privileges, the costs of which shall be borne by the user.

Appeals of notices of violations must be submitted to the Parking Manager and District Manager within seven (7) calendar days of issuance. A written determination will be provided. If the user disagrees with the determination of the Parking Manager or District Manager, the user may attend the next regularly scheduled Board of Supervisors meeting and request that the appeal be heard and considered by the Board.

16. Emergency Procedures:

In the case of an emergency services should be contacted by dialing 911.

17. Contact Information:

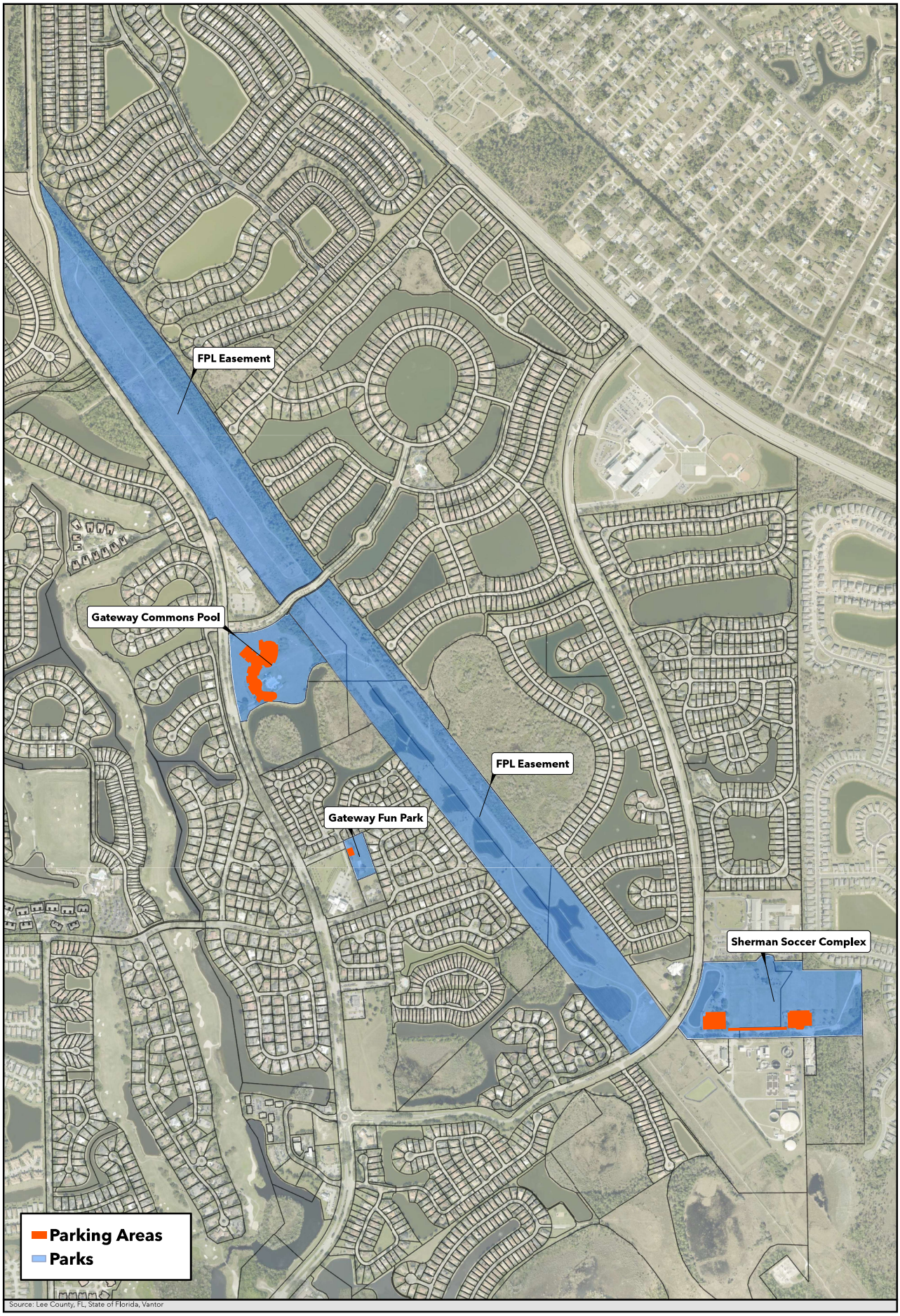
For facility-related inquiries, contact [Facility Management Office]. For security concerns, contact Gateway Services CDD at (239) 561-1313 or by submitting a SeeClickFix on the

District website at www.gatewaydistrict.org.

For assistance with payments or questions about rates, contact Customer Service at (844) 236-2011

Exhibit B

Parking Facilities



GATEWAY SERVICES CDD

CREATED BY:	Austin Minoli - Assistant Utilities Manager
COORDINATE SYSTEM:	Name: NAD 1983 2011 StatePlane Florida West FIPS 0902 Ft US
22" x 34" SCALE:	1 INCH EQUALS 450 FEET
11" x 17" SCALE:	1 INCH EQUALS 900 FEET

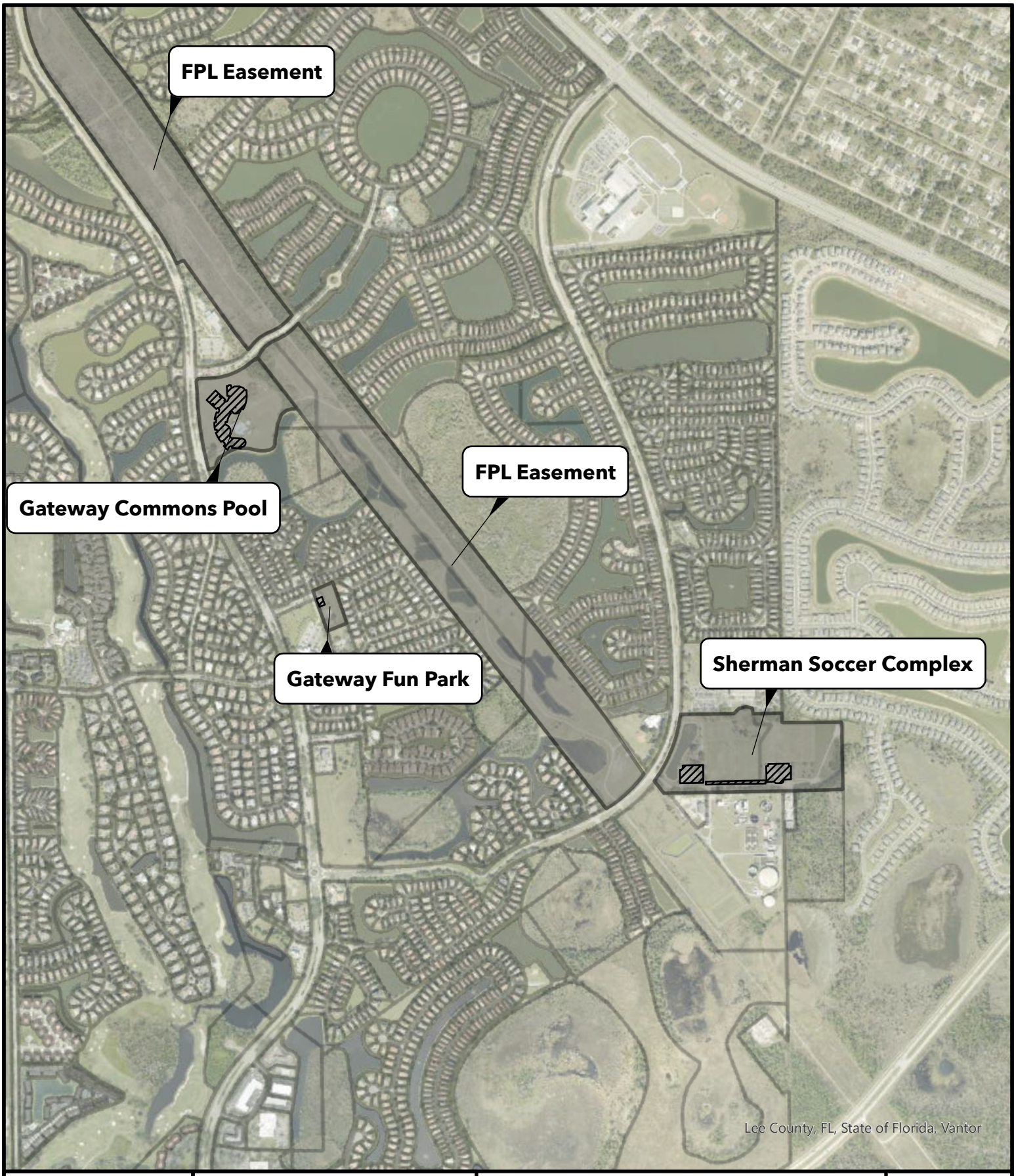
GATEWAY SERVICES CDD PARKS AND PARKING FACILITIES

N

0 0.030.06 0.11 Miles

Y:\Austin_Minoli\000 ArcGIS Projects\District Parking Areas\District Parking Areas.aprx
LayoutTemplate_22x34_Portrait

2/27/2026 1:37 PM
austinm



GATEWAY SERVICES CDD

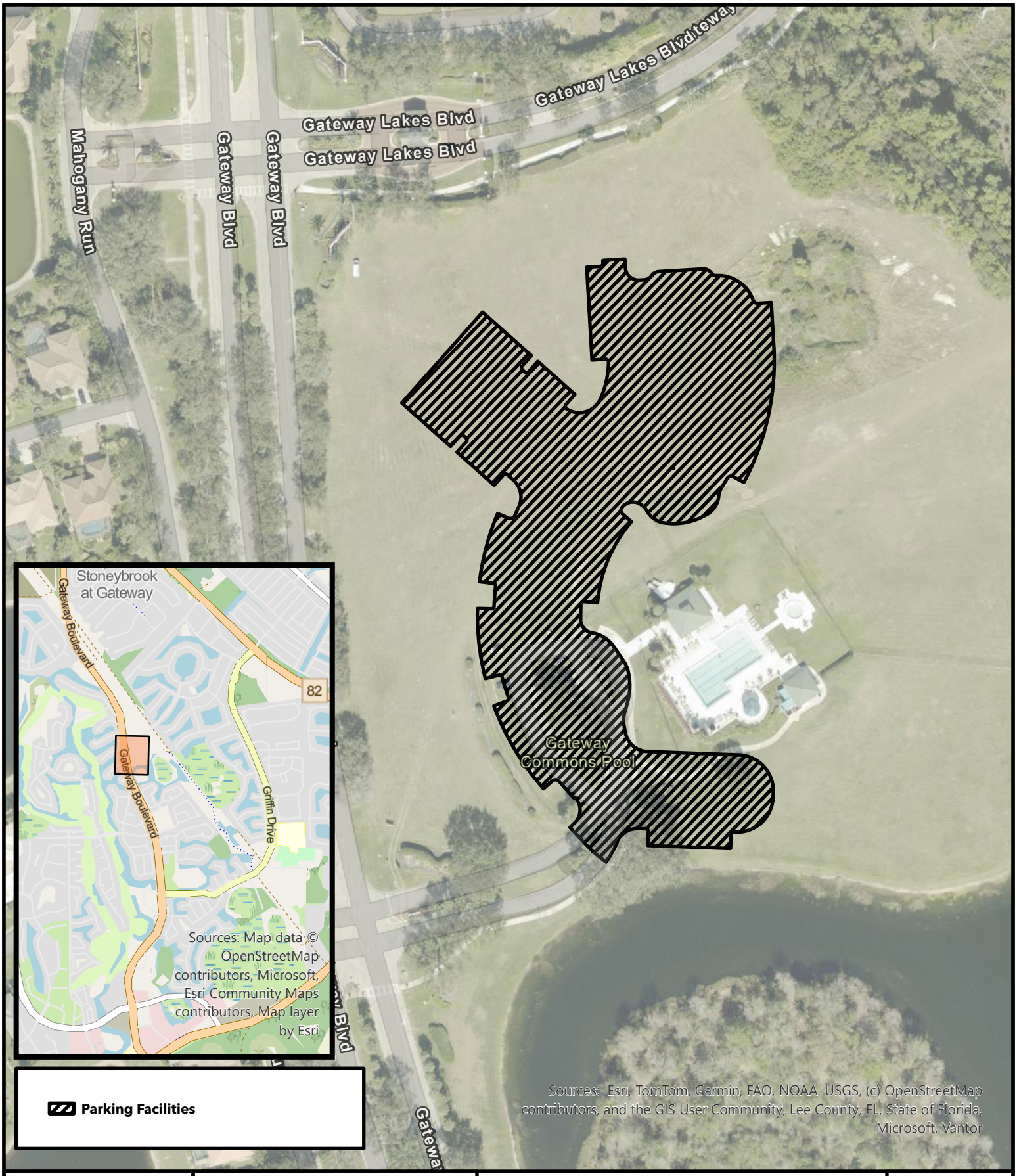
LAYOUT BY:
Austin Minoli - Assistant Utilities Manager

COORDINATE SYSTEM:
NAD 1983 2011 StatePlane Florida West FIPS 0902 Ft US

GATEWAY SERVICES CDD PARKS AND PARKING FACILITIES

OVERVIEW

N



GATEWAY SERVICES CDD

LAYOUT BY:
Austin Minoli - Assistant Utilities Manager

COORDINATE SYSTEM:
NAD 1983 2011 StatePlane Florida West FIPS 0902 Ft US

GATEWAY SERVICES CDD PARKS AND PARKING FACILITIES

GATEWAY COMMONS



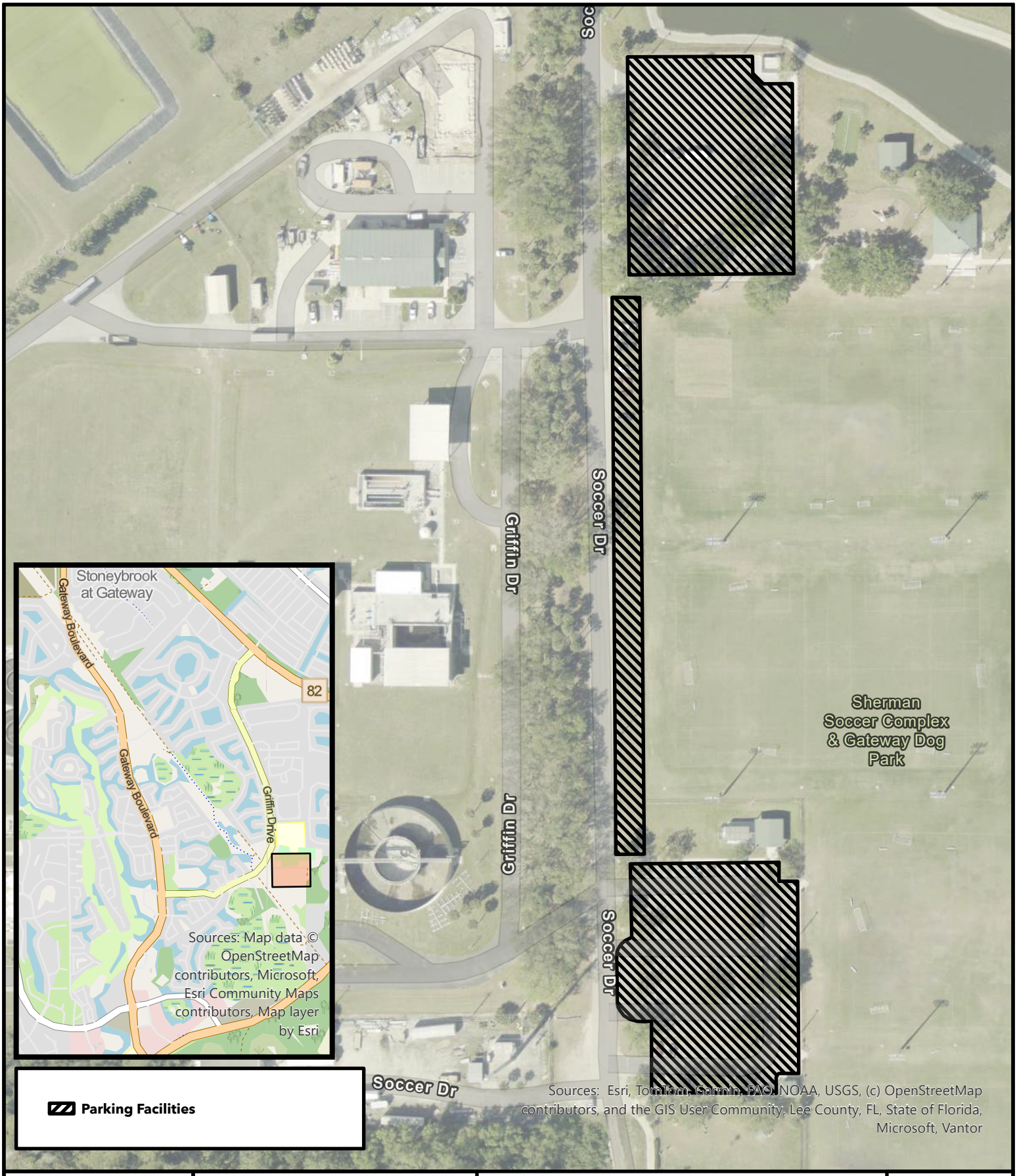
GATEWAY SERVICES CDD

LAYOUT BY:
Austin Minoli - Assistant Utilities Manager

COORDINATE SYSTEM:
NAD 1983 2011 StatePlane Florida West FIPS 0902 Ft US

GATEWAY SERVICES CDD PARKS AND PARKING FACILITIES

GATEWAY FUN PARK



GATEWAY SERVICES CDD

LAYOUT BY:
Austin Minoli - Assistant Utilities Manager

COORDINATE SYSTEM:
NAD 1983 2011 StatePlane Florida West FIPS 0902 Ft US

GATEWAY SERVICES CDD PARKS AND PARKING FACILITIES

SHERMAN SOCCER COMPLEX

EXHIBIT "C" PARKING FEE SCHEDULE

RESIDENCY BASED FEES	RESIDENT/NON-RESIDENT	FEE	NOTES
Parking	RESIDENT	FREE TO GATEWAY RESIDENTS	At designated District parks. Must be registered with Gateway-PREMIER PARKING
Parking	NON-RESIDENT	$2/hour TO NON-GATEWAY RESIDENTS	As applicable.
Parking - DISABLED VETERAN		FREE TO GATEWAY RESIDENTS	At designated District parks. Must be registered with Gateway.
Parking Violation Fee		$50	Assessed when a vehicle is parked in violation of parking rules, including failure to pay required parking fees, parking in non-designated parking areas, unauthorized parking in ADA-accessible spaces, obstructing fire lanes or loading zones, or parking in other restricted areas.
Unpaid Parking Fee (Baseline)		$24	Assessed when a vehicle's parking session cannot be verified through the parking management system, including situations where license plate information is unavailable or unreadable by parking attendants or license plate recognition technology. The fee reflects the full daily parking rate due to the inability to determine the length of stay.
Late Payment Administrative Fee- 15 days		$30	Assessed when an unpaid parking fee remains outstanding for more than 15 days from the date of issuance.
Late Payment Administrative Fee- 30 days		$30	Assessed when an unpaid parking fee remains outstanding for more than 30 days from the date of issuance.
Overnight Violation Parking Fee		$60	Assessed when a vehicle remains parked at the facility outside of authorized operating hours or is left on-site overnight without prior approval.
LPR Notice/Invoice Void/Removal Fee		$20	Assessed when a notice, invoice or fee generated through the District's license plate recognition (LPR) system is subsequently voided or removed through remote administrative review. The underlying fee invoice or parking fee may be voided; however, the applicable LPR Citation Void/Removal Fee shall remain due and payable. This fee does not apply to notices or invoices issued through manual enforcement.
Entire Facility Parking Rental		$2.00 per parking space, per hour	Assessed when the entire parking facility is reserved as part of a facility rental, based on the total number of parking spaces and the duration of the rental.
Dry Run Towing Fee		$10	Assessed when towing services are requested by GSCDD to remove a vehicle for a parking violation, but the tow is canceled after the violation is resolved or enforcement action is withdrawn

KEY:		
	+	Requires one-time sign-up and access to all facilities, excludes dog park.
	Red underline	New
	~~Purple strikethrough~~	Removed

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 9.A**

October 15, 2026 Board of Supervisor Meeting Minutes

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Review and approve the minutes.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. 2026.10.15 BOS Minutes -DRAFT-GJ.pdf

7. **Staff Recommendations**:

Approve the October 15, 2026 Board of Supervisor minutes.

MINUTES OF MEETING
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT
DRAFT

A regular meeting of the Board of Supervisors of the Gateway Services Community Development District (GSCDD) was held on Thursday, October 15, 2026, via a hybrid meeting procedure that included media technology communications using "YouTube", https://youtu.be/7I7OJh4OWQ4 and in-person attendance at the GSCDD Office meeting room located at 13240 Griffin Drive, Fort Myers, Florida 33913.

1. CALL TO ORDER

Mr. Tinkle called the meeting to order at 3:02 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Board Members

Flavia Walsh *(remote)*	Chair
Ed Tinkle *(in person)*	Vice-Chair
Doug Banks *(in person)*	Assistant Secretary
Bob Geppert *(in person)*	Assistant Secretary
Carole Pankau *(in person)*	Assistant Secretary

Also present:

Anthony Pires Jr.	District Counsel
Chelsea O'Riley	District Manager
Laura LeRoy	Assistant District Manager
Paul Flores	Public Works Director
Bill Shaw	Utility Director
Tom Shaner	PPAC
Steven Agapi *(remote)*	District Engineer, Tetra Tech
Stephen Bloom *(remote)*	District Accountant
Several Residents and Guests	

A physical quorum was established with four Supervisors present in person. Mrs. Walsh participated remotely after the Board approved her remote participation due to exceptional circumstances.

> On MOTION by Mr. Tinkle, seconded by Mr. Geppert, with all in favor, Mrs. Walsh was approved to participate remotely due to exceptional circumstances. Motion passed 4-0.

4. APPROVAL OF FINAL AGENDA

On MOTION by Mrs. Pankau, seconded by Mr. Banks, with all in favor, the Final Agenda was approved. Motion passed 4-0.

5. LOCAL ACHIEVEMENTS AND RECOGNITIONS

A. Employee Longevity Awards

The Board recognized Vicki Davies and Leslie Rechtorovic for ten years of dedicated service to Gateway Services CDD. Staff commended their professionalism, hard work, commitment to residents, and contributions to the District. Ms. Davies was present to receive the recognition; Leslie was absent due to scheduled leave.

The Board also relayed appreciation from the Pelican Preserve Advisory Committee to staff and all participants who assisted with revisions to the "Pond Standards." The Committee was pleased that the document had been reduced to a manageable length and incorporated the requested revisions.

6. PUBLIC COMMENT

Judy Peek, Eagle Point, asked about the future of the Fun Park and expressed concern that the park no longer offered meaningful amenities. The Board discussed waiting until Gateway Commons Park was operational before conducting a needs assessment and determining whether the Fun Park property should support future recreation, a community garden, overflow parking, or another community use.

Ms. Peek also reported that the Fun Park gate had been locked while her vehicle was parked there. The Board discussed the history of locking the gate to discourage after-hours use and overnight parking, the current lack of active amenities at the site, and enforcement of the District parking rules. The Board generally supported leaving the lot available for resident overflow parking and repurposing the gate.

On MOTION by Mr. Banks, seconded by Mr. Geppert with all in favor, staff was authorized to remove the Fun Park gate and repurpose it at another District location, including the FPL easement area at Gateway Commons Park, at staff's discretion. Motion passed 5-0.

7. ADVISORY COMMITTEES ITEMS AND REPORTS

A. Parks and Recreation Advisory Committee Monthly Report

B. Pelican Preserve Advisory Committee Monthly Report

C. Pelican Preserve Advisory Committee Member Appointment

On MOTION by Mrs. Pankau, seconded by Mr. Geppert, with all in favor, Items 7A through 7C were approved. Motion passed 4-0.

8. APPROVAL OF MINUTES

A. October 1, 2026 Board of Supervisors Workshop and Regular Meeting Minutes

On MOTION by Mrs. Pankau, seconded by Mr. Geppert, with all in favor, the October 1, 2026 Board of Supervisors Workshop and Regular Meeting Minutes were approved. Motion passed 4-0.

9. CONSENT AGENDA ITEMS

A. Amendment 4 to State Revolving Fund Loan WW360491

B. Series 2023-1 and 2023-2 Bond Disbursement Request 17

C. Resolution 2027-6 - Amendment 2 of the FY 2026 Annual Budget

On MOTION by Mrs. Pankau and seconded by Mr. Geppert, with Mrs. Walsh voting Nay, Consent Agenda Items 9A through 9C were approved. Motion passed 4-1.

10. DISTRICT ENGINEER

A. Tetra Tech Project(s) Update

Mr. Agapi reported that the irrigation interconnect improvements remained under HMGP review. The Lake Bank Restoration HMGP project had received Lee County development orders and remained under technical review for grant funding. The Pelican Preserve Boulevard mill and overlay project was substantially complete, pending closure of the City of Fort Myers permit.

The Sherman Soccer Complex parking expansion had received development-order approval, and the ERP resubmittal was awaiting a response from the South Florida Water Management District. Permits for the Public Works building relocation had been secured, with bid advertisement planned for November. The Administration Building contractor projected building substantial completion for October 23, and staff anticipated operating from the new building on November 2, while remaining site work could continue afterward.

Phase One of the stormwater CCTV work was complete, and Tetra Tech had submitted a technical memorandum with recommendations and cost estimates. The Griffin Drive sidewalk was under Lee County review. For the Treeline Avenue sidewalk, the Board emphasized positioning the path as far from the roadway as practicable and requested an opportunity to review the alignment or staking in areas

close to the road. Design constraints included drainage swales, light poles, and landscaping.

The gravity rehabilitation project was out to bid. The annual NPDES report had been submitted to Lee County. The irrigation system replacement right-of-way permit application was submitted October 9, 2026, with final plans anticipated by year-end and construction anticipated to begin in May, 2027. Pelican Preserve Pond 21 was ready to proceed toward bidding following committee review.

Mr. Agapi also discussed development activity, including Santa Luz and the Daniels Parkway apartments. For erosion at the driving-range pond, the golf course retained a consultant at its expense. Tetra Tech was reviewing a third draft of the plans and expected to provide a recommendation for Board consideration. The Board requested that the plans return as an agenda item.

The Board discussed reports of reclaimed irrigation water affecting aluminum mailboxes, streetlights, signposts, and other assets. Staff agreed to evaluate water conditions and potential contributing factors, including irrigation spray patterns and material preparation.

11. ADMINISTRATIVE AGENDA ITEMS

A. Quarterly Financial Summary Report

Mr. Bloom presented the preliminary fourth-quarter, pre-audit financial report and cautioned that fiscal year 2026 invoices, project commitments, transfers, reserves, and accruals remained subject to adjustment. He reported full collection of annual assessments, utility billings at budget, and operating expenditures at approximately 93 percent of budget after excluding project activity. He also reported approximately $932,000 in interest income across the District investment portfolio.

The Board discussed preliminary carryover balances and audit timing. Mr. Bloom advised that the preliminary balances should not be committed to new projects until outstanding invoices, project obligations, transfers, and reserves were fully reconciled. Staff reported confidence that sufficient funds were available for existing obligations. Audit workpapers were expected to be provided to the auditor by year-end, with the audit contract requiring delivery to the District by the end of March.

B. Hampton Park HOA Commons Request

The Board reviewed Hampton Park's requests concerning the Administration Building entrance and the boundary adjoining Gateway Commons Park. Ms. O'Riley explained that the proposed paver installation would extend from the valley gutter to the edge of the concrete sidewalk, with asphalt continuing on the District side. The quoted paver work was approximately $20,000. Ms. O'Riley directed the contractor to match the existing Hampton Park paver colors and pattern as closely as practical and to verify the proposed selection using photographs and an on-site review.

On MOTION, by Mr. Banks, seconded by Mrs. Pankau, with all in favor, installation of pavers from the valley gutter to the edge of the sidewalk at the Administration Building entrance was approved. Motion passed 4-0.

The Board then considered installing a boundary fence along the north side of Gateway Commons Park. Members discussed security, property-line delineation, visibility from within the park, existing landscaping on Hampton Park property, and the cost of adding new landscaping and irrigation. The selected proposal provided approximately 577 feet of six-foot-high black vinyl-coated chain-link fence for $16,500. No additional landscaping was approved at this time.

On MOTION by Mrs. Walsh, seconded by Mr. Geppert, with all in favor, installation of approximately 577 feet of six-foot-high black vinyl-coated chain-link fence along the north side of Gateway Commons Park, at a cost of $16,500, was approved, with no additional landscaping at this time. Motion passed 5-0.

C. Utility Customer Contest - Irrigation Valve Repair: 11071 Lakeland Circle

Mr. Gary Clerico, 11071 Lakeland Circle, requested a utility-account credit or reimbursement of $404.72 for irrigation usage and repairs to three irrigation valves following a District system shutdown and repressurization. Mr. Clerico described the timing of the outage, the subsequent flooding, and his belief that trapped air or a pressure surge damaged the valve diaphragms and solenoids.

Mr. Shaw stated that the customer's account was consistent with the available call and meter-activation records and that District activity could plausibly have contributed to the damage. The Board discussed the absence of definitive proof, prior pressure-related incidents involving older irrigation systems, and the close timing between the system work and the reported failure.

On MOTION, by Mr. Geppert, seconded by Mrs. Pankau, approved for discussion. After discussion, with all in favor, a reimbursement or utility-account credit in the amount of $404.72 for the irrigation usage and valve repairs at 11071 Lakeland Circle was approved. Motion passed 5-0.

D. Volunteer Participant Consent, Waiver, Release, Hold Harmless and Covenant Not to Sue Agreement

The Board discussed the proposed volunteer waiver for Committee's, Subcommittee's, and support volunteers. Supervisors expressed concern that the form could discourage volunteer participation and recalled that volunteer names had

historically been provided to the District's insurance representative for coverage under the District policy.

Ms. O'Riley explained that the form was intended to address potential liability when volunteers performed District-related activities, including pond-bank inspections and water sampling. The Board distinguished formally appointed committee members from other volunteers and requested confirmation of the current insurance coverage, required documentation, and any exclusions. The item was continued pending review with the District's insurance representative and preparation of a less burdensome approach, if needed.

E. Discussion of PRAC Draft Parks and Recreation Guidelines

The Board reviewed the draft Parks and Recreation Guidelines and found the document overly broad and lengthy for the District's needs. Members identified provisions requiring legal and operational review, including references to membership fees and firearms. Ms. O'Riley and Mr. Pires were directed to substantially streamline the document and return a revised version for Board consideration.

The Board also discussed the authorized and appointed membership of the Parks and Recreation Advisory Committee and the resulting quorum requirement. Staff and District Counsel were directed to return with a resolution establishing the Committee at five members so the membership and quorum requirements would be clear.

F. Discussion Concerning Amendments to Chapter VII Parking and Towing Rules and Parking Fee Schedule

The Board reviewed the current draft amendments and discussed overnight parking, facility closing times, special events, resident overflow parking at the Fun Park, commercial vehicles, recreational vehicles, and consistent enforcement. Members discussed defining prohibited overnight parking in relation to facility closure while preserving flexibility for leagues, special events, and holiday guests.

Staff clarified that the public hearing had already been authorized and scheduled, and that the draft could be revised before or during the public hearing. A motion and second offered during the discussion were withdrawn because no additional action was required at this meeting. Ms. Peek asked that the Board consider holiday overflow parking needs for Eagle Point residents.

12. DISTRICT MANAGER ITEMS

A. Monthly Reports

The Board reviewed the Administration, Public Works, and Utility monthly reports. Staff reported gross parking receipts through September and advised that collection activity included both paid parking and amounts invoiced to vehicles. The Board requested continued monthly reporting of parking, league, and facility revenue, along with collection results.

The Board discussed staffing for parking enforcement and the expanded recreation

facilities at Gateway Commons Park. Staff reported that a part-time parks position had been posted and that duties, schedules, staff classifications, and the potential need for additional or full-time personnel were under review. Public Works reported issuance of 143 parking invoices during the month.

The Board encouraged development of pickleball and disc-golf user groups, leagues, and community outreach before Gateway Commons Park opened. Staff was asked to build interest through social media and organized-user contacts and to ensure adequate on-site staff support when the facilities became operational.

Mr. Flores presented two fountain concepts for Lake 114 near Gateway Commons Park: a crown-pattern fountain with lights estimated at $16,175 and a Somerset-pattern fountain with lights estimated at $12,645, excluding electrical service. The Board requested further information concerning installation, power requirements, operating costs, maintenance, and lower-cost options before considering the item during a future budget cycle.

Mr. Shaw reported that the meter replacement program was 99.42 percent complete, with fourteen locations remaining. Staff also reported that EyeOnWater data was helping residents identify household and irrigation usage.

B. FPL's Orange River Puma Project Update

Ms. O'Riley reported continued coordination with FPL concerning mobilization and the "Right Tree, Right Place" information previously provided. The Board discussed public use and possible recreation improvements within the transmission-line easement and requested confirmation that proposed amenities and activities would comply with FPL requirements and applicable safety considerations as part of the Linear Park master-planning process.

Additional District Manager Item - Trinity Lutheran Event Parking

Ms. O'Riley presented a request from Trinity Lutheran Church to reserve all Fun Park parking spaces for one hour during its trunk-or-treat event and to pay the applicable event-parking charge. Ms. O'Riley advised that the existing rules authorized event reservations approved by the parking manager in consultation with the District Manager.

> On MOTION by Mr. Geppert, seconded by Mr. Tinkle, with all in favor, Trinity Lutheran Church was authorized to reserve the Fun Park parking lot for one hour for its trunk-or-treat event upon payment of $28. Motion passed 5-0.

13. DISTRICT ATTORNEY ITEMS

A. District Attorney Project List Update

Mr. Pires reported that the Santa Luz work authorization agreement had been revised and signed by the District Manager for transmittal to Santa Luz. The agreement had previously been approved by the Board subject to final legal and administrative

revisions. Ms. O'Riley would request a countersigned copy and a construction start date.

14. FUTURE BOARD BUSINESS

The next scheduled Board of Supervisors meeting is November 5, 2026. Ms. O'Riley advised that the meeting was expected to be held at the current office meeting room.

A. Agenda Management

Staff reported that ten participants had registered for the Presidents Council meeting scheduled for October 27, 2026, at 4:00 p.m. at the GSCDD office. The Board requested that items carried forward from this meeting be included on future agendas, including revised volunteer coverage information, revised Parks and Recreation Guidelines, PRAC membership, and the driving-range pond plans.

15. SUPERVISOR COMMENTS AND REPORTS

Mr. Banks requested photographs representing Gateway, Pelican Preserve, Gateway Greens, local wildlife, monument signs, community activities, and historic development for display in the new Administration Building. Supervisors were encouraged to coordinate with community photography groups and provide high-resolution images to staff.

Mrs. Pankau asked about Lee County's proposed 16 percent bulk utility rate increase. Staff reported that the Board's letter had been sent to the County Commissioners and that a County public hearing was expected on November 3. The Board requested prompt public notice to Gateway residents because the District, rather than individual residents, is Lee County's utility customer and any increase would be passed through to District customers.

Mrs. Pankau and other Supervisors commented on the exterior color of the new Administration Building. The Board agreed to allow completion of the awnings, landscaping, and other exterior improvements before reassessing the color. Supervisors also asked staff to address the visibility of the backflow preventer near the monument sign.

Mrs. Pankau requested a January workshop focused on the current and long-term direction of the Sherman Soccer Complex, including field use, leagues, revenue, and three to five-year goals. The Board supported placing the workshop on the January schedule, subject to adjustment if additional data was needed.

Mrs. Walsh requested increased promotion of the Administration Building and Gateway Commons Park through the District's Facebook and Instagram accounts, including construction updates, photographs, short videos, and opening information. She also asked staff to develop and share an invitation list for the opening and to include local media and other community stakeholders.

16. ADJOURNMENT

On MOTION by Mr. Tinkle, seconded by Mr. Geppert, with all in favor, the meeting was adjourned at 5:42 p.m. Motion passed 5-0.

BOS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

- End of document

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 9.B**

October 28, 2026 BOS President's Council Workshop Minutes

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Review and approve the minutes.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. 2026.10.27_Presidents_Council_Workshop_Minutes-DRAFT-GJ.pdf

7. **Staff Recommendations**:

Approve the October 27, 2026 BOS President's Council Workshop Minutes

MINUTES OF PRESIDENT'S COUNCIL WORKSHOP
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT
DRAFT

A President's Council Workshop of the Gateway Services Community Development District was held on Tuesday, October 27, 2026, at 4:00 p.m. via a hybrid meeting procedure that included media technology communications using YouTube: https://youtu.be/2fqInLkVyDU and in-person attendance at the Gateway Services CDD Offices meeting room located at 13240 Griffin Drive, Fort Myers, Florida 33913-7956.

1. CALL TO ORDER

Mrs. Walsh called the workshop to order at 4:02 p.m.
Attending were:

Flavia Walsh	Chair
Ed Tinkle	Vice-Chair
Carole Pankau	Assistant Secretary

Also present were:

Chelsea O'Riley	District Manager
Laura LeRoy	Assistant District Manager
Bill Shaw	Utility Director
Leslie Rechtorovic	Utility Billing Manager
Paul Flores	Public Works Director
Randy Paniagua	Public Works Assistant Manager
HOA Presidents, Representatives, and Residents	

A copy of the affidavit of publication of the notice of today's workshop indicating it was duly and properly noticed is on file.
The following is a summary of the minutes of the October 27, 2026, President's Council Workshop of the Gateway Services Community Development District.

2. DISCUSSION TOPICS

A. FPL Project Update

Ms. O'Riley provided an informational update on FPL's Orange River Puma transmission-line project, which includes an additional 500 kV line within the existing FPL corridor. She emphasized that the project is not a District project, although the District is actively involved because it is an underlying landowner. FPL advised that the project remained in design, with construction anticipated after permitting and contractor award, potentially beginning in early 2027.
The discussion addressed proposed clearing within the FPL easement, wetlands permitting, pole locations, electric and magnetic field information provided by FPL, and the "Right Tree, Right Place" guidance. Hampton Park residents were recognized for their efforts to obtain and share project information. Mr. Tinkle added that FPL had reduced the extent of proposed

clearing near portions of Hampton Park, Silver Lake, and Stoneybrook in response to concerns. Ms. O'Riley advised that project information and FPL contact information are available through the District website.

B. EyeOnWater

Ms. Rechtorovic presented the EyeOnWater consumer portal available with the District's Badger meter replacement program. The system allows customers to review water-use information and set leak alerts. The website can accommodate multiple-linked meter accounts, while the mobile application displays a more limited number of accounts. Ms. Rechtorovic explained that detailed usage information is available through the app and website and that meter data synchronizes three times each day.

The presentation emphasized setting alerts for continuous or unusual water use, particularly for seasonal residents, master-metered communities, and HOA's managing multiple meters. HOA representatives were encouraged to coordinate with property managers and appropriate officers so alerts can be monitored and information can be shared with residents. Ms. Rechtorovic reported that approximately 10% of residents had enrolled and Ms. O'Riley indicated that additional enrollment assistance and educational outreach were planned.

Mrs. Walsh and Ms. O'Riley also discussed Lee County's proposed 16% water and sewer rate increase. The District purchases water in bulk from Lee County and advised that, if adopted by the County, the increase would require the District to undertake its own public process before passing the increased cost through to District customers. HOA representatives were encouraged to inform residents of the proposal and the opportunity to provide public input. The November 5, 2026 County meeting was referenced, and attendees were advised that written comments could be submitted if residents could not attend.

C. Premium Parking - Parking Management Software

Mr. Paniagua presented the District's parking management program administered through Premium Parking. The program provides no-cost parking for registered Gateway residents and paid parking for visitors and non-residents at designated District facilities, including the Commons, Fun Park, and Sherman Soccer Complex. Resident enrollment is online and tied to the vehicle license plate; no physical resident parking tag is issued.

Staff reviewed residency and vehicle documentation requirements, the approval process, parking rules, and the $2-per-hour non-resident fee. Residents were reminded not to rely on no-cost parking until they receive confirmation that their registration has been approved. The discussion also addressed parking along the County right-of-way near the school and the need for enforcement to protect planned landscaping and irrigation improvements along Griffin Drive.

Mrs. Walsh discussed the program as a way to have non-resident facility users contribute toward operation and maintenance costs while avoiding an additional parking charge for Gateway residents who already pay District assessments. Staff and the guests discussed current parking receipts, resident registration assistance, and encouraging residents to enroll before demand increases with the opening of Gateway Commons Park.

D. CivicRec - Recreation Management Software

Mr. Paniagua presented CivicRec, the District's recreation-management system for

memberships, program registration, facility offerings, and activity check-in. Gateway resident parks memberships are complimentary, but residents must create an account, provide the required identification and residency documentation, select the appropriate membership, and complete enrollment. Mr. Paniagua advised that creating a CivicRec account alone does not constitute an active membership.

The Gateway Commons Park amenities include: pickleball, padel ball, bocce and a basketball court, restrooms, playground, large and small dog parks, the Linear Park trailhead, picnic pavilions, and walking paths. Mr. Paniagua explained that many court activities are planned for open play, with selected courts available for leagues, clinics, classes, or other organized offerings.

Non-resident membership pricing presented at the workshop was $350 annually or $75 monthly for an individual; $525 annually or $100 monthly for a family; and day passes of $15 for an individual or $35 for a family. Staff discussed balancing non-resident membership revenue with resident access and monitoring participation as the new facilities open.

Mrs. Walsh discussed practical enforcement of day passes and suggested that staff evaluate wristbands for daily users. The possible use of a cap on non-resident memberships was also raised for future consideration. Staff indicated that participation and revenue would continue to be monitored. Parking enrollment and parks membership were emphasized as separate registration processes.

Staff announced WinterFest for December 5, 2026 at the Sherman Soccer Complex and noted the upcoming Youth Fishing Derby at Linear Park. Mrs. Walsh explained that WinterFest would not be held at Gateway Commons Park this year because newly installed sod required time to establish before sustaining significant event traffic.

3. HOA PRESIDENTS, OPPORTUNITY FOR OPEN DISCUSSION

Ms. O'Riley discussed the importance of HOA presidents and property managers helping distribute District information to residents. Staff reviewed the District's subscription options, which allow users to select the types of notices and community-specific information they wish to receive. The staff discussed using short, focused communications and sharing District-prepared materials through HOA email blasts and websites. Mrs. Walsh suggested staff prepare a short instructional video showing residents how to subscribe to District notifications.

Additional discussion included community event ideas, resident participation in District meetings, the District's annual budget-development process, ways residents can submit comments when they cannot attend meetings, and the availability of District meeting streams on YouTube. Ms. O'Riley encouraged HOA representatives and residents to contact the District with questions throughout the year.

A resident raised a question regarding a nearby development and drainage-related construction. Ms. O'Riley explained that the developer had obtained an applicable Florida Department of Environmental Protection permit and agreed to obtain the resident's contact information and review the specific concern further.

Ms. O'Riley reported that the District intended to move operations to the new Administration Building and be open there Monday, November 2, 2026. Gateway Commons Park was expected to have a soft opening, with a larger grand-opening event planned after the new year.

4. ADJOURNMENT

With no further questions, Mrs. Walsh thanked the attendees and concluded the workshop at 5:36 p.m.

BOS

Adopted: _____with/without changes. Motion by: _____
(DATE)

Vote: _____Signature: _____

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 10.A**

Award Recommendation Consideration: RFP-26-06-UT - Sanitary Sewer Rehabilitation

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Accept the recommendation of the Selection Advisory Committee's Letter of Recommendation, and award the Sanitary Sewer Rehabilitation contract to GCU, LLC, in the amount of $120,588.00 and authorize the District Manager to execute the contract documents.

Why the action is necessary:

Approval of this action is necessary to ensure the sanitary sewer rehabilitation are carried out in a timely manner and to facilitate completion of the required Board and committee review process in advance of contract award and construction. Prompt action will allow the District to proceed with critical utility infrastructure improvements without unnecessary delay.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
CONSENT AGENDA ITEMS	Administrative Agenda Items	Cheri Russ

---

5. **Background**:

GSCDD issued RFP-26-06-UT: Sanitary Sewer Rehabilitation to solicit sealed bids for sanitary sewer rehabilitation within the GSCDD community. Bids were received and publicly opened in accordance with the advertised procurement schedule and evaluated by the District Engineer and selection advisory committee for responsiveness and compliance with the bid requirements.

Based on this evaluation, On October 27, 2026, the Selection Advisory Committee made the motion to recommend and formally forward the recommendation of award to the Board of Supervisors for final consideration.

Attachments:

1. Bid Tabulation.pdf
2. RFP-26-06-UT - Bid Recommendation Letter.pdf

Financial Impact:

$120,588.00 Funding is available within R&M Wastewater Collection (400-546964-53150).

6. **Alternative Action**:

Deny the recommendation of award and direct staff to re-advertise the project, revise the scope, or reevaluate the project schedule.

7. **Staff Recommendations**:
Staff recommends acceptance of the Selection Advisory Committee recommendation, together with the District Engineer's Letter of Recommendation, and approval of the contract award to GCU, LLC.

GATEWAY
SERVICES CDD

Bid Opening Tabulation:

Bid Number:	RFP-26-06-UT
Bid Title:	Sanitary Sewer Rehabilitation
Opening Date	21-Oct-26
Opening Time:	2:15 PM
Staff Present:	Cheri Russ

Firm Name	Base Bid	
LMK Pipe Renewal LLC	$	206,303.00
SAK Construction LLC	$	221,989.00
GCU, LLC	$	120,588.00
Hinterland Group LLC	$	175,800.00

Award to be made after recommendation and Board of Supervisors' Approval at a later date. Bid Tabulation will be available and posted on the District's website following the opening.

NOTE: THE ABOVE BID AMOUNTS HAVE NOT BEEN CHECKED AND BID TOTALS ARE SUBJECT TO CORRECTION AFTER THE BIDS HAVE BEEN COMPLETELY REVIEWED. DISTRICT STAFF MAKE RECOMMENDATIONS TO AWARD. HOWEVER, THE BOARD OF SUPERVISORS DECIDES THE AWARD.

TETRA TECH

MEMO

To:	Gateway Services Community Development District Board of Supervisors
Cc:	Chelsea O'Riley, GSCDD Cheri Russ, GSCDD Laura LeRoy, GSCDD Anthony Pires Jr., WP&L
From:	Lisa Nesbitt, E.I.
Date:	October 29, 2026
Subject:	Recommendation of Award – RFP-26-06-UT – Sanitary Sewer Rehabilitation

The purpose of this memorandum is to summarize the bids received and make a recommendation of award for the RFP-26-06-UT: Sanitary Sewer Rehabilitation.

On October 21st, 2026, a total of four (4) bids were received from four (4) bidders for the above-mentioned project at the Gateway Services Community Development District (GSCDD) office. A summary and tabulation of the bids is included herein.

The four (4) bidders were:

- LMK Pipe Renewal, LLC
- SAK Construction, LLC
- GCU, LLC
- Hinterland Group, LLC

The price of each bid is summarized below. The low bidder for the Contract is GCU, LLC.

	Bid Amount
LMK Pipe Renewal, LLC	$206,303.00
SAK Construction, LLC	$221,989.00
GCU, LLC	$120,588.00
Hinterland Group, LLC	$175,800.00

Each of the bids were reviewed for conformity to the bid requirements. The table below summarizes the findings of the bid packages reviewed.

Water, Environment, and Infrastructure
10600 Chevrolet Way, Suite 102 Estero FL, 33928
Tel 239.390.1467 Fax 239.390.1769 tetratech.com

Required Items	LMK	SAK	GCU	HG
Proposal Cover Page – completed and signed	✓	✓	✓	✓
Official Bid Form – completed, signed, and calculations verified	✓	✓	✓	✓
Addendum No. 1 – acknowledged	✓	✓	✓	✓
Bid Bond – minimum 5% of bid amount	✓	✓	✓	✓
Proposer's Certification – completed and signed	✓	✓	✓	✓
Scrutinized Companies Certification – signed	✓	✓	✓	✓
Drug-Free Workplace Certificate – signed and notarized	✓	✓	✓	✓
Contractor Experience, Equipment, and Personnel – completed	✓	✓	✓	✓
Supervisory Personnel Experience – completed	✓	✓	✓	✓
Equipment and Material Resources – provided	✓	✓	✓	✓
Contractor's Affidavit – completed	✓	✓	✓	✓
Anti-Collusion Statement – signed	✓	✓	✓	✓
Subcontractor and Supplier Disclosure – completed	✓	✓	✓	✓
Statement of Litigation – completed	✓	✓	✓	✓
Debarment Certification – signed	✓	✓	✓	✓
Conflict of Interest Disclosure – completed	✓	✓	✓	✓
E-Verify Affidavit(s) – completed and notarized, as applicable	✓	✓	✓	✓
Public Entity Crime Affidavit – signed and notarized	✓	✓	✓	✓
Anti-Human Trafficking Affidavit – signed and notarized	✓	✓	✓	✓
W-9 and ACH Enrollment Forms – completed	X	✓	✓	✓
Required Licenses and Certifications – provided	✓	✓	✓	✓
Exhibits A, B, and C – Organization Chart, Project Schedule, and References	✓	✓	✓	✓
Required Bid Submittals – 1 original, 3 copies, and digital PDF and Excel bid form on USB	✓	✓	✓	✓

As shown above, all four bidders submitted proposals for the Gateway Sanitary Sewer Rehabilitation project. Based on the review of the required bid documents, all four bidders provided the required forms and certifications, with the exception of LMK Pipe Renewal, LLC, as noted below.

GCU, LLC was the low bidder with a total bid of $120,588.20, approximately 20% below the engineer's estimate of $151,150.00. GCU demonstrated extensive experience with similar sanitary sewer rehabilitation projects and provided a detailed project approach addressing construction sequencing, bypass pumping, rehabilitation methods, and quality control. GCU provided the required bid documents, including supporting information regarding equipment, personnel, and subcontractor utilization. The references provided were contacted and shared positive remarks for GCU and recommended them. Based on its qualifications, proposed approach, and competitive pricing, GCU appears qualified to complete the proposed work.

Hinterland Group, LLC was the second-lowest bidder with a total bid of $175,800.00, approximately 16% above the engineer's estimate. Hinterland demonstrated relevant experience with underground utility construction and sanitary sewer rehabilitation and provided qualified personnel and equipment resources. All required bid documents were provided, although the proposed construction schedule is relatively aggressive and provides limited detail regarding the planned work activities. Based on the information submitted, Hinterland also appears qualified to perform the proposed work.

LMK Pipe Renewal, LLC was the third-lowest bidder with a total bid of $206,303.00. LMK provided the majority of the required bid documents; however, the ACH enrollment form was not included in the submitted proposal.

SAK Construction, LLC was the highest bidder with a total bid of $221,989.00. SAK provided the required bid documents, including the W-9 and ACH enrollment forms. The submitted project schedule included quantities that did not appear consistent with the proposed work.

The Selection Advisory Committee (SAC) comprised of Bill Shaw, Austin Minoli, and Steven Agapi met on October 27th, 2026 at 2:00PM to discuss the received bids and make a recommendation of award. The SAC came up with the following ranking based on four (4) criteria, Qualifications and Experience, Project Approach, Project Team Organization and Staffing, and Price.

Rank	Proposer	Sum of Points
1	**GCU, LLC**	285.00
2	**Hinterland Group, LLC**	248.00
3	**SAK Construction, LLC**	225.00
4	**LMK Pipe Renewal, LLC**	207.00

GCU, LLC was ranked number one and therefore we recommend award of the Gateway Sanitary Sewer Rehabilitation project to GCU, LLC, in the amount of $120,588.20, subject to approval by the District.

END OF MEMORANDUM

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 10.B**

Atlantic Pipe Services (APS), LLC - Mutual Termination

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Discuss the status of the Atlantic Pipe Services, LLC (APS) contract and provide direction on a mutual termination agreement. If the Board elects to proceed with mutual termination, authorize the Chair to execute the termination agreement and then authorize District staff and the District Attorney to issue procurement for the remaining Phase II work.

Why the action is necessary:

APS has advised the District that it cannot proceed with Phase II under the existing contract terms without additional consideration exceeding the originally awarded contract amount. Phase II therefore remains unresolved, and Board direction is necessary regarding whether to terminate the existing contract for convenience, pursue another contractual or legal remedy, or consider another course of action.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
CONSENT AGENDA ITEMS	Consent Agenda Items	Paul Flores

---

5. **Background**:

The Notice to Proceed with APS was issued on June 23, 2025, for the Basin III project. The work was divided into two phases:

- Phase I: $186,422
- Phase II: $277,939
- Total Contract Value: $464,361

APS initially encountered difficulties due to wet conditions and paused operations to wait for the drier season. Work was paused again after APS indicated that its operating costs exceeded the contract value. APS indicated that it might be unable to complete Phase I, but ultimately completed that phase.

On October 15, 2026, APS advised the District that it could not continue with and complete Phase II without additional consideration beyond the originally awarded contract amount. As a result, there is currently no clear path for completion of Phase II under the existing contract terms.

Attachments:

1. Atlantic Pipe Services - Mutual Termination Agreement FINAL.docx

Financial Impact:
Termination and rebidding of the remaining Phase II work may result in costs exceeding the original $277,939 Phase II contract amount, depending on current market pricing and bids received.

Pursuing other contractual or legal remedies may also add legal, administrative, and project costs without necessarily resolving the outstanding Phase II work in a timely manner.

6. **Alternative Action**:
The Board may elect to:

1. Continue discussions with APS regarding completion of Phase II;
2. Direct legal counsel to evaluate and pursue available contractual remedies, including those associated with the performance bond; or
3. Take other action deemed appropriate by the Board.

7. **Staff Recommendations**:
Given APS's stated inability to complete Phase II under the existing contract terms and the lack of a clear path forward, consider mutually agreeing to terminate the contract with APS for convenience and authorize staff and the District Attorney to take the necessary steps to conclude the existing contract. Upon termination, authorize staff to prepare the remaining Phase II work for competitive procurement, subject to legal review of the District's contractual and performance-bond rights.

MUTUAL TERMINATION AGREEMENT

[Contract No.: RFQ-25-13-PW]

This Mutual Termination Agreement ("**Termination Agreement**"), terminating that certain Repair And Maintenance Contract Agreement, Contract No. RFQ-25-13-PW dated the 19th day of May 2025 ("Contract"), is entered into effective November 5, 2026 by Atlantic Pipe Services, LLC ("APS"), and the Gateway Services Community Development District (District), collectively referred to herein as the "Parties".

Recitals

WHEREAS, the Parties entered into the Contract referenced above on May 19, 2025, and thereafter entered into Change Order #1 and Change Order #2A, collectively with the Contract constituting the "Contract"; and,

WHEREAS, the Parties have determined to mutually terminate the Contract, and to memorialize said termination by the terms, conditions and provision of this Termination Agreement.

NOW THEREFORE, in consideration of the premises, the mutual promises, obligations and representations contained herein, the payment by the District to APS of the amount of $10.00, receipt of which is acknowledged by APS; and other good and valuable consideration, the exchange, receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree to terminate the Contract under the following terms and conditions:

1. The above recitals are hereby incorporated into this Termination Agreement.

2. The Parties have previously entered into the "Contract", copies of which are attached hereto as **Exhibit "A"**. By way of this Termination Agreement, APS and District agree to completely terminate the Contract.

3. APS and District, for mutual convenience, hereby terminate, as of November 5, 2026 (the "Termination Date"), the Contract and any change orders and amendments thereto and acknowledge and agree that, except as otherwise expressly set forth in this Termination Agreement below, after the Termination Date neither Party shall have any further obligation or responsibility to the other in connection with the Contract.

4. Provided however, and notwithstanding the foregoing it is expressly agreed that the following Articles and terms of the Contract shall survive the termination and remain in full force and effect:

Articles 9 and 10 of the Contract and Articles 13.1, 13.9, 14.1, 14.10, 14.11, 16.2, 16.3, and 17.1 of the General Conditions.

5. The Parties acknowledge and agree that, except for retainage, APS has been paid in full for all services provided or performed by APS.

6. The Parties acknowledge and agree that their respective rights and obligations under the Articles and Sections of the Contract referenced in paragraph 4 above herein shall survive the termination of the Contract pursuant to the terms and conditions as set forth therein. Any and all transactions completed by the Parties under the Contract prior to the Termination Date shall remain in full force and effect and shall not be revoked or adversely effected as a result of the termination of the contract or this Termination Agreement.

7. Each Party hereto shall bear its own fees and expenses (including attorney's fees) incurred in connection with the Contract, this Termination Agreement and the consummation of the transactions contemplate hereby.

8. Representations. Each party hereby represents and warrants that it has not assigned or otherwise conveyed or delegated, whole or in part, any claim or right that it has or may have under the Contract to any third party or person. Each party represents that the execution and delivery of this Termination Agreement is the duly authorized and binding act of the Party, and that the Party's signatory hereto is duly authorized to execute this Termination Agreement on behalf of the Party.

9. Each Party shall fully cooperate with the other Party with respect to the performance of this Termination Agreement. Each Party will provide or make available to the other Party any information and will execute acknowledge and deliver such further documents that may reasonably be required in order to effectively perform this Termination Agreement and to evidence the termination of the Contract.

10. This Termination Agreement will be governed by and interpreted in accordance with the laws of the State of Florida without giving effect to the principles of conflicts of law of such state. The Parties hereby agree that any action arising out of this Termination Agreement will be brought solely in a Florida state court of appropriate jurisdiction located in Lee County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. THE PARTIES FURTHER AGREE TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY

JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM OR ACTION ARISING FROM THE TERMS OF THIS TERMINATION AGREEMENT.

11. This Termination Agreement shall be binding upon and inure to the benefit of the successors, assigns and legal representatives of the Parties. There are no third party beneficiaries to this Termination Agreement. Each party acknowledges and agrees that it fully understands the provisions set forth in this Termination Agreement and their effect, and that each Party is voluntarily entering into this Termination Agreement.

12. If any provision or portion of this Termination Agreement shall be held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining provisions or portions shall remain in full force and effect.

13. The headings and captions appearing in this Termination Agreement have been inserted for the purposes of convenience and ready reference, and do not purport to and shall not be deemed to define, limit or extend the scope or intent of the provisions to which they appertain. This Termination Agreement is the result of negotiations between the Parties. Accordingly, this Termination Agreement shall not be construed more strongly against either Party regardless of which Party is more responsible for its preparation, and any ambiguity that might exist herein shall not be construed against the drafting Party.

14. This Termination Agreement may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which together will constitute one and the same instrument, without necessity of production of the others. An executed signature page delivered via facsimile transmission or electronic signature shall be deemed as effective as an original executed signature page.

15. All notices or other communications required under this Termination Agreement shall be in writing and shall be deemed effective when received and made by either (i) hand delivery (ii) registered mail, (iii) certified mail, return receipt requested, or (iv) overnight mail, addressed to the Party to be notified at the addresses listed in Article 19.00 of the Contract or to such other address as such Party shall specify by like notice.

16. This Termination Agreement is the entire agreement between the Parties with respect to the subject matter hereof and supersedes any prior agreement or communication between the Parties, whether written, oral, electronic or otherwise. No change, modification, amendment, or addition of or to this Termination Agreement shall be valid unless in writing and signed by authorized representatives of the Parties. Each Party hereto has received independent legal advice regarding this Termination Agreement and their respective rights and obligations set forth herein. The Parties acknowledge and agree that they are not relying upon any representations or statements made by the other

Party or the other Party's employees, agents, representatives or attorneys regarding this Termination Agreement, except to the extent such representations are expressly set forth herein.

17. This Termination Agreement sets forth the understanding between the Parties with regard to the subject matter hereof. Each person signing this Termination Agreement warrants that he or she is duly authorized to do so and to bind the respective Party.

IN WITNESS WHEREOF, the Parties have executed this Termination Agreement by their duly authorized representatives.

Gateway Services Community Development District	ATLANTIC PIPE SERVICES, LLC
By:_____	By: _____
Name: Title: Chair/Vice Chair Date:	Name: Title: Date:

Basin III, Phase I, Storm Sewer Evaluation Results and Priority Rehabilitation Program

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Accept Basin III, Phase I Storm Sewer Evaluation Technical Memorandum and authorize District Staff to proceed with developing the scope, procurement documents, and funding plan for the recommended priority repairs, with any construction contract presented to the Board for separate approval.

Why the action is necessary:

The evaluation identified storm sewer pipes and structures requiring rehabilitation to address infiltration, structural defects, debris accumulation, and other conditions that could worsen if left uncorrected.

Prioritizing these repairs will support the District's ongoing stormwater asset-management program and reduce the risk of further deterioration or system failure.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
DISTRICT ENGINEER	Informational Items	Paul Flores

---

5. **Background**:

Phase 1 of the District's multi-year storm sewer cleaning, inspection, and evaluation program has been completed. Phase 1 included CCTV inspection of 26,732 linear feet of the District's approximately 215,000-linear-foot stormwater collection system, together with condition assessments of 229 storm structures.

The evaluation found that 22,331 linear feet, or 83.5%, required no action. The recommended priority pipe repairs consist of:

- 2,964 linear feet of cured-in-place pipe lining
- 1,429 linear feet of geopolymer lining
- Eight linear feet of point repair

The structure recommendations include geopolymer lining of 10 structures and heavy-debris removal from three structures.

Attachments:

1. GSCDD Storm Sewer Evaluation Memo - 10.30.26.pdf

Financial Impact:

The engineer's opinion of probable construction cost (EOPCC) for the priority repairs is:

Base bid subtotal: $1,804,000
Contingency: $180,000
EOPCC total: $1,984,000

The estimate is provided for planning and budgeting purposes and is not a guaranteed bid or final construction cost. It includes estimated labor, equipment, materials, overhead and profit, mobilization, maintenance of traffic, bonds, permits, insurance, and a 10% contingency.

6. **Alternative Action**:
   1. Accept the memorandum without authorizing further action at this time.
   2. Direct staff and the District Engineer to revise or prioritize the proposed repair scope.
   3. Phase the priority repairs over multiple fiscal years based on available funding.
   4. Defer the project and continue monitoring the identified assets, recognizing that documented defects may continue to deteriorate.

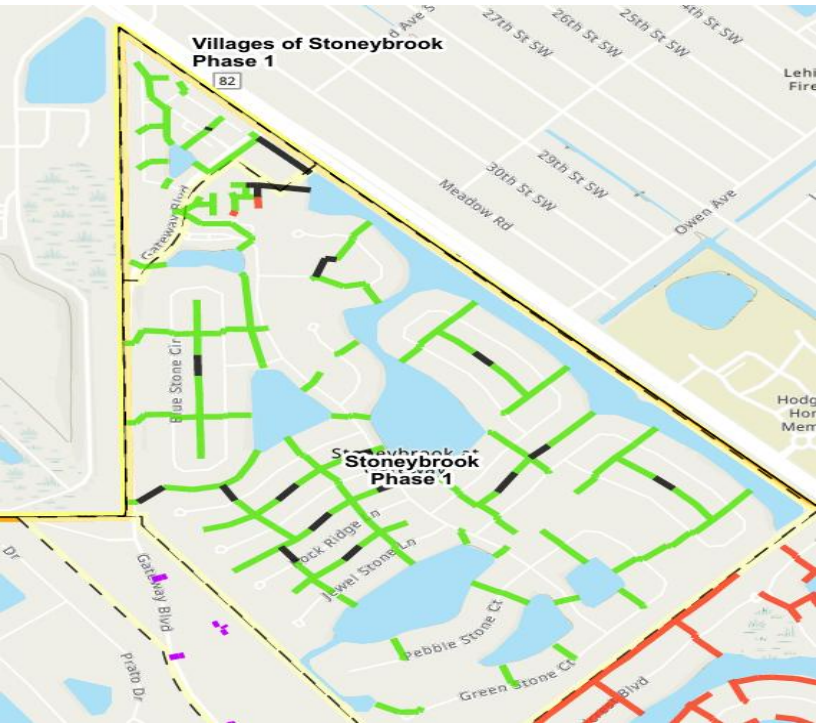
7. **Staff Recommendations**:
Accept the GSCDD Storm Sewer Evaluation Technical Memorandum and authorize the District Engineer and District staff to develop a prioritized implementation and funding plan for the identified priority repairs. The Board will consider and approve the proposed procurement approach, funding source, and any resulting construction contract before work begins.

Gateway Services, Community Development District

Closed Circuit Television (CCTV) Storm Sewer

GSCDD Storm Sewer Evaluation

Technical Memorandum







#200-37678-25001
October 30, 2026

TETRA TECH

GSCDD Storm Sewer Evaluation Technical Memorandum

#200-37678-25001
October 30, 2026

PRESENTED TO

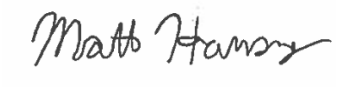
Gateway Services, Community Development District (GSCDD)
11922 Fairway Lakes Drive, Suite #1
Fort Myers, FL 33913

PRESENTED BY

Tetra Tech
10600 Chevrolet Way Ste. 102,
Estero, FL 33928

P +1-239-390-1467
tetratech.com

Prepared by:



Name: Matt Hansing, EIT
Title: Project Engineer
Date: 10/30/2026

Reviewed by:



Name: Alex Montalvo
Title: GIS Manager
Date: 10/30/2026

Authorized by:



Name: Mason Lundquist P.E.
Title: Project Manager
Date: 10/30/2026

TETRA TECH

EXECUTIVE SUMMARY

The purpose of this technical memorandum is to present Tetra Tech's preliminary findings resulting from the closed-circuit television (CCTV) evaluation of the storm sewer system owned and operated by Gateway Services, Community Development District (also known as the District). Phase 1 of this project consisted of the first year of a multi-year program with the intent to clean, inspect, and evaluate the condition of the District's entire storm water collection system.

Phase 1 included nearly 27,000 linear feet of the District's approximately 215,000 linear feet system. In addition to the storm sewer evaluations, concurrent condition assessments were conducted on over 200 storm sewer structures (manholes, inlets, etc.).

Storm Sewer System Evaluation Results

Storm sewers were cleaned and inspected by a certified CCTV operator. Inspection video and inspection reports were provided for each pipe. Based on the existing condition, repairs were recommended to correct defects and to improve the overall functionality of the storm sewer system. Potential repair methods included open cut (point repairs or full replacement), Cured-In-Place-Pipe (CIPP) Lining, and geopolymer lining for pipes 36-inches and larger. Other methods commonly used with large storm sewer (48-inches in diameter and greater) were considered but ultimately ruled out as most of the evaluated sewer was less than 48-inches. Storm pipes determined to be in sound condition received a recommendation of "No Action". Results for Phase 1 are provided in Table 1-1 and are broken down by linear feet for each recommended repair method.

Table 1-1: Storm Sewer Evaluation Results

Storm Sewer Priority Repairs	Quantity (LF)	%
CIPP Lining	2,964	11%
Geopolymer Lining	1,429	5.4%
Point Repair	8	0.1%
Remove & Replace	0	0%
No Action	22,331	83.5%
Total Storm Sewer Inspected	**26,732**	**100%**

Table 1-2 provides a breakdown of the storm structures assessed during Phase 1. Structure rehabilitation recommendations included geopolymer lining, heavy debris removal, and removal & replacement. Structures without visible defects were marked as "No Action".

Table 1-2: Manhole Evaluation Results

Storm Structure Priority Repairs	Quantity (EA)	%
Geopolymer Lining	10	4%
Heavy Debris Removal	3	1%
Remove & Replace	0	0%
No Action	216	95%
Total Structures Inspected	**229**	**100%**

This report provides a brief description of the sewer evaluation process, and the methods used to assign rehabilitation recommendations. Appendix B and Appendix C are comprehensive asset tables containing inspection data for each storm pipe and storm structure. The tables include physical attributes, rating metrics, and rehabilitation recommendations. Any additional observations or reasoning for the rehab recommendations are included in the rehab comment section. Illustrations of the prescribed rehab locations are provided in Appendix A.

TABLE OF CONTENTS

1.0 INTRODUCTION 7
1.1 Background 7
1.2 Asset Management 7
2.0 CLEANING STORM SEWER 8
3.0 CLOSED-CIRCUIT TELEVISION (CCTV) INSPECTION STORM SEWER 8
3.1 Pipeline Assessment Certification Program 8
4.0 EVALUATION OF STORM SEWERS 9
4.1 PACP Condition Grading System 10
5.0 EVALUATION RESULTS AND RECOMMENDATIONS (PHASE 1) 11
5.1 Storm Main Priority Repairs 12
5.2 Storm Sewer Future Repairs 13
5.3 Manhole Priority Rehabilitation 14
6.0 OPINION OF PROBABLE REPAIR COST 16
6.1 Opinion Of Probable Repair Cost 16
7.0 APPENDIX A – STORM SEWER REHAB FIGURES 17
8.0 APPENDIX B - STORM PIPE ASSET TABLE PHASE 1 32
9.0 APPENDIX C – STORM STRUCTURE ASSET TABLE PHASE 1 51

LIST OF TABLES

STORM SEWER SYSTEM EVALUATION RESULTS 3
TABLE 1-1: STORM SEWER EVALUATION RESULTS 3
TABLE 1-2: MANHOLE EVALUATION RESULTS 4
TABLE 3-1: INSPECTION OBSERVATION CATEGORIES 8
TABLE 5-1: STORM PIPE RECOMMENDED REHAB 11
TABLE 5-2: STORM STRUCTURE RECOMMENDED REHAB 11
TABLE 5-3: STORM PIPE REPAIRS PHASE 1 12
TABLE 5-4: STORM STRUCTURE REPAIRS PHASE 1 14
TABLE 6-1: STORM SEWER COLLECTION SYSTEM REPAIRS OPCC 16

LIST OF FIGURES

Figure 4-1: PACP Quick Rating Examples 10
Figure 7-1: Storm Sewer Rehab Locations – Rain Brook Ave 17
Figure 7-2: Storm Sewer Rehab Locations – Rain Brook Ave 18

Figure 7-3: Storm Sewer Rehab Locations – Gateway Blvd 19
Figure 7-4: Storm Sewer Rehab Locations – Gateway Blvd 20
Figure 7-5: Storm Sewer Rehab Locations – Blue Stone Cir 21
Figure 7-6: Storm Sewer Rehab Locations – Blue Stone Cir 22
Figure 7-7: Storm Sewer Rehab Locations – Gemstone Ct 23
Figure 7-8: Storm Sewer Rehab Locations – Gemstone Ct 24
Figure 7-9: Storm Sewer Rehab Locations – Blue Stone Cir 25
Figure 7-10: Storm Sewer Rehab Locations – Weather Stone Pl and Pebble Brook Blvd 26
Figure 7-11: Storm Sewer Rehab Locations – Muddy Creek Ln 27
Figure 7-12: Storm Sewer Rehab Locations - Muddy Creek Ln 28
Figure 7-13; Storm Sewer Rehab Locations – Ivory Stone Loop 29
Figure 7-14: Storm Sewer Rehab Locations – Rock Ridge Ln 30
Figure 7-15: Storm Sewer Rehab Locations – Green Stone Ct 31

1.0 INTRODUCTION

1.1 BACKGROUND

Gateway Services Community Development District, located on the southeast side of Fort Myers, was established on May 22, 1986, under the Florida Administrative Code. A Community Development District (CDD) is a special-purpose local government entity created to manage the infrastructure and services for a specific area or community. CDDs are designed to finance, construct, and maintain infrastructure such as roads, utilities, and recreational facilities in residential and mixed-use developments.

As a CDD, Gateway Services (District) aims to deliver streamlined community services to all residents. One of its main responsibilities is to maintain and operate a storm water collection system. The collection system is comprised of storm pipes, culverts, inlets, outlets, and various storm structures. The District works to ensure this infrastructure is well-maintained and issues are quickly resolved through asset-management strategies.

1.2 ASSET MANAGEMENT

Asset management is an essential element in the successful operation of any utility. Asset management is the oversight of physical assets and infrastructure necessary for delivering utility services. This strategic process includes maintaining a dynamic inventory of existing assets and performing coordinated asset evaluations. Effective utility management guarantees cost-efficient and systematic methods for handling all stages of the asset life cycle including installation, operation, maintenance, and decommissioning.

There are several challenges associated with implementing an effective asset management program including but not limited to:

- Aging infrastructure: The program must identify assets that are actively failing, have the potential to fail, or are nearing the end of their life cycle. Rehabilitation programs for these assets must be prioritized.
- Regulatory compliance: Utility owners are required to adhere to various local, state, and federal regulations.
- Budgetary Limits: Utility owners may be constrained by a limited budget and must develop a plan of action to address the most pressing issues within the system.
- Social impacts: Service disruption caused by failures or repairs can significantly impact residents and businesses.
- Environmental impacts: Utilities must contend with growing awareness of environmental costs, including the need to reduce carbon emissions, manage waste sustainably, and comply with stringent environmental regulations.

The District maintains an extensive network of water, wastewater, and stormwater utility assets. This project evaluated 27,000 linear feet of the District's storm water collection system including inspections on over 200 storm structures.

2.0 CLEANING STORM SEWER

Prior to inspection, all storm pipes and the associated structures were cleaned to remove debris and facilitate a CCTV inspection. Storm sewer is susceptible to debris accumulation that can cause a reduction in flow capacity, lead to sewer backups, or that limits the ability to complete a full condition assessment. The primary cleaning method consisted of a high-velocity jet nozzle (also known as hydro-cleaning) to spray pressured water along the pipe walls. Hydro-cleaning equipment removes sewer buildup, cuts through small intruding roots, and pushes any objects obstructing flow out of the pipe. Hydro-cleaning equipment is used in conjunction with a vacuum machine, normally placed on the downstream access point, to remove all pipe debris flushed out by the jet. The storm pipes evaluated in this project consisted of reinforced concrete pipe (RCP) and high-density polyethylene (HDPE), both of which can be effectively cleaned using hydro-cleaning methods.

3.0 CLOSED-CIRCUIT TELEVISION (CCTV) INSPECTION STORM SEWER

Immediately after cleaning, an internal closed-circuit television (CCTV) inspection was conducted on each storm main. A remote-controlled camera captured video of the storm sewer and identified a variety of defects including separated joints, deterioration, sags, breaks, obstructions and debris, and sources of infiltration. Industry standards for acceptable CCTV inspections are set by the National Association of Sewer Service Companies (NASSCO). Phase 1 did not require submitted inspections to meet all NASSCO standards; however, all inspections followed the conventional PACP defect coding described below.

3.1 PIPELINE ASSESSMENT CERTIFICATION PROGRAM

NASSCO uses a standardized inspection system known as the Pipeline Assessment Certification Program (PACP). The primary purpose of this program is to assure that all sewer inspections are conducted in a consistent, reliable manner. PACP provides a detailed set of rules for CCTV inspections to help standardize data collection. The benefits of standardization include:

- Improved consistency and grading quality of pipe defects.
- Ability to track pipe condition changes and deterioration over time.
- Prevents confusion from utility-specific standards or project-specific standards.
- Allows data integration from different CCTV inspectors, projects, and across multiple software programs.

PACP consists of a coding system that organizes inspection observations into four distinct categories: structural defects, operation and maintenance defects (O&M), construction features, and miscellaneous features. Every observation has a description and an abbreviated code. Table 3-1 describes each category and provides examples of observations commonly recorded during inspections.

Table 3-1: Inspection Observation Categories

Category	Definition	Examples
Structural Defects	Various defects where the pipe is damaged or otherwise defective	Cracks, fractures, breaks, holes, joint issues, surface damage, lining failures

Category	Definition	Examples
O&M Defects	Defects related to foreign objects in pipes that may interfere with the operation of the sewer.	Deposits, roots, infiltration, obstacles/obstructions, vermin
Construction Features	Related to how a pipe was constructed and connected	Pipe connections, intruding sealing material, direction/alignment changes, access points
Miscellaneous Features	Any observations not described or included in the other categories.	Pipe sags, material changes, water marks, miscellaneous observations

As part of its standardization initiative, PACP provides a comprehensive list of coded observations for each category. Structural defects, O&M defects, construction features, and miscellaneous features observed during a CCTV inspection receive a condition grade based on the defect and its severity. Upon completion of the full sewer inspection, all observed defect grades are combined to create an overall pipe segment score. Scores can be compared across the collection system to prioritize sewer repairs, monitor rehabilitation efforts, and to correct issues to ensure a properly functioning sewer system. Section 4 of this document provides a detailed look into the scoring process and how the scores were applied to this sewer system evaluation.

4.0 EVALUATION OF STORM SEWERS

Following cleaning and CCTV inspections, each storm sewer was assessed to determine its current condition, estimate its remaining lifespan, and identify any necessary maintenance or repairs. The assessment process included reviewing the pipe inspection videos and the associated pipe inspection reports. The video inspections capture the entire pipe manhole to manhole and record observations in accordance with the PACP coding system. The observation code, severity, location, and any other essential information are displayed on the video and also recorded in the inspection report.

The inspection report includes all necessary pipe segment information, a summary table of all observations with pictures, a rendering of the observations and their location along the pipe segment, and pipe scoring information. This report format enables the reviewer to quickly assess the pipe condition without needing to delve deeply into the details or review lengthy videos.

These inspection deliverables were used to assess the condition of each storm main inspected during Phase 1. Based on the observed defects and the pipe's existing condition, storm main repairs were proposed to address existing defects, prevent further sewer deterioration, and to improve the overall functionality of the sewer system. The proposed repair methods described below include both trenchless and open excavation methods.

- No Repairs Needed (No Action) – the storm main is in satisfactory condition. There are no major structural defects. Infiltration is minimal. Expectations for remaining pipe life exceed 20 years.
- Cured-In-Place-Pipe (CIPP) Lining – the storm sewer is beginning to deteriorate or has existing defects. These include intruding roots, cracks, fractures, small sags, various sources of active infiltration and other miscellaneous minor issues. A CIPP liner is recommended to address the current issues and prevent further deterioration. A new CIPP liner is a trenchless rehabilitation method that provides structural rigidity and is considered a new pipe with a life expectancy of 50 years.

- Geopolymer Lining - the storm sewer is beginning to deteriorate or has existing defects. These include intruding roots, cracks, fractures, small sags, various sources of active infiltration and other miscellaneous minor issues. A geopolymer liner is recommended to address current issues, to prevent further deterioration, and to provide a new internal surface for stormwater conveyance. A geopolymer pipe lining consists of a formulated mortar comprised of aluminosilicate powder with an alkaline activator to form a monolithic mineral polymer with ceramic properties. The liner repairs pipe defects while also reinforcing the pipe's structural integrity. This repair method is suitable for pipe diameter 36 inches and larger.
- Open Cut Point Repair – A section of the storm main is failing, has major structural issues, or will likely fail in the near future. This failed section will be removed and replaced with new storm pipe.
- Open Cut Remove and Replace – The entire storm main is failing, has several major breaks/collapses, or has consistent minor issues throughout the entire pipe run. The full pipe from structure to structure will be removed and replaced with new pipe.

Other repairs methods commonly used with large storm sewer (48" in diameter and greater) were also considered but ultimately ruled out as most of the sewer evaluated during Phase 1 had a diameter less than 48 inches.

4.1 PACP CONDITION GRADING SYSTEM

During CCTV inspections, the camera operator records observations of defects and features related to the pipe construction. Every observation designated as a PACP defect is assigned a condition grade ranging from 1 to 5. A grade of "1" relates to a minor defect while a "5" correlates to the most significant defect grade. Grades are based on the defect type, the defect significance, and the defects impact on the sewer functionality. Observations are separated into structural defects, operation and maintenance (O&M) defects, construction features, and miscellaneous features.

Each pipe is assigned a rating based on the reported defects observed during the inspection. Known as a "Quick Rating", it summarizes the quantity and severity of the two highest defect grade categories present in a pipe segment using a four-character score. The first and third characters establish the two highest defect severities while the second and fourth character state the number of occurrences of these severities. Figure 4-1 presents two examples for quick ratings of 4322 and 5113. Pipes with Grade 4 or 5 defects are often in poor condition and should be prioritized by employing aggressive maintenance and repair methods. Pipes with numerous Grade 2 or 3 defects typically do not need rehabilitation but should be monitored to see how the pipe condition changes over time. The PACP system can provide the basis for a cost-efficient, balanced, and proactive maintenance and rehabilitation program.

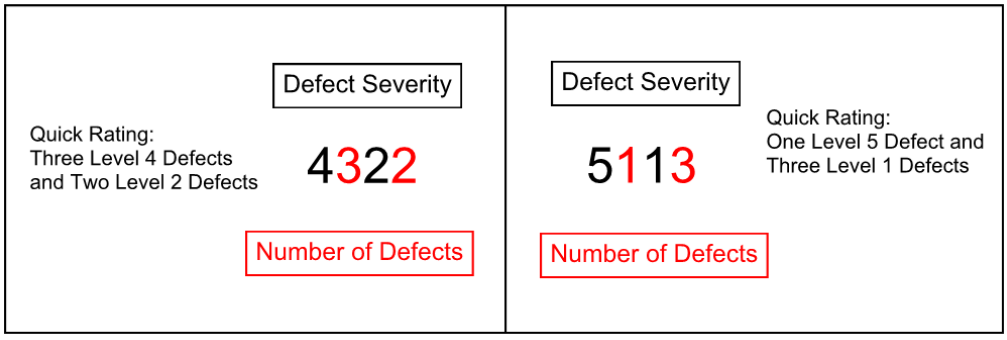


Figure 4-1: PACP Quick Rating Examples

5.0 EVALUATION RESULTS AND RECOMMENDATIONS (PHASE 1)

Phase 1 included nearly 27,000 linear feet of storm sewer inspections within the District's system. Concurrent condition assessments were conducted on over 200 storm structures. Table 5-1 provides an overview of the storm pipe evaluation results.

Table 5-1: Storm Pipe Recommended Rehab

Storm Sewer Priority Repairs	Quantity (LF)	%
CIPP Lining	2,964	11%
Geopolymer Lining	1,429	5.4%
Point Repair	8	0.1%
Remove & Replace	0	0%
No Action	22,331	83.5%
Total Storm Sewer Inspected	**26,732**	**100%**

Table 5-2 provides a breakdown of the storm structures assessed during Phase 1. Structure rehabilitation recommendations included geopolymer lining, heavy debris removal, and removal & replacement. Structures without visible defects were marked as "No Action". Results are given by total quantity for each repair method.

Table 5-2: Storm Structure Recommended Rehab

Storm Structure Priority Repairs	Quantity (EA)	%
Geopolymer Lining	10	4%
Heavy Debris Removal	3	1%
Remove & Replace	0	0%
No Action	216	95%
Total Structures Inspected	**229**	**100%**

Appendix B and Appendix C provide a comprehensive asset table listing each evaluated storm sewer and storm structure. This table includes physical characteristics (IDs, size, material, and length), assigned quick ratings, rehab recommendations, and the Engineer's review comments.

5.1 STORM MAIN PRIORITY REPAIRS

Based on the CCTV inspections and inspection reports, the majority of storm pipes evaluated as part of Phase 1 were found to be in fair condition. Constructed of primarily reinforced concrete pipe (RCP) and high-density polyethylene (HDPE), most pipes were found to be structurally sound with no limitations in flow capacity. However, some pipes exhibited sources of infiltration along with minor structural defects. It is recommended that these pipes are rehabilitated to prevent further deterioration and future failures. These priority repairs are summarized in Table 5-3, and the locations are shown in the figures of Appendix A.

Table 5-3: Storm Pipe Priority Repairs Phase 1

Asset ID	Material	Size	Length	Recommended Rehab	Rehab Length	PACP Pipe Rating
DRNPIPE-02072	RCP	18	44.1	18" CIPP Lining	45	5121
DRNPIPE-00993A	PP	18	61.0	18" CIPP Lining	61	5144
DRNPIPE-00987	HDPE	18	102.1	18" CIPP Lining	136	5141
DRNPIPE-01057	RCP	18	156.6	18" CIPP Lining	157	5141
DRNPIPE-01088	RCP	24	26.5	24" CIPP Lining	27	4100
DRNPIPE-01062	RCP	24	36.7	24" CIPP Lining	37	5241
DRNPIPE-01077	RCP	24	75.8	24" CIPP Lining	76	5347
DRNPIPE-01074	RCP	24	123.5	24" CIPP Lining	124	5248
DRNPIPE-00967	RCP	24	123.5	24" CIPP Lining	124	5141
DRNPIP-01073A	RCP	24	125.2	24" CIPP Lining	126	5147
DRNPIPE-02180	RCP	24	136.6	24" CIPP Lining	137	5145
DRNPIPE-01100	RCP	24	155.5	24" CIPP Lining	156	5141
DRNPIPE-01063	RCP	24	161.0	24" CIPP Lining	161	5141
DRNPIPE-01061	RCP	24	198.4	24" CIPP Lining	199	5347
DRNPIP-01073B	RCP	24	213.5	24" CIPP Lining	214	4B37
DRNPIPE-02106	RCP	30	26.3	30" CIPP Lining	27	4200
DRNPIPE-01004	RCP	30	107.2	30" CIPP Lining	108	5141
DRNPIPE-01021D	RCP	30	166.3	30" CIPP Lining	167	5142
DRNPIPE-00992A	RCP	30	135.0	30" CIPP Lining	135	4200
DRNPIPE-01097	RCP	30	145.0	30" CIPP Lining	145	5611
DRNPIPE-02105	RCP	30	150.5	30" CIPP Lining	151	5133
DRNPIPE-00983	RCP	30	130.6	30" CIPP Lining	185	5115

Asset ID	Material	Size	Length	Recommended Rehab	Rehab Length	PACP Pipe Rating
DRNPIPE-01021C	RCP	30	265.9	30" CIPP Lining	266	5148
DRNPIPE-01053	RCP	36	31.3	36" GEOPOLYMER LINING - 1" MIN THICKNESS	32	5143
DRNPIPE-01044	RCP	36	33.6	36" GEOPOLYMER LINING - 1" MIN THICKNESS	34	4400
DRNPIPE-01043	RCP	36	135.5	36" GEOPOLYMER LINING - 1" MIN THICKNESS	136	5341
DRNPIPE-01040	RCP	36	145.6	36" GEOPOLYMER LINING - 1" MIN THICKNESS	146	5642
DRNPIPE-01055	RCP	36	161.3	36" GEOPOLYMER LINING - 1" MIN THICKNESS	162	5246
DRNPIPE-01045	RCP	36	163.8	36" GEOPOLYMER LINING - 1" MIN THICKNESS	164	5244
DRNPIPE-01079	RCP	36	446.8	36" GEOPOLYMER LINING - 1" MIN THICKNESS	447	5144
DRNPIPE-01039	RCP	48	151.4	48" GEOPOLYMER LINING - 1" MIN THICKNESS	152	5342
DRNPIPE-01076	RCP	48	155.8	48" GEOPOLYMER LINING - 1" MIN THICKNESS	156	5141
DRNPIP-01073A	RCP	24	125.2	Point Repair	8	5147

5.2 STORM SEWER FUTURE REPAIRS

The additional repairs listed below are recommended following the completion of the priority repairs. These assets have minor defects that are expected to deteriorate over time. Common defects include minor sources of infiltration, small sections of exposed reinforcement, and cracking of the concrete. CIPP Lining would address the defects in all assets except for DRNPIPE-02083, which will require mechanical cleaning to remove concrete material from the pipe invert. The repair costs for these assets are not included in the OPCC.

Asset ID	Material	SIZE	Length	Recommended Rehab	Rehab Quantity	PACP Rating
DRNPIPE-02122	HDPE	18	136.9	18" CIPP Lining	137	4521
DRNPIPE-02126	RCP	18	167.0	18" CIPP Lining	167	4233
DRNPIPE-02128	RCP	18	197.0	18" CIPP Lining	197	5142
DRNPIPE-01066	RCP	18	57.4	18" CIPP Lining	58	4131
DRNPIPE-02121	HDPE	18	210.1	18" CIPP Lining	211	5141
DRNPIPE-02162	HDPE	18	74.6	18" CIPP Lining	75	5132
DRNPIPE-02181A	RCP	24	104.8	24" CIPP Lining	105	5141
DRNPIPE-01024	RCP	24	191.2	24" CIPP Lining	192	5142
DRNPIPE-01025	RCP	24	186.5	24" CIPP Lining	187	5321
DRNPIPE-01028	RCP	24	146.7	24" CIPP Lining	147	4223
DRNPIPE-01054	RCP	24	146.0	24" CIPP Lining	146	5300

Asset ID	Material	SIZE	Length	Recommended Rehab	Rehab Quantity	PACP Rating
DRNPIPE-02104	RCP	30	167.3	30" CIPP Lining	168	4237
DRNPIPE-01099	RCP	30	106.7	30" CIPP Lining	107	5231
DRNPIPE-01101	RCP	30	121.8	30" CIPP Lining	122	4122
DRNPIPE-01030	RCP	30	172.6	30" CIPP Lining	173	5214
DRNPIPE-02083	RCP	30	30.0	Mechanical Cleaning	30	5100

5.3 MANHOLE PRIORITY REHABILITATION

Out of the 229 storm structures inspected, ten (10) structures are recommended for a geopolymer lining and three (3) structures require heavy debris removal. The geopolymer coating will stop active infiltration and restore structural integrity to the structures. Debris removal will remove roots, rocks, and other debris from the structure to prevent backups and improve flow capacity. Storm structure rehabilitation details are provided in Table 5-4 with locations shown in Appendix A.

Table 5-4: Storm Structure Repairs Phase 1

Asset Type	Asset ID	Recommended Rehab	Rehab Quantity	Rehab Comments
Inlet	DRN-INLET-00426	Heavy Debris Removal	1 EA	Heavy roots in structure
Inlet	DRN-INLET-00491	Heavy Debris Removal	1 EA	Heavy debris in structure
Inlet	DRN-INLET-00499	Heavy Debris Removal	1 EA	Heavy debris in structure
Inlet	DRN-INLET-00419	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Active infiltration in structure
Inlet	DRN-INLET-00432	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Active infiltration in structure
Inlet	DRN-INLET-00433	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Active infiltration in structure
Inlet	DRN-INLET-00457	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Active infiltration in structure
Inlet	DRN-INLET-00483	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Active infiltration in structure
Inlet	DRN-INLET-00682	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Active infiltration in structure
Inlet	DRN-INLET-00740	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Heavy roots in inlet structure

Asset Type	Asset ID	Recommended Rehab	Rehab Quantity	Rehab Comments
Inlet	DRN-INLET-00744	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Exposed rebar on underside of top slab
Manhole	DRN-MH-00024	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Active infiltration in structure
Manhole	DRN-MH-00025A	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	Active infiltration in structure

6.0 OPINION OF PROBABLE REPAIR COST

6.1 OPINION OF PROBABLE REPAIR COST

The following Opinion of Probable Repair Cost (OPRC) has been prepared for the recommended storm sewer collection system priority repairs. This cost opinion is provided for planning and budgeting purposes only and represents the Engineer's professional judgment based on available information at the time of preparation. It is not a guaranteed bid, proposal, or final cost estimate. Unit prices reflect the repair scope described in Sections 5.1 and 5.2 and are derived from recent local market data and historical project costs. Estimated labor, equipment, material, and overhead & profit costs are included in the unit rates. Line items for contractor mobilization, bonds, and insurance have also been included. A contingency allowance of 10% is provided for addressing design development, unforeseen site conditions, and scope refinement.

Table 6-1: Storm Sewer Collection System Repairs OPRC

GATEWAY SERVICES , CDD STORM SEWER REHABILITATION Opinion of Probable Repair Cost					
Item #	**Line Item Name**	**Quantity**	**Unit**	**Unit Price**	**Total**
1	Mobilization / Demobilization (5%)	1	LS	$ 81,255	$ 81,300
2	General Requirements, Bonds, and Permits (1%)	1	LS	$ 16,251	$ 16,300
3	Indemnification	1	LS	$ 100	$ 100
4	Maintenance of Traffic (5%)	1	LS	$ 81,255	$ 81,300
5	**CIPP LINING - STORM SEWER**				
5a	18" CIPP LINING - STORM SEWER	399	LF	$ 264.00	$ 105,400
5b	24" CIPP LINING - STORM SEWER	1,381	LF	$ 374.00	$ 516,500
5c	30" CIPP LINING - STORM SEWER	1,184	LF	$ 460.00	$ 544,700
6	**GEOPOLYMER LINING - STORM SEWER**				
6a	36" GEOPOLYMER LINING - 1" MIN THICKNESS	1,121	LF	$ 290.00	$ 325,100
6c	48" GEOPOLYMER LINING - 1" MIN THICKNESS	308	LF	$ 300.00	$ 92,400
7	**POINT REPAIR - STORM SEWER**				
7a	24" POINT REPAIR	8	LF	$ 2,000.00	$ 16,000
8	**STORM STRUCTURES**				
8a	GEOPOLYMER LINING - STORM INLET/MANHOLE	100	VF	$ 220	$ 22,000
8b	HEAVY DEBRIS REMOVAL	3	EA	$ 1,000	$ 3,000
				Base Bid Subtotal=	**$ 1,804,000**
				Contingency (10%)=	**$ 180,000**
				Base Bid Total=	**$ 1,984,000**

7.0 APPENDIX A – STORM SEWER REHAB FIGURES

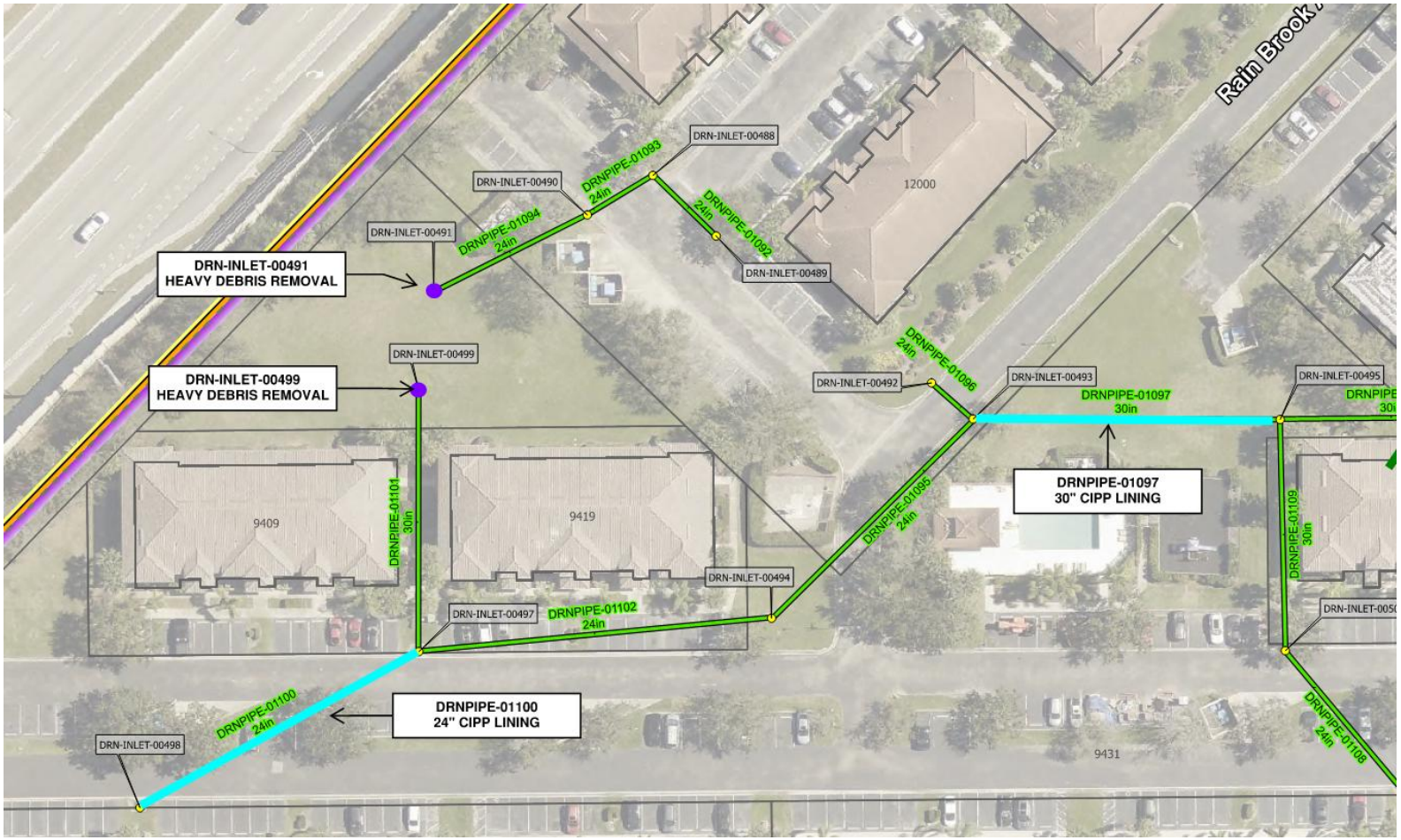


Figure 7-1: Storm Sewer Rehab Locations – Rain Brook Ave

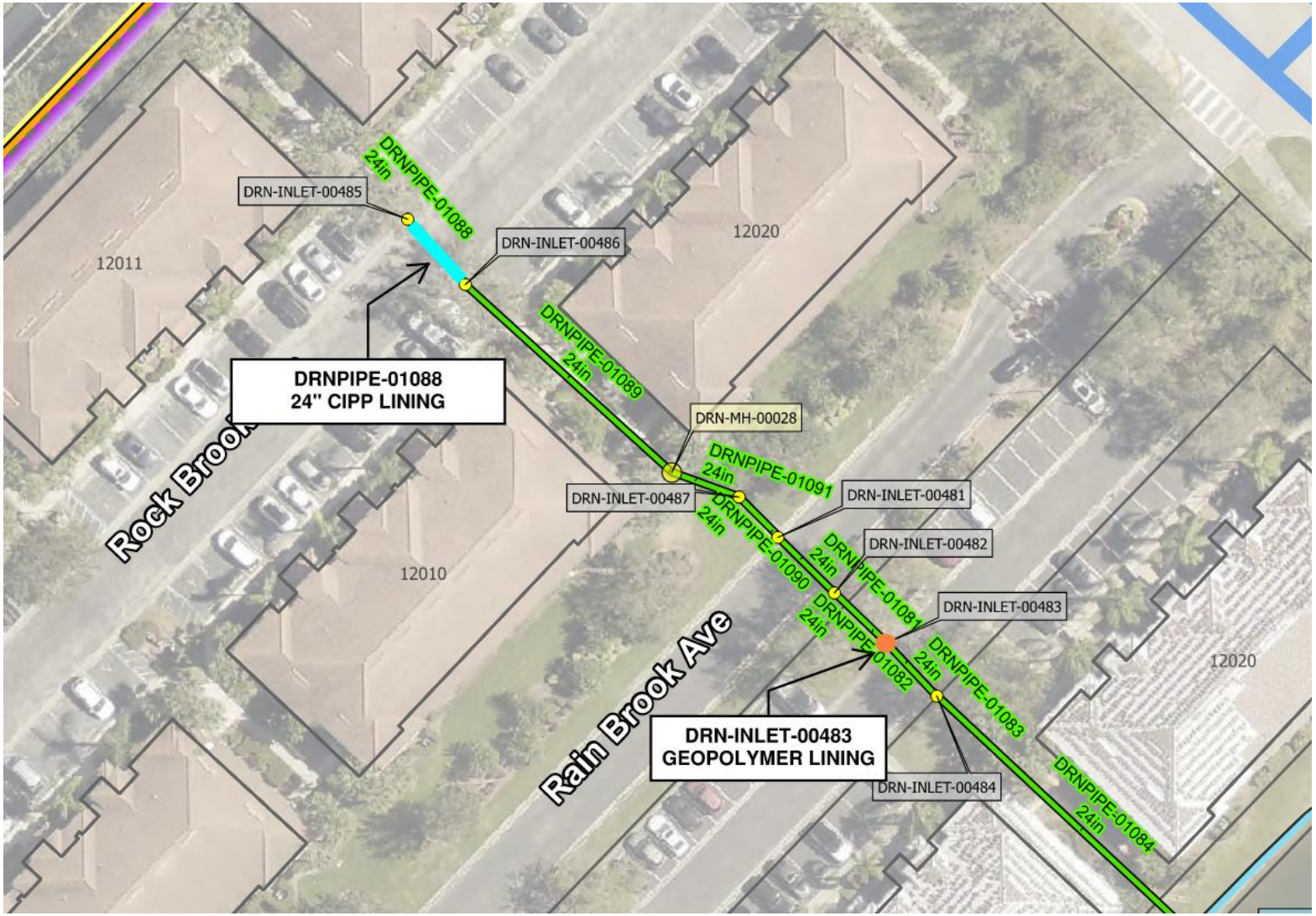


Figure 7-2: Storm Sewer Rehab Locations – Rain Brook Ave

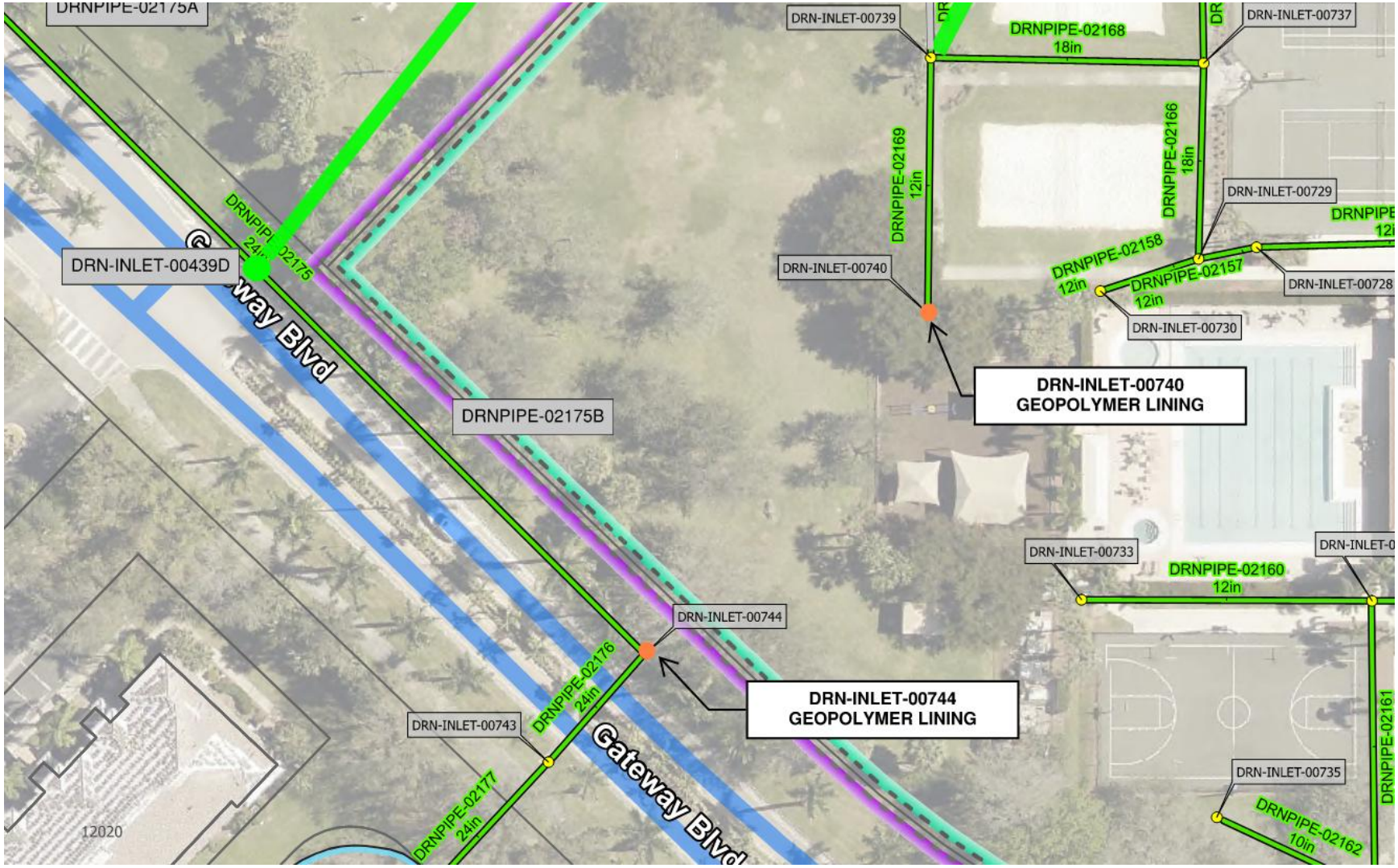


Figure 7-3: Storm Sewer Rehab Locations – Gateway Blvd

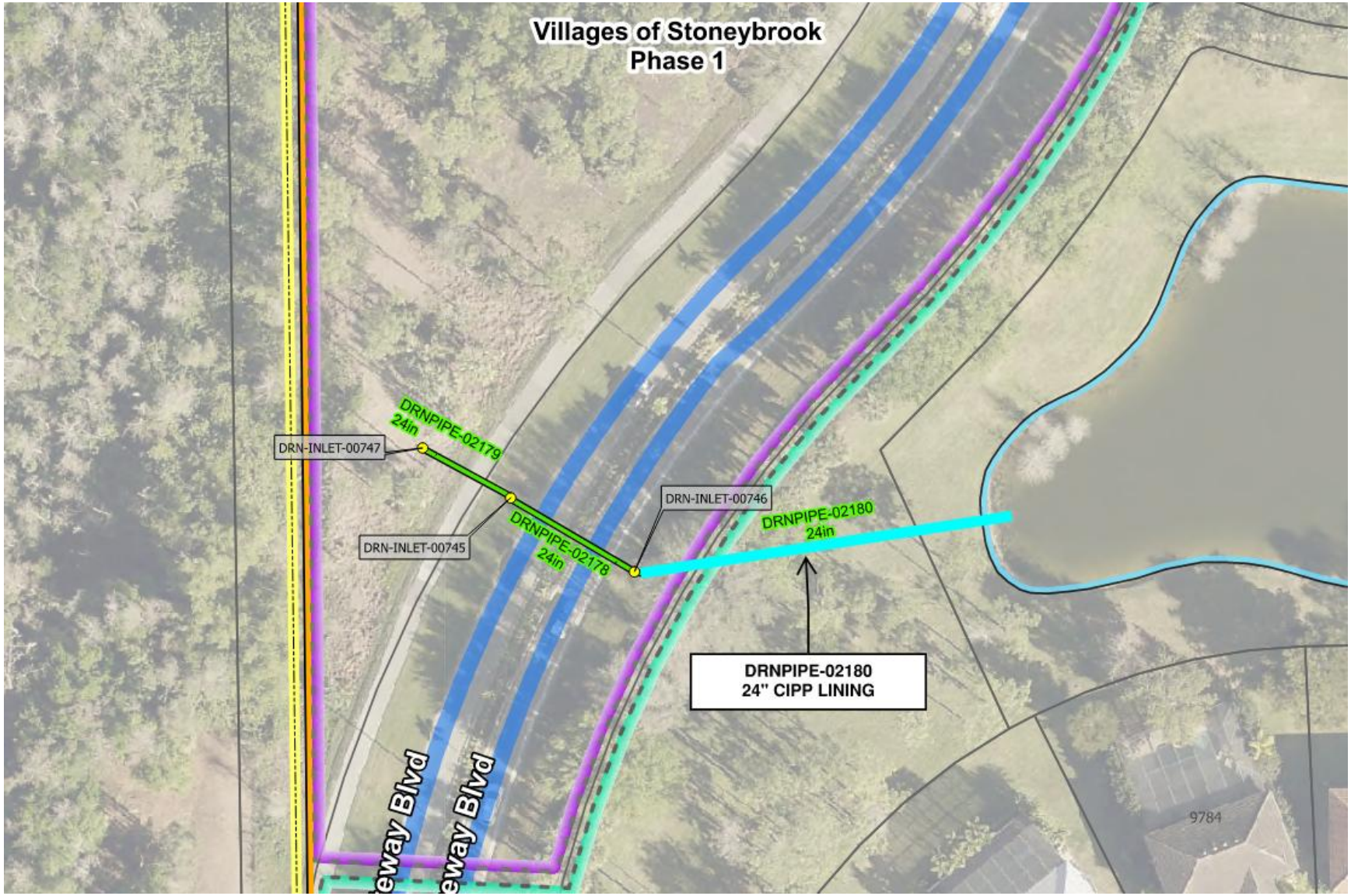


Figure 7-4: Storm Sewer Rehab Locations – Gateway Blvd

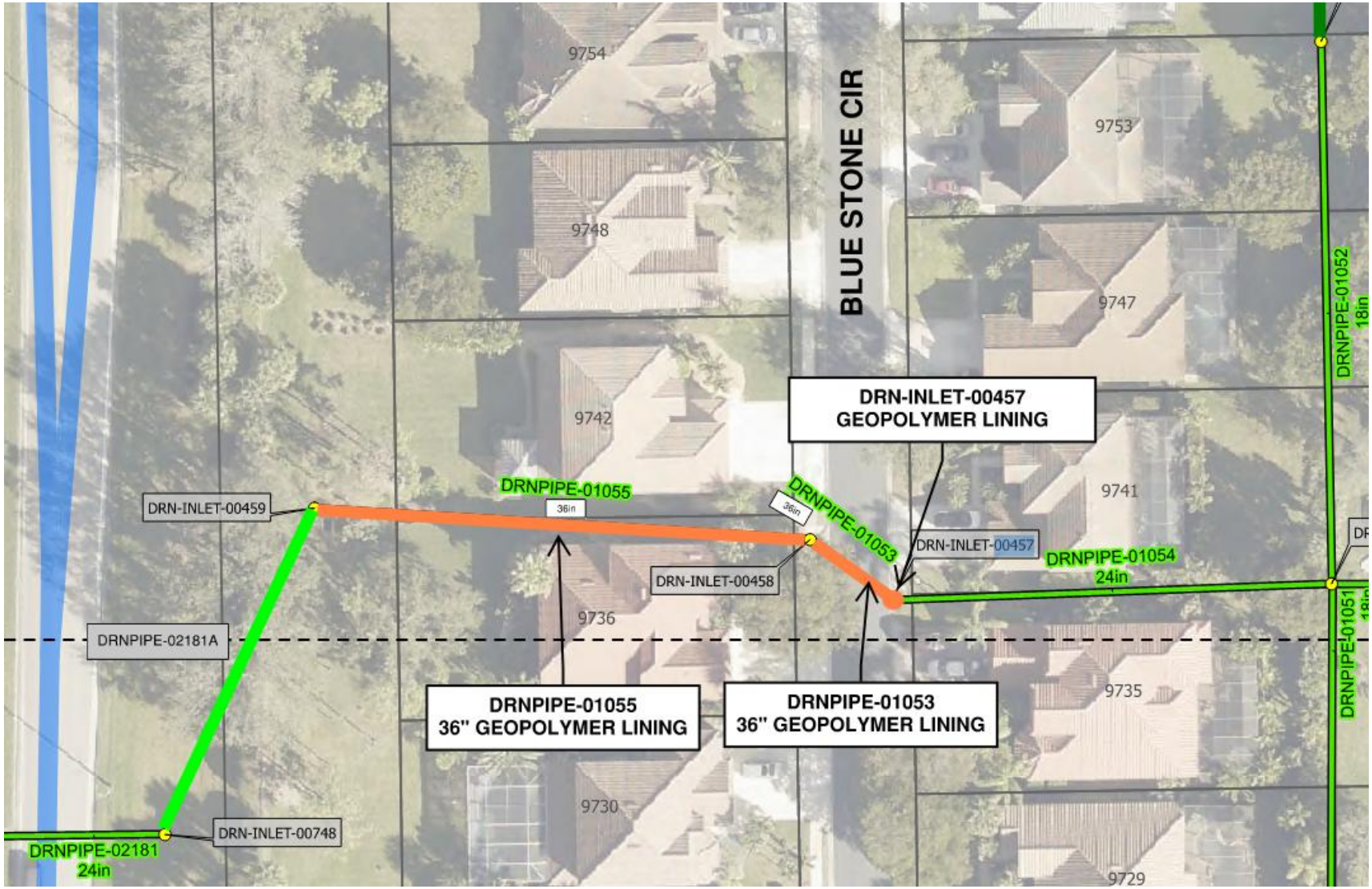


Figure 7-5: Storm Sewer Rehab Locations – Blue Stone Cir

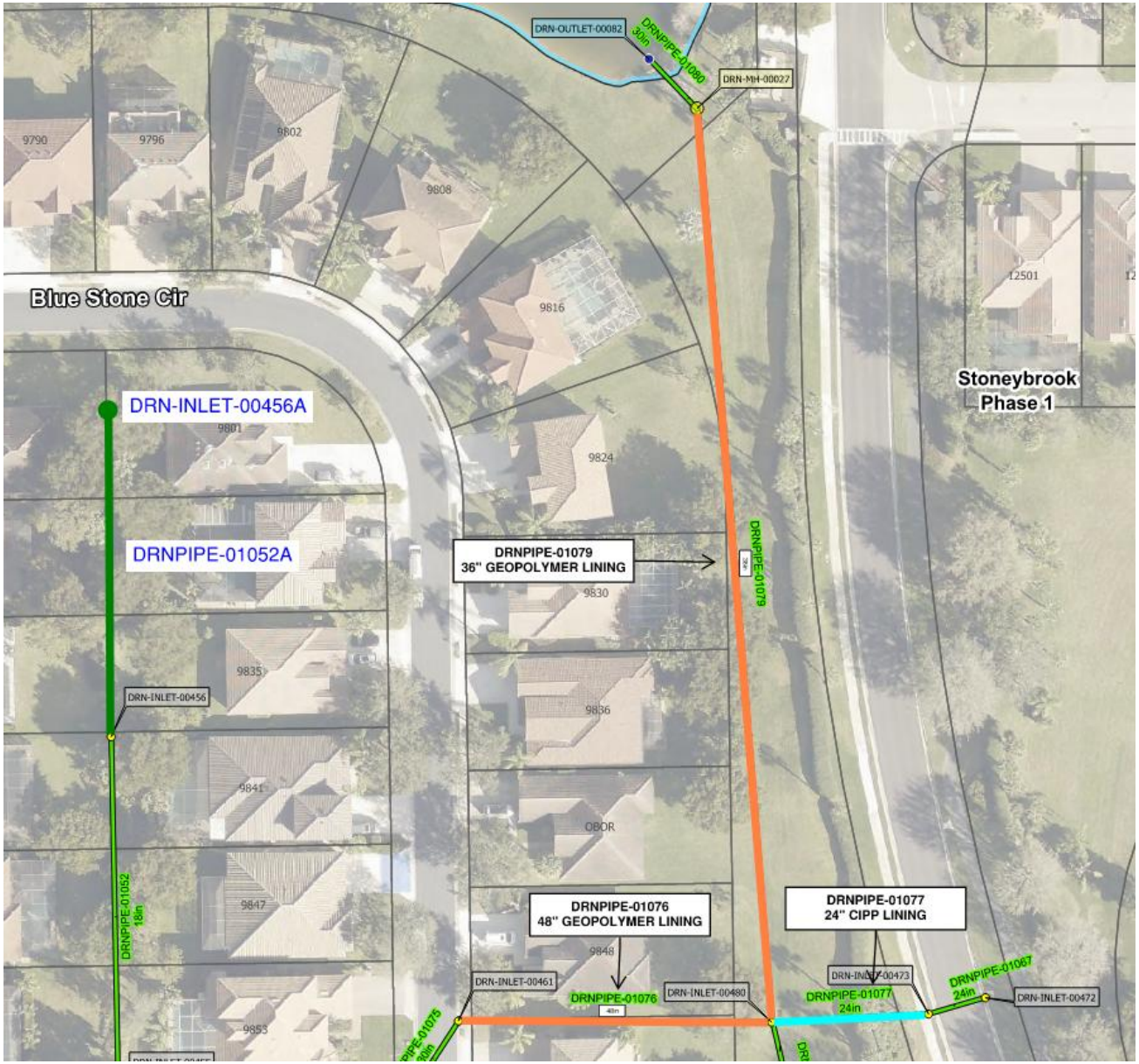


Figure 7-6: Storm Sewer Rehab Locations – Blue Stone Cir

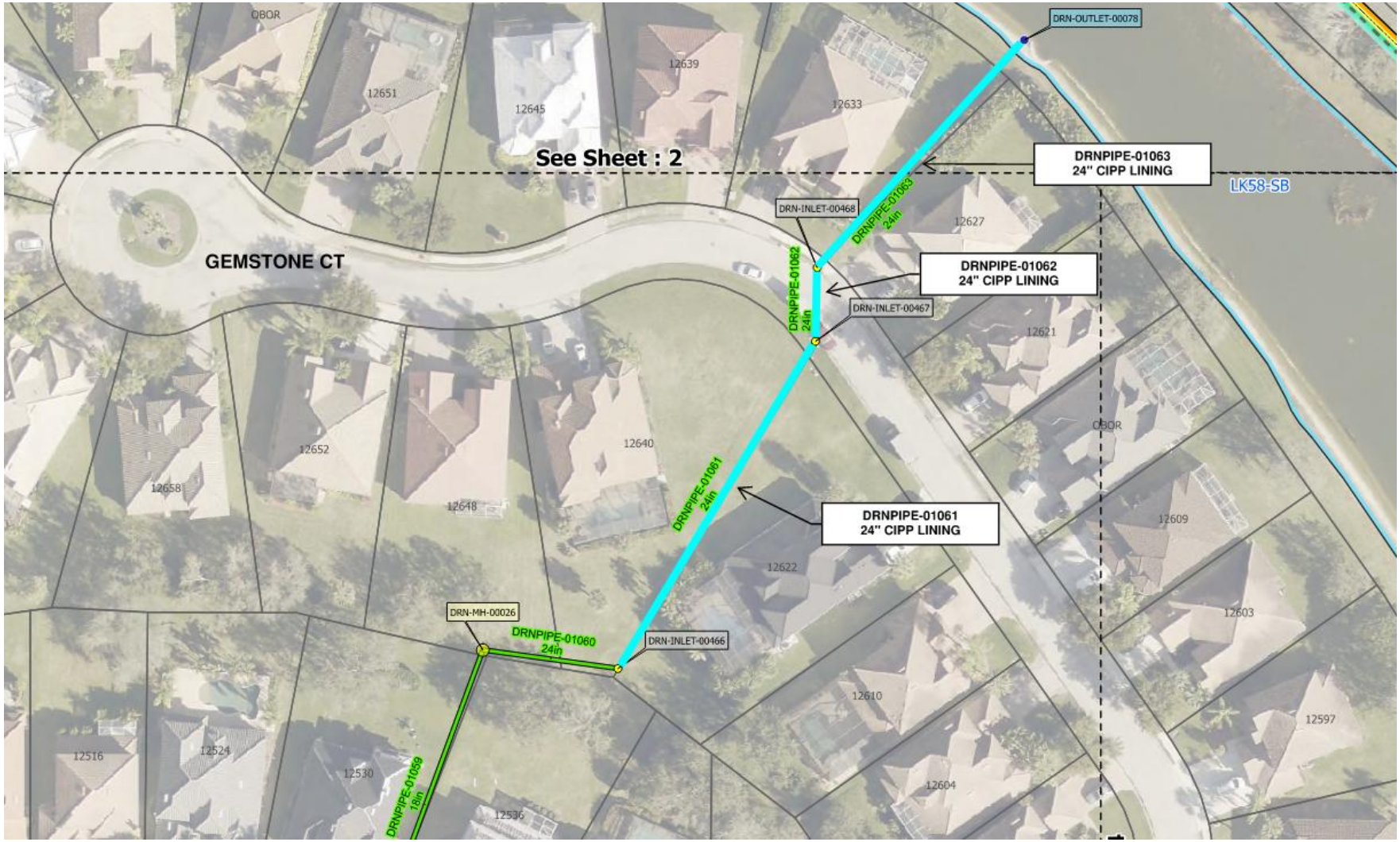


Figure 7-7: Storm Sewer Rehab Locations – Gemstone Ct

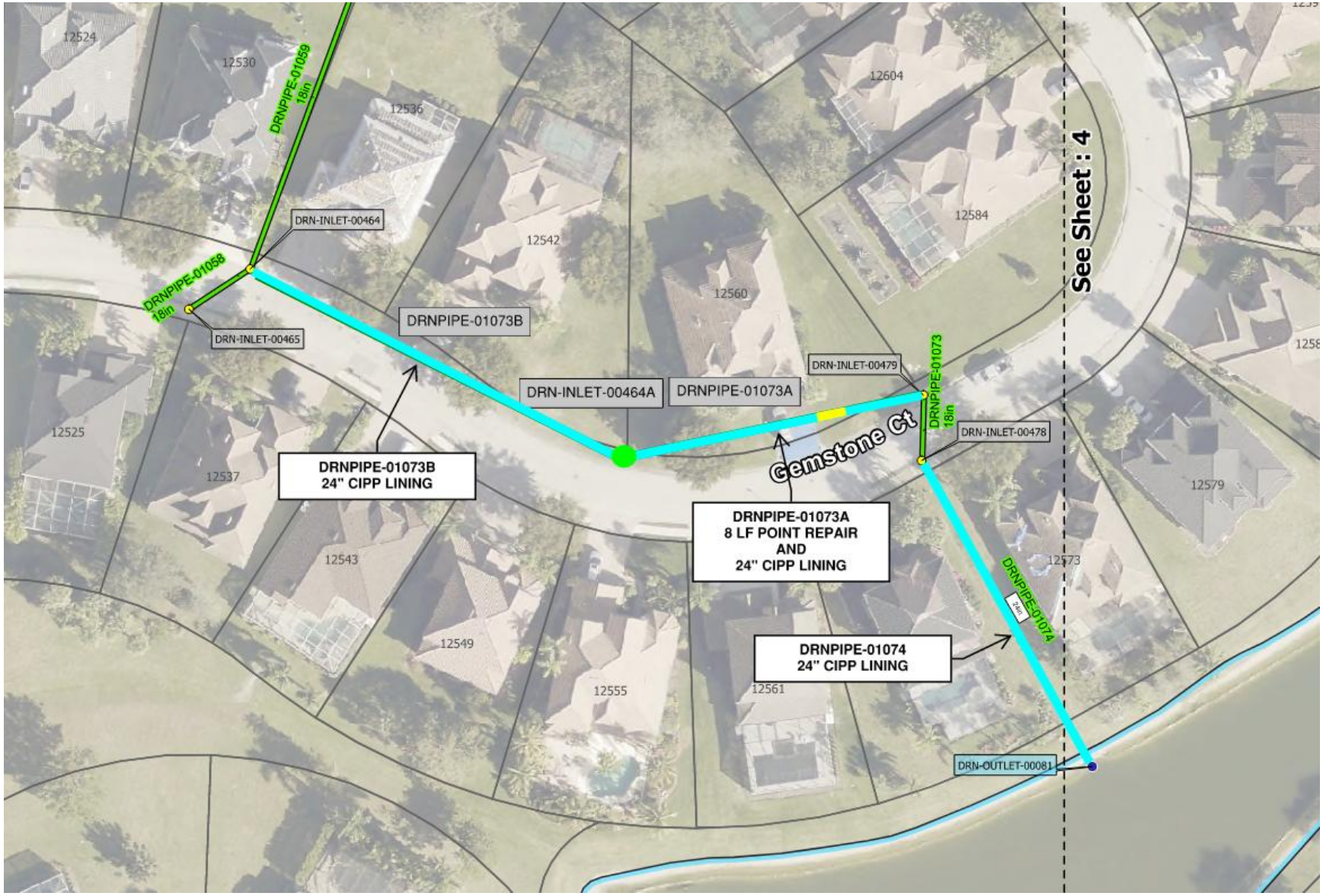


Figure 7-8: Storm Sewer Rehab Locations – Gemstone Ct

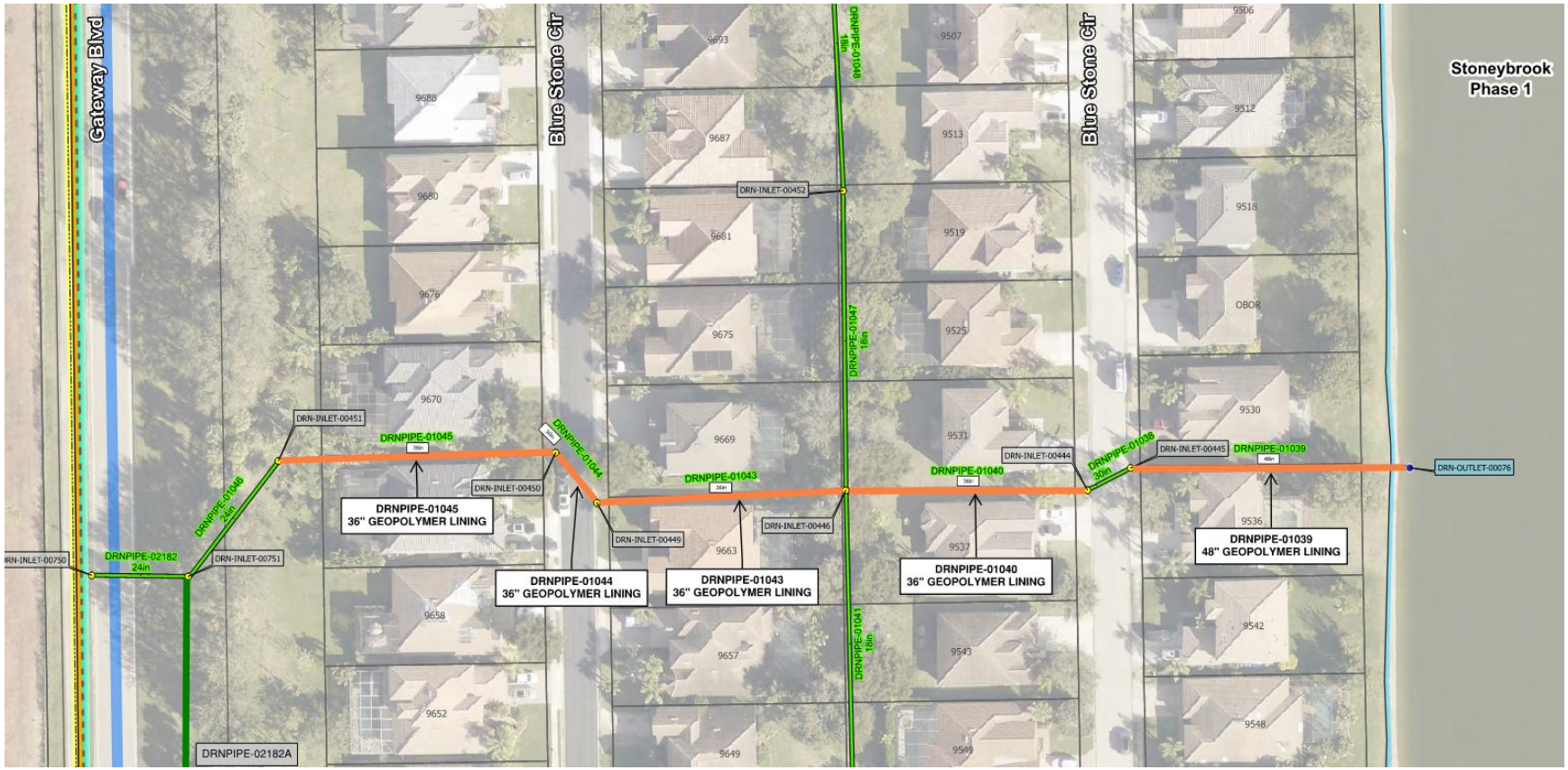


Figure 7-9: Storm Sewer Rehab Locations – Blue Stone Cir

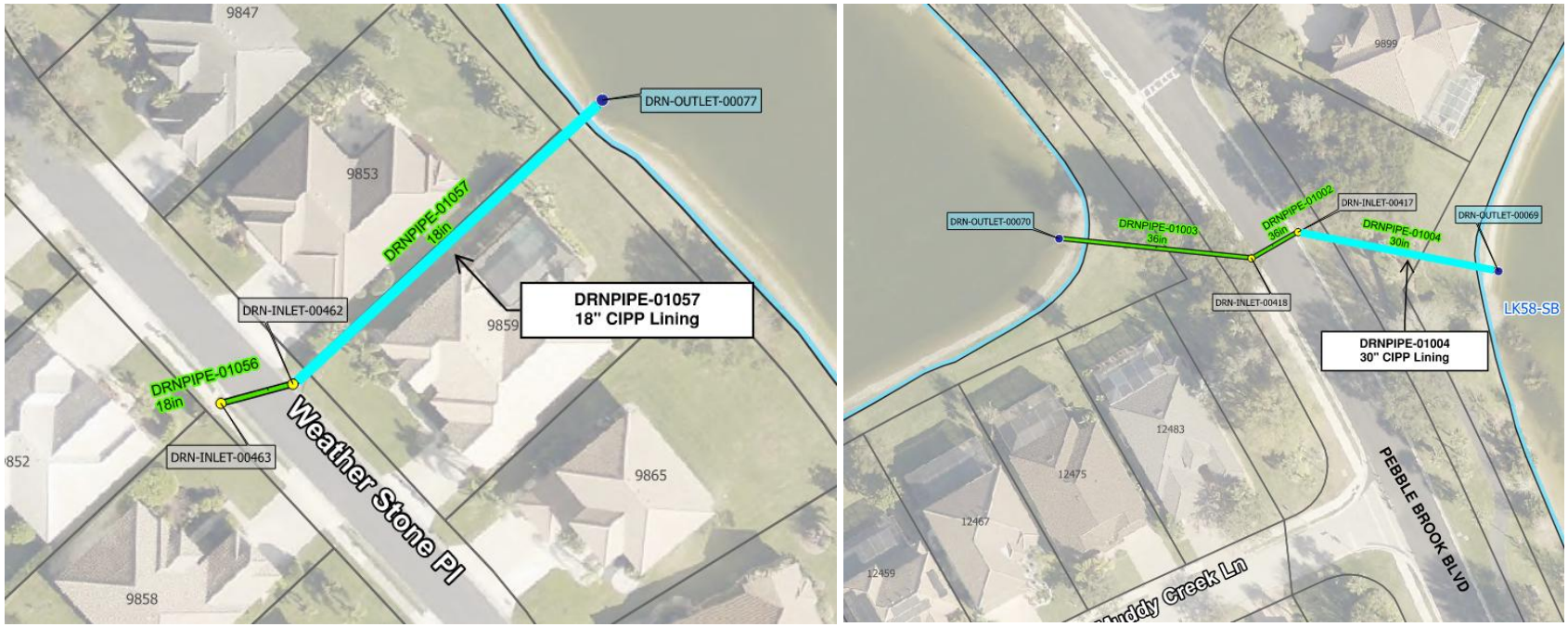


Figure 7-10: Storm Sewer Rehab Locations – Weather Stone Pl and Pebble Brook Blvd

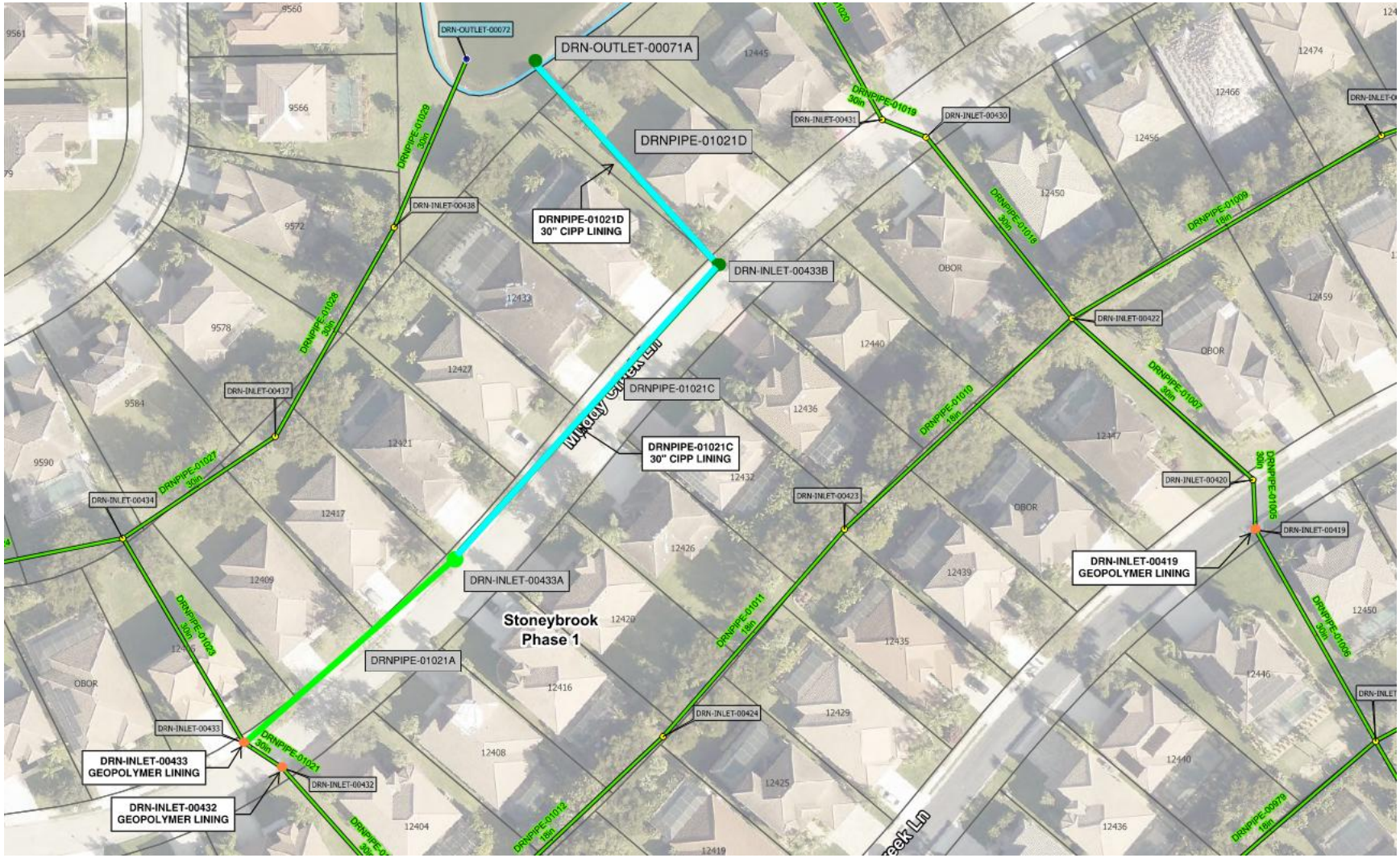


Figure 7-11: Storm Sewer Rehab Locations – Muddy Creek Ln

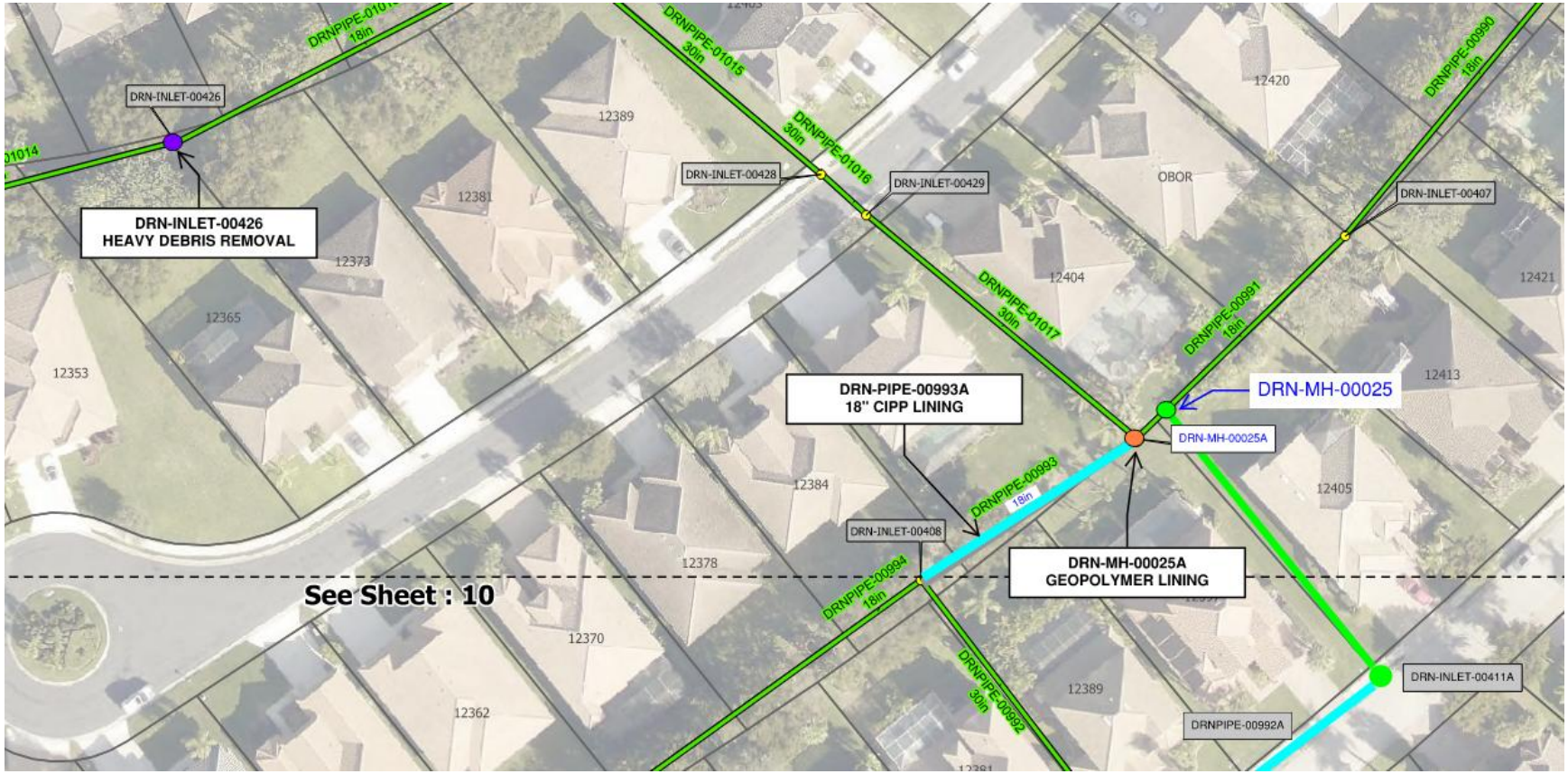


Figure 7-12: Storm Sewer Rehab Locations - Muddy Creek Ln

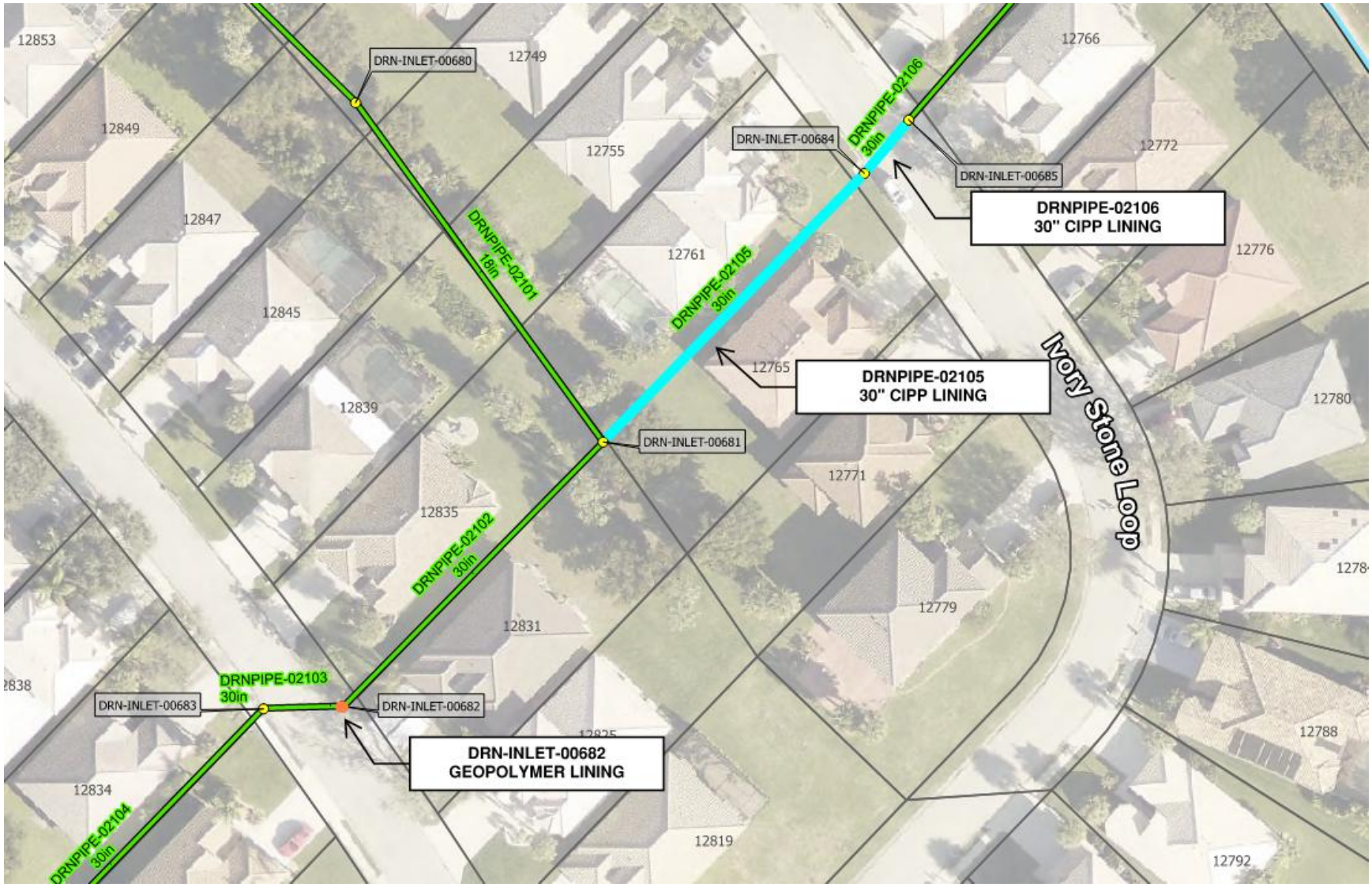


Figure 7-13; Storm Sewer Rehab Locations – Ivory Stone Loop

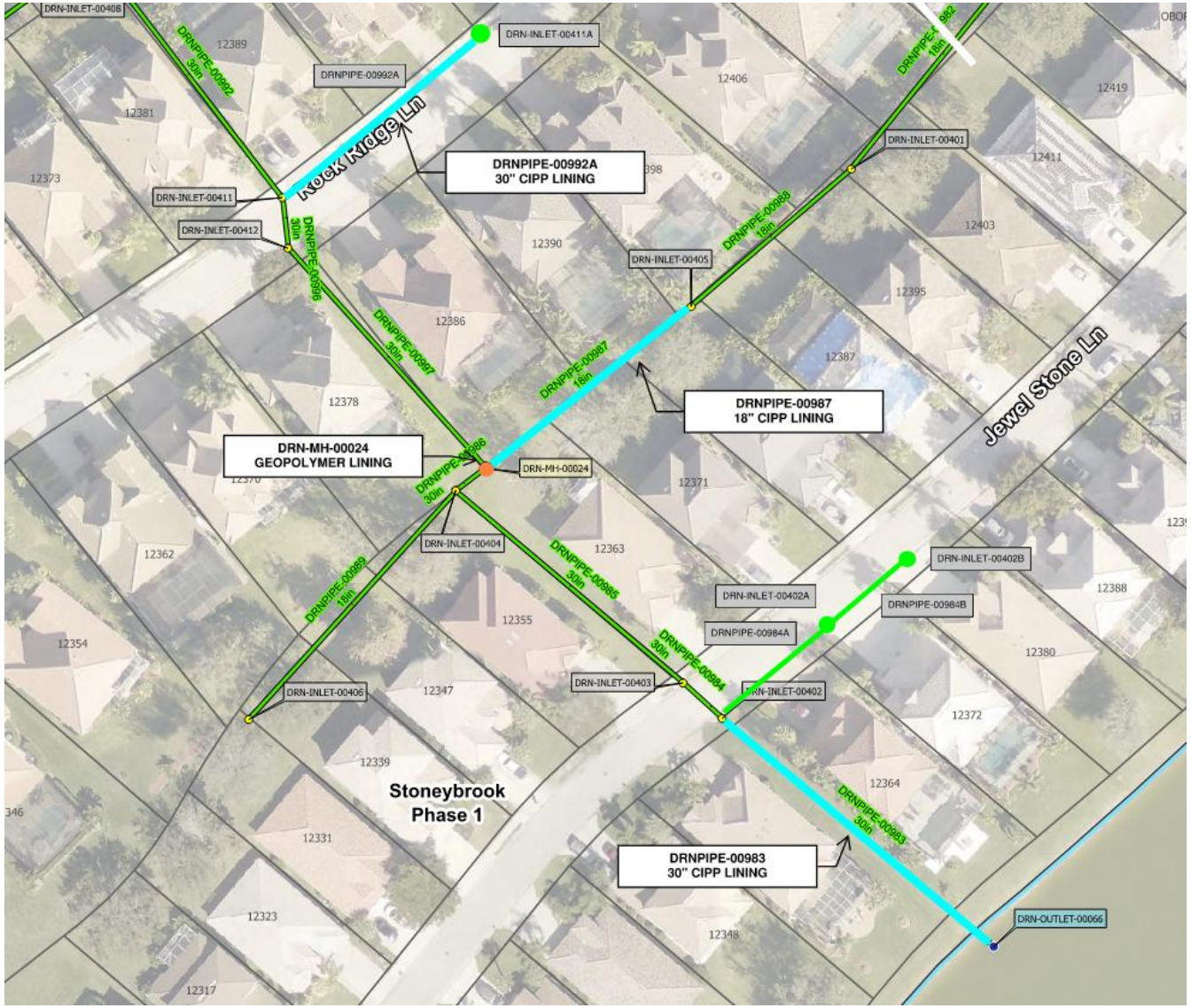


Figure 7-14: Storm Sewer Rehab Locations – Rock Ridge Ln



Figure 7-15: Storm Sewer Rehab Locations – Green Stone Ct

8.0 APPENDIX B - STORM PIPE ASSET TABLE PHASE 1

Asset Type	Asset ID	Basin	US Node	DS Node	Material	SIZE	Length	Group	Recommended Rehab	Rehab Quantity	Eng Rating	PACP Rating	CCTV Comments
Pipe	DRNPIPE-00987	BASIN 3	DRN-INLET-00405	DRN-MH-00024	HDPE	18	136.0	Priority	18" CIPP Lining	136	5	5141	HDPE. One joint with medium roots. Major leaks at 102 ft from DRN-INLET-00405. Pipe flowing 75% full. Pipe deformation. ~40 PR from 95 ft to DS MH.
Pipe	DRNPIPE-00993A	BASIN 3	DRN-MH-00025A	DRN-INLET-00408	PP	18	61.0	Priority	18" CIPP Lining	61	5	5144	PP. Hole with IR at 7'. Minor shape deformation. IG at 36'. High flows.
Pipe	DRNPIPE-02072	BASIN 3	DRN-INLET-00653	DRN-INLET-00654	RCP	18	44.1	Priority	18" CIPP Lining	45	5	5121	RCP. Hole in pipe at 6 ft. No other defects.
Pipe	DRNPIPE-01057	BASIN 3	DRN-INLET-00462	DRN-OUTLET-00077	RCP	18	156.6	Priority	18" CIPP Lining	157	4	5141	RCP. One IG and IR. Fines roots at every joint.
Pipe	DRNPIP-01073A	BASIN 3	DRN-INLET-0464A	DRN-INLET-00479	RCP	24	125.2	Priority	24" CIPP Lining	126	5	5147	RCP. RFJs. A few cracks/fractures I&I at several joints. Obstructing pipe at 88 ft through top half of pipe.
Pipe	DRNPIP-01073B	BASIN 3	DRN-INLET-0464A	DRN-INLET-00464	RCP	24	213.5	Priority	24" CIPP Lining	214	5	4B37	RCP. Roots and I&I at majority of joints. Pipe is otherwise structurally sound. Just needs joints to be sealed.
Pipe	DRNPIPE-01061	BASIN 3	DRN-INLET-00466	DRN-INLET-00467	RCP	24	198.4	Priority	24" CIPP Lining	199	5	5347	RCP. I&I at most joints. Fracture along invert at 28 ft. Pipe wall is in fair condition. Need to stop I&I and address cracks.
Pipe	DRNPIPE-01062	BASIN 3	DRN-INLET-00467	DRN-INLET-00468	RCP	24	36.7	Priority	24" CIPP Lining	37	5	5241	RCP. Major infiltration at joints - several gushers. Joints need sealing
Pipe	DRNPIPE-01074	BASIN 3	DRN-INLET-00478	DRN-OUTLET-00081	RCP	24	123.5	Priority	24" CIPP Lining	124	5	5248	RCP. Roots and I&I at majority of joints. Gusher at 54 ft in pipe wall. Pipe is

													otherwise structurally sound. Just needs joints to be sealed.
Pipe	DRNPIPE-01077	BASIN 3	DRN-INLET-00480	DRN-INLET-00473	RCP	24	75.8	Priority	24" CIPP Lining	76	5	5347	RCP. Multiple IG and IR. Couple rolled gaskets. Rehab to stop I&I.
Pipe	DRNPIPE-01100	BASIN 3	DRN-INLET-00498	DRN-INLET-00497	RCP	24	155.5	Priority	24" CIPP Lining	156	5	5141	RCP. IRJ at 17 ft. HSV at 72 ft with infil. Aggregate along joint lines. RFJ at one joint.
Pipe	DRNPIPE-02180	BASIN 3	DRN-INLET-00746	DRN-INLET-00746A	RCP	24	136.6	Priority	24" CIPP Lining	137	5	5145	RCP. Several joints with I&I - IG and IR.
Pipe	DRNPIPE-00967	BASIN 3	DRN-INLET-00386	DRN-INLET-00023	RCP	24	123.5	Priority	24" CIPP Lining	124	4	5141	RCP. IR at most joints.
Pipe	DRNPIPE-01063	BASIN 3	DRN-INLET-00468	DRN-OUTLET-00078	RCP	24	161.0	Priority	24" CIPP Lining	161	4	5141	MSA. Video does not show pipe.
Pipe	DRNPIPE-01088	BASIN 3	DRN-INLET-00485	DRN-INLET-00486	RCP	24	26.5	Priority	24" CIPP Lining	27	4	4100	RCP. IRJ with failed gasket at 21 ft. Rest of pipe in good condition.
Pipe	DRNPIPE-00983	BASIN 3	DRN-INLET-00402	DRN-OUTLET-00066	RCP	30	130.6	Priority	30" CIPP Lining	185	5	5115	RCP. Minor roots. Infiltration gusher at ~135'. Heavy flow in pipe.
Pipe	DRNPIPE-00992A	BASIN 3	DRN-INLET-00411A	DRN-INLET-00411	RCP	30	135.0	Priority	30" CIPP Lining	135	5	4200	RCP. Significant infiltration at the first joint. Heavy flow in pipe. Camera does not enter pipe.
Pipe	DRNPIPE-01004	BASIN 3	DRN-INLET-00417	DRN-OUTLET-00069	RCP	30	107.2	Priority	30" CIPP Lining	108	5	5141	RCP. IR at 4 ft. IG at 99 ft. Rest of pipe in good condition.
Pipe	DRNPIPE-01021C	BASIN 3	DRN-INLET-00433B	DRN-INLET-00433A	RCP	30	265.9	Priority	30" CIPP Lining	266	5	5148	RCP. I&I at most joints. IRJs and one IGJ.
Pipe	DRNPIPE-01097	BASIN 3	DRN-INLET-00493	DRN-INLET-00495	RCP	30	145.0	Priority	30" CIPP Lining	145	5	5611	RCP. Reinforcement visible with some corrosion. No signs of I&I or other issues.
Pipe	DRNPIPE-01021D	BASIN 3	DRN-INLET-00433B	OUTLET-00071A	RCP	30	166.3	Priority	30" CIPP Lining	167	4	5142	RCP. Minor roots and cracks. Major IG at joint at 157' near outlet to lake.
Pipe	DRNPIPE-02105	BASIN 3	DRN-INLET-00684	DRN-INLET-00681	RCP	30	150.5	Priority	30" CIPP Lining	151	4	5133	RCP. Multiple joints with IR. Few minor cracks/fractures.

Pipe	DRNPIPE-02106	BASIN 3	DRN-INLET-00684	DRN-INLET-00685	RCP	30	26.3	Priority	30" CIPP Lining	27	3	4200	RCP. Short pipe. A couple IRJ.
Pipe	DRNPIPE-01040	BASIN 3	DRN-INLET-00444	DRN-INLET-00446	RCP	36	145.6	Priority	36" GEOPOLYMER LINING - 1" MIN THICKNESS	146	5	5642	RCP. Multiple IG and IR. Rehab to stop I&I.
Pipe	DRNPIPE-01043	BASIN 3	DRN-INLET-00446	DRN-INLET-00449	RCP	36	135.5	Priority	36" GEOPOLYMER LINING - 1" MIN THICKNESS	136	5	5341	RCP. Multiple IG and IR. Rehab to stop I&I.
Pipe	DRNPIPE-01044	BASIN 3	DRN-INLET-00449	DRN-INLET-00450	RCP	36	33.6	Priority	36" GEOPOLYMER LINING - 1" MIN THICKNESS	34	5	4400	RCP. Multiple IG and IR. Rehab to stop I&I.
Pipe	DRNPIPE-01045	BASIN 3	DRN-INLET-00450	DRN-INLET-00451	RCP	36	163.8	Priority	36" GEOPOLYMER LINING - 1" MIN THICKNESS	164	5	5244	RCP. Multiple IG and IR. Rehab to stop I&I.
Pipe	DRNPIPE-01053	BASIN 3	DRN-INLET-00458	DRN-INLET-00457	RCP	36	31.3	Priority	36" GEOPOLYMER LINING - 1" MIN THICKNESS	32	5	5143	RCP. Multiple IR. One IG. Short pipe.
Pipe	DRNPIPE-01055	BASIN 3	DRN-INLET-00458	DRN-INLET-00459	RCP	36	161.3	Priority	36" GEOPOLYMER LINING - 1" MIN THICKNESS	162	5	5246	RCP. Multiple IG and IR. Rehab to stop I&I.
Pipe	DRNPIPE-01079	BASIN 3	DRN-INLET-00480	DRN-MH-00082	RCP	36	446.8	Priority	36" GEOPOLYMER LINING - 1" MIN THICKNESS	447	5	5144	RCP. Multiple IRJ. One IGJ. Minor cracking and roots.
Pipe	DRNPIPE-01039	BASIN 3	DRN-INLET-00445	DRN-OUTLET-00076	RCP	48	151.4	Priority	48" GEOPOLYMER LINING - 1" MIN THICKNESS	152	4	5342	RCP. Multiple IG and IR. Rehab to stop I&I.
Pipe	DRNPIPE-01076	BASIN 3	DRN-INLET-00461	DRN-INLET-00480	RCP	48	155.8	Priority	48" GEOPOLYMER LINING - 1" MIN THICKNESS	156	4	5141	RCP. One joint with IR and one joint with IG
Pipe	DRNPIP-01073A	BASIN 3	DRN-INLET-0464A	DRN-INLET-00479	RCP	24	125.2	Priority	Point Repair	8	5	5147	RCP. RFJs. A few cracks/fractures I&I at several joints. Obstructing pipe at 88 ft through top half of pipe. Point Repair (8 LF 85'-93' from DRN-INLET-00464A)
Pipe	DRNPIPE-02122	BASIN 3	DRN-INLET-00698	DRN-INLET-00697	HDPE	18	136.9	Future	18" CIPP Lining	137	4	4521	HDPE. Multiple cracks/breaks with infiltration. DAE near DS end.
Pipe	DRNPIPE-02126	BASIN 3	DRN-INLET-00701	DRN-OUTLET-00138	RCP	18	167.0	Future	18" CIPP Lining	167	4	4233	RCP. Fine roots. Several IR and ID.
Pipe	DRNPIPE-02128	BASIN 3	DRN-INLET-00704	DRN-INLET-00696	RCP	18	197.0	Future	18" CIPP Lining	197	4	5142	RCP. Couple IR. Reinforcement visible and corroding.
Pipe	DRNPIPE-01066	BASIN 3	DRN-INLET-00469	DRN-OUTLET-00079	RCP	18	57.4	Future	18" CIPP Lining	58	3	4131	RCP. Hole with rebar exposed and IR at 2 ft. IR at 53 ft.
Pipe	DRNPIPE-02121	BASIN 3	DRN-INLET-00697	DRN-INLET-00696	HDPE	18	210.1	Future	18" CIPP Lining	211	3	5141	HDPE. Heavy roots with break in pipe at 160 ft. Fines roots at multiple joints.

Pipe	DRNPIPE-02162	BASIN 3	DRN-INLET-00735	DRN-INLET-00734	HDPE	18	74.6	Future	18" CIPP Lining	75	3	5132	HDPE. BSV at 26 ft. Rest of pipe seems ok.
Pipe	DRNPIPE-02181A	BASIN 3	DRN-INLET-00748	DRN-INLET-00459	RCP	24	104.8	Future	24" CIPP Lining	105	4	5141	RCP. Joints with I&I - one IG, IR, and IW.
Pipe	DRNPIPE-01024	BASIN 3	DRN-INLET-00434	DRN-INLET-00435	RCP	24	191.2	Future	24" CIPP Lining	192	3	5142	RCP. Reinforcement visible at two locations. Small piece of concrete missing at one joint.
Pipe	DRNPIPE-01025	BASIN 3	DRN-INLET-00436	DRN-INLET-00435	RCP	24	186.5	Future	24" CIPP Lining	187	3	5321	RCP. Reinforcement visible at several locations. Minor roots and cracks.
Pipe	DRNPIPE-01028	BASIN 3	DRN-INLET-00437	DRN-INLET-00438	RCP	24	146.7	Future	24" CIPP Lining	147	3	4223	RCP. IRJ with small break at 35'. Minor roots and sag.
Pipe	DRNPIPE-01054	BASIN 3	DRN-INLET-00457	DRN-INLET-00455	RCP	24	146.0	Future	24" CIPP Lining	146	2	5300	Emergency rehab completed. RCP. Multiple IG. Vac truck can't keep up.
Pipe	DRNPIPE-02104	BASIN 3	DRN-INLET-00647	DRN-INLET-00683	RCP	30	167.3	Future	30" CIPP Lining	168	4	4237	RCP. Multiple joints with IR. Few minor cracks/fractures.
Pipe	DRNPIPE-01099	BASIN 3	DRN-INLET-00495	DRN-INLET-00496	RCP	30	106.7	Future	30" CIPP Lining	107	3	5231	RCP. A few spots where wall is chipped or has very small spot with reinforcement exposed and is corroding.
Pipe	DRNPIPE-01101	BASIN 3	DRN-INLET-00499	DRN-INLET-00497	RCP	30	121.8	Future	30" CIPP Lining	122	3	4122	RCP. IWJ at 31 ft, 71 ft. IRJ at 120 ft near US inlet. Inlet clogged with rocks?
Pipe	DRNPIPE-01030	BASIN 3	DRN-INLET-00689	DRN-OUTLET-00073	RCP	30	172.6	Future	30" CIPP Lining	173	2	5214	RCP. Aggregate loss and reinforcement starting to become visible. Two spots with corroding reinforcement.
Pipe	DRNPIPE-02083	BASIN 3	DRN-INLET-00662	DRN-INLET-00663	RCP	30	30.0	Future	Mechanical Cleaning	30	3	5100	RCP. Large portion of pipe is 30% full of deposits/concrete. Debris needs to be removed from pipe.
Pipe	DRNPIPE-01009	BASIN 3	DRN-INLET-00422	DRN-INLET-00421	HDPE	18	236.4		No Action	237	3	5232	HDPE. Minor pipe deformation at

													multiple locations. No I&I visible.
Pipe	DRNPIPE-01010	BASIN 3	DRN-INLET-00422	DRN-INLET-00423	HDPE	18	202.6		No Action	203	3	5142	HDPE. Minor pipe deformation in various locations. Minor roots. Crack at 202'.
Pipe	DRNPIPE-01067	BASIN 3	DRN-INLET-00472	DRN-INLET-00473	RCP	24	28.8		No Action	29	3	4100	RCP. IR at 15 ft in joint. No other defects visible.
Pipe	DRNPIPE-01095	BASIN 3	DRN-INLET-00494	DRN-INLET-00493	RCP	24	133.3		No Action	134	3	5124	RCP. Several minor cracks and fine roots at joints. Reinforcement visible with minor corrosion at 74 ft.
Pipe	DRNPIPE-02173	BASIN 3	DRN-INLET-00742	DRN-INLET-00741	RCP	24	62.1		No Action	63	3	4135	RCP. Minor cracks/fractures. Minor roots. No major defects.
Pipe	DRNPIPE-02176	BASIN 3	DRN-INLET-00743	DRN-INLET-00744	RCP	24	50.3		No Action	51	3	4300	RCP. Short pipe. Minor fracture with one IR joint.
Pipe	DRNPIPE-02178	BASIN 3	DRN-INLET-00746	DRN-INLET-00745	RCP	24	55.3		No Action	56	3	4131	RCP. One joint with IR. Minor crack and minor roots. No major defects.
Pipe	DRNPIPE-02181	BASIN 3	DRN-INLET-00749	DRN-INLET-00748	RCP	24	51.0		No Action	51	3	4114	RCP. Minor roots. One joint with minor IR.
Pipe	DRNPIPE-02182B	BASIN 3	DRN-INLET-00752	DRN-INLET-00751A	RCP	24	348.4		No Action	349	3	5141	RCP. One section with reinforcement starting to become visible. One joint with IR. No major defects.
Pipe	DRNPIPE-02094	BASIN 3	DRN-INLET-00673	DRN-INLET-00674	RCP	18	31.9		No Action	32	3	5100	RCP. Reinforcement beginning to become visible. No other defects.
Pipe	DRNPIPE-02097	BASIN 3	DRN-INLET-00677	DRN-INLET-00676	HDPE	18	156.4		No Action	157	3	5111	HDPE. One joint with fine roots. Very minor deformation at a joint near DS structure. Non-issue.
Pipe	DRNPIPE-02100	BASIN 3	DRN-INLET-00680	DRN-INLET-00679	HDPE	18	198.9		No Action	199	3	5133	HDPE. Fine to medium roots. Pipe has minor deformation from

													89'-101'. A few minor joint offsets.
Pipe	DRNPIPE-02115	BASIN 3	DRN-INLET-00691	DRN-INLET-00692	RCP	24	26.1		No Action	27	3	5111	RCP. Reinforcement starting to become visible. Very minor corrosion.
Pipe	DRNPIPE-02118	BASIN 3	DRN-INLET-00695	DRN-INLET-00694	RCP	24	24.2		No Action	25	3	5111	RCP. Reinforcement visible at 18 ft. Short pipe.
Pipe	DRNPIPE-02119	BASIN 3	DRN-INLET-00694	DRN-OUTLET-00137	RCP	24	172.1		No Action	173	3	5142	RCP. Couple IR. Reinforcement visible and corroding.
Pipe	DRNPIPE-02120	BASIN 3	DRN-INLET-00695	DRN-INLET-00696	RCP	24	153.2		No Action	154	3	5216	RCP. Fine roots. Reinforcement visible and corroding at 144 and 154 ft.
Pipe	DRNPIPE-00966	BASIN 3	DRN-INLET-00387	DRN-INLET-00386	RCP	18	39.9		No Action	40	2	5100	RCP. One IGJ. No other defects.
Pipe	DRNPIPE-00968	BASIN 3	DRN-MH-00023	DRN-INLET-00388	RCP	24	161.9		No Action	162	2	4100	RCP. One joint with IR. No other visible defects.
Pipe	DRNPIPE-00969	BASIN 3	DRN-INLET-00389	DRN-INLET-00390	RCP	18	37.0		No Action	37	2	4222	RCP. Two spots with small piece of pipe missing. Minor roots. Still structurally sound and no infil.
Pipe	DRNPIPE-00970	BASIN 3	DRN-INLET-00389	DRN-OUTLET-00064	RCP	30	174.4		No Action	175	2	4217	RCP. A few minor IRJ. Fine roots. No major defects.
Pipe	DRNPIPE-00979	BASIN 3	DRN-INLET-00398	DRN-INLET-00399	HDPE	18	177.1		No Action	178	2	3215	POLY. Fine roots. Sections of minorly deformed pipe. Still appears structurally sound.
Pipe	DRNPIPE-00980	BASIN 3	DRN-INLET-00398	DRN-INLET-00400	HDPE	18	181.5		No Action	182	2	3213	HDPE. Minor pipe shape deformation. Minor roots.
Pipe	DRNPIPE-00984	BASIN 3	DRN-INLET-00403	DRN-INLET-00402	RCP	30	23.9		No Action	24	2	4111	RCP. One IRJ at 23'.
Pipe	DRNPIPE-00989	BASIN 3	DRN-INLET-00404	DRN-INLET-00406	HDPE	18	210.7		No Action	211	2	5132	HDPE. Moderate pipe deformation at multiple locations. No I&I visible.
Pipe	DRNPIPE-00991	BASIN 3	DRN-INLET-00407	DRN-MH-00025	HDPE	18	107.1		No Action	108	2	3211	HDPE. Minor roots. No other defects.
Pipe	DRNPIPE-00994	BASIN 3	DRN-INLET-00408	DRN-INLET-00409	HDPE	18	180.9		No Action	181	2	4131	HDPE. IRJ at first joint. Minor roots and sag.

Pipe	DRNPIPE-00995	BASIN 3	DRN-INLET-00409	DRN-INLET-04010	HDPE	18	190.3		No Action	191	2	3200	HDPE. Minor pipe deformation at multiple locations. No I&I visible.
Pipe	DRNPIPE-00996	BASIN 3	DRN-INLET-00412	DRN-INLET-00411	RCP	30	25.3		No Action	26	2	2100	RCP. Infiltration staining at joints. No other defects.
Pipe	DRNPIPE-00997	BASIN 3	DRN-INLET-00412	DRN-MH-00024	RCP	30	142.8		No Action	143	2	4115	RCP. Minor roots. Leak at DRNPIPE-00987 connection.
Pipe	DRNPIPE-01002	BASIN 3	DRN-INLET-00417	DRN-INLET-00418	RCP	36	26.0		No Action	26	2	4200	RCP. IR at 11 ft and 19 ft. No other issues visible.
Pipe	DRNPIPE-01012	BASIN 3	DRN-INLET-00424	DRN-INLET-00425	HDPE	18	193.9		No Action	194	2	4332	HDPE. Two IRJs. Pipe minor deformation from 54'-115'.
Pipe	DRNPIPE-01013	BASIN 3	DRN-INLET-00426	DRN-INLET-00425	HDPE	18	185.2		No Action	186	2	4334	HDPE. IRJ at 57'. Pipe is deformed in multiple locations. IRJ at 80'. Minor sags. Heavy roots at US node.
Pipe	DRNPIPE-01014	BASIN 3	DRN-INLET-00427	DRN-INLET-00426	HDPE	18	162.0		No Action	162	2	3314	HDPE. Minor roots. Some minor deformation of pipe. No major defects.
Pipe	DRNPIPE-01016	BASIN 3	DRN-MH-000428	DRN-INLET-00429	RCP	30	17.7		No Action	18	2	4100	RCP. One IRJ at 11'. No other defects.
Pipe	DRNPIPE-01019	BASIN 3	DRN-INLET-00431	DRN-INLET-00430	RCP	30	28.1		No Action	29	2	4122	RCP. Infiltration staining at joints and minor crack in pipe at DS structure.
Pipe	DRNPIPE-01020	BASIN 3	DRN-INLET-00431	DRN-OUTLET-00071	RCP	30	168.6		No Action	169	2	4100	RCP. Minor piece of pipe missing at 160'. No other defects.
Pipe	DRNPIPE-01021A	BASIN 3	DRN-INLET-00433A	DRN-INLET-00433	RCP	30	152.9		No Action	153	2	4122	RCP. Minor roots and some IS. IR at connection in DRN-INLET-00433
Pipe	DRNPIPE-01022	BASIN 3	DRN-INLET-00432	DRN-INLET-00425	RCP	30	150.1		No Action	151	2	4321	RCP. IR in INLET-00432. Minor roots and cracks. No major defects in pipe.
Pipe	DRNPIPE-01050	BASIN 3	DRN-INLET-00460	DRN-INLET-00455	RCP	36	135.7		No Action	136	2	4100	RCP. One IR at 54 ft. No other visible defects. Sound condition.
Pipe	DRNPIPE-01056	BASIN 3	DRN-INLET-00463	DRN-INLET-00462	RCP	18	27.9		No Action	28	2	4111	RCP. One joint with IR. Some fine roots.

Pipe	DRNPIPE-01058	BASIN 3	DRN-INLET-00465	DRN-INLET-00464	RCP	18	33.5		No Action	34	2	4100	RCP. Broken gasket intruding at 25 ft. No signs of I&I at joint. No other issues.
Pipe	DRNPIPE-01065	BASIN 3	DRN-INLET-00470	DRN-INLET-00471	RCP	18	103.6		No Action	104	2	4200	RCP. IR at 2 ft and 74 ft. No other visible issues.
Pipe	DRNPIPE-01068	BASIN 3	DRN-INLET-00474	DRN-INLET-00475	RCP	24	29.5		No Action	30	2	4100	RCP. IR at 21 ft in joint. No other defects visible.
Pipe	DRNPIPE-01070	BASIN 3	DRN-INLET-00474	DRN-INLET-00476	RCP	24	36.8		No Action	37	2	4100	RCP. IR at 15 ft in joint. No other defects visible.
Pipe	DRNPIPE-01071	BASIN 3	DRN-INLET-00476	DRN-INLET-00477	RCP	24	23.1		No Action	24	2	4100	RCP. IR at 15 ft in joint. No other defects visible.
Pipe	DRNPIPE-01072	BASIN 3	DRN-INLET-00725	DRN-INLET-00477	RCP	24	139.0		No Action	139	2	4132	RCP. Long crack from 60 to 70 ft. IR at 108 ft. Roots at most joints.
Pipe	DRNPIPE-01073	BASIN 3	DRN-INLET-00479	DRN-INLET-00478	RCP	24	28.2		No Action	29	2	4321	RCP. Infiltration at joints. No other issues.
Pipe	DRNPIPE-01075	BASIN 3	DRN-INLET-00461	DRN-INLET-00460	RCP	42	42.1		No Action	43	2	5141	RCP. One joint with IR and one joint with IG
Pipe	DRNPIPE-01078	BASIN 3	DRN-INLET-00442	DRN-INLET-00480	RCP	48	292.5		No Action	293	2	4300	RCP. Three IR at joints. No other defects.
Pipe	DRNPIPE-01080	BASIN 3	DRN-MH-00027	DRN-OUTLET-00082	RCP	36	56.8		No Action	57	2	4121	RCP. One joint with minor IR. Minor roots and cracks.
Pipe	DRNPIPE-01089	BASIN 3	DRN-INLET-00486	DRN-INLET-00487	RCP	24	90.8		No Action	91	2	4112	RCP. Exposed gasket at 10 ft on top of pipe. May be source of I&I.. No other issues visible.
Pipe	DRNPIPE-01103	BASIN 3	DRN-INLET-00501	DRN-INLET-00500	RCP	18	41.0		No Action	41	2	4121	RCP. IR at 5 ft. RFJs. No other issues.
Pipe	DRNPIPE-01104	BASIN 3	DRN-INLET-00500	DRN-OUTLET-00085	RCP	18	43.7		No Action	44	2	5114	RCP. Reinforcement visible and corroding at 7 ft. RFJs. Aggregate visible. DS node is outlet in pond.
Pipe	DRNPIPE-01108	BASIN 3	DRN-INLET-00505	DRN-INLET-00506	RCP	24	95.6		No Action	96	2	5142	RCP. Reinforcement visible. Aggregate visible at joints. Crack at joint at 8.5

													ft. Minor surface spalling.
Pipe	DRNPIPE-02065	BASIN 3	DRN-INLET-00645	DRN-OUTLET-00124	RCP	30	186.8		No Action	187	2	4134	RCP. Multiple minor cracks/fractures. One joint with IR. No major defects.
Pipe	DRNPIPE-02077	BASIN 3	DRN-INLET-00657	DRN-INLET-00658	RCP	30	29.9		No Action	30	2	4100	RCP. Short pipe. One IRJ. No other defects.
Pipe	DRNPIPE-02079	BASIN 3	DRN-INLET-00657	DRN-OUTLET-00130	RCP	30	53.8		No Action	54	2	4231	RCP. Minor cracks and fractures. One IRJ.
Pipe	DRNPIPE-02084	BASIN 3	DRN-INLET-00663	DRN-OUTLET-00133	RCP	18	110.9		No Action	111	2	4111	RCP. Infiltration runner at top of joint at 8 ft due to exposed gasket. No other defects.
Pipe	DRNPIPE-02089	BASIN 3	DRN-INLET-00668	DRN-MH-00036	HDPE	18	146.2		No Action	147	2	4111	HDPE. Debris in pipe. Pipe in fair condition. One joint with IR. No other defects.
Pipe	DRNPIPE-02092	BASIN 3	DRN-INLET-00670	DRN-INLET-00669	HDPE	15	157.2		No Action	158	2	4132	HDPE. One small fracture and one minor IRJ. Pipe in otherwise sound condition.
Pipe	DRNPIPE-02096	BASIN 3	DRN-INLET-00674	DRN-INLET-00676	RCP	24	197.7		No Action	198	2	1D00	RCP. Fines roots at most joints. No other defects.
Pipe	DRNPIPE-02101	BASIN 3	DRN-INLET-00680	DRN-INLET-00681	HDPE	18	153.7		No Action	154	2	4122	POLY. Medium roots and a few joints. One IRJ.
Pipe	DRNPIPE-02102	BASIN 3	DRN-INLET-00682	DRN-INLET-00681	RCP	30	151.8		No Action	152	2	4431	RCP. Multiple joints with IR. Minor roots.
Pipe	DRNPIPE-02112	BASIN 3	DRN-INLET-00667	DRN-INLET-00688	RCP	30	147.8		No Action	148	2	4111	RCP. Crack in joint at 29 ft. Not broken. Fines roots. No other defects.
Pipe	DRNPIPE-02125	BASIN 3	DRN-INLET-00702	DRN-INLET-00701	RCP	18	26.0		No Action	26	2	4200	RCP. One IR. No other defects
Pipe	DRNPIPE-02152	BASIN 3	DRN-INLET-00724	DRN-INLET-00723	RCP	24	56.3		No Action	57	2	4431	RCP. Short pipe. Minor cracks/fractures. Minor roots. No major defects.
Pipe	DRNPIPE-02153	BASIN 3	DRN-INLET-00722	DRN-MH-00724	RCP	24	162.4		No Action	163	2	4222	RCP. Minor roots. Minor cracks and fractures.
Pipe	DRNPIPE-02163	BASIN 3	DRN-INLET-00724	DRN-INLET-00734	HDPE	24	102.5		No Action	103	2	4232	RCP. One minor hole with roots. Another

													hole or abandoned connection. Minor cracks/fractures.
Pipe	DRNPIPE-02165	BASIN 3	DRN-INLET-00737	DRN-INLET-00738	HDPE	12	79.0		No Action	79	2	5123	HDPE. Minor sags. Minor pipe deformation.
Pipe	DRNPIPE-02166	BASIN 3	DRN-INLET-00737	DRN-INLET-00729	HDPE	12	71.4		No Action	72	2	5132	HDPE. Minor pipe deformation.
Pipe	DRNPIPE-02168	BASIN 3	DRN-INLET-00737	DRN-MH-00739	HDPE	18	96.3		No Action	97	2	4132	HDPE. Minor pipe deformation.
Pipe	DRNPIPE-02169	BASIN 3	DRN-MH-000739	DRN-INLET-00740	HDPE	12	93.7		No Action	94	2	3125	HDPE. Root ball at upstream connection. Tap break in at 6'. Minor roots and sag.
Pipe	DRNPIPE-02177	BASIN 3	DRN-INLET-00743	DRN-OUTLET-00139	RCP	24	64.4		No Action	65	2	4111	RCP. Short pipe ending in outlet. One joint with IR and minor roots.
Pipe	DRNPIPE-02179	BASIN 3	DRN-INLET-00745	DRN-INLET-00747	RCP	24	69.5		No Action	70	2	4131	RCP. One medium offset joint with minor IR. Minor roots. No other defects.
Pipe	DRNPIPE-02182	BASIN 3	DRN-INLET-00751	DRN-INLET-00750	RCP	24	60.3		No Action	61	2	4100	RCP. One joint with IR. No other visible defects.
Pipe	DRNPIPE-02182A	BASIN 3	DRN-INLET-00751	DRN-INLET-00751A	RCP	24	336.6		No Action	337	2	4319	RCP. A few pieces of concrete missing. No major I&I issues. Minor roots.
Pipe	DRNPIPE-02183	BASIN 3	DRN-INLET-00753	DRN-INLET-00752	RCP	24	58.0		No Action	58	2	4100	RCP. One joint with IR. No other visible defects.
Pipe	DRNPIPE-02175A	BASIN 3	DRN-INLET-00742	DRN-INLET-00439D	RCP	24	210.8		No Action	211	2	4423	RCP. A few joints with IR or ID. Minor roots.
Pipe	DRNPIPE-02175B	BASIN 3	DRN-INLET-00439D	DRN-INLET-00744	RCP	24	210.8		No Action	211	2	4224	RCP. Two joints with minor IR. Minor cracks and roots. No major defects.
Pipe	Unknown Location	BASIN 3	DRN-MH-00439A	DRN-OUTLET-00439	RCP	36	24.4		No Action	25	2	4100	RCP. One IRJ. No other defects
Pipe	Unknown Location	BASIN 3	DRN-MH-00439A	DRN-INLET-00439B	RCP	36	216.5		No Action	217	2	4111	RCP. One joint with medium roots. No other visible defects.
Pipe	DRNPIPE-01052A	BASIN 3	DRN-INLET-00456A	DRN-INLET-00456	RCP	18	110.1		No Action	111	2	4133	RCP. Medium roots at several joints and one IRJ.
Pipe	DRNPIPE-00971	BASIN 3	DRN-INLET-00391	DRN-INLET-00392	RCP	30	28.5		No Action	29	1	0	RCP. No visible defects.

Pipe	DRNPIPE-00972	BASIN 3	DRN-INLET-00391	DRN-OUTLET-00065	RCP	30	161.8		No Action	162	1	1200	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-00973	BASIN 3	DRN-INLET-00393	DRN-INLET-00392	RCP	30	148.4		No Action	149	1	0	RCP. No visible defects.
Pipe	DRNPIPE-00974	BASIN 3	DRN-INLET-00394	DRN-INLET-00393	HDPE	18	182.0		No Action	182	1	1500	HDPE. Minor roots. No other defects.
Pipe	DRNPIPE-00975	BASIN 3	DRN-INLET-00395	DRN-INLET-00393	HDPE	18	182.1		No Action	183	1	3213	HDPE. Minor pipe deformation. Minor roots. No other defects.
Pipe	DRNPIPE-00976	BASIN 3	DRN-INLET-00396	DRN-INLET-00393	RCP	30	148.6		No Action	149	1	1100	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-00977	BASIN 3	DRN-INLET-00396	DRN-INLET-00397	RCP	30	25.6		No Action	26	1	0	RCP. No visible defects.
Pipe	DRNPIPE-00978	BASIN 3	DRN-INLET-00397	DRN-INLET-00398	RCP	30	149.8		No Action	150	1	1300	RCP. Fine roots. No visible defects.
Pipe	DRNPIPE-00984A	BASIN 3	DRN-INLET-00402A	DRN-INLET-00402	RCP	15	41.4		No Action	42	1	1500	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-00984B	BASIN 3	DRN-INLET-00402A	DRN-INLET-00402B	RCP	15	20.5		No Action	21	1	0	RCP. No visible defects.
Pipe	DRNPIPE-00985	BASIN 3	DRN-INLET-00404	DRN-INLET-00403	RCP	30	151.6		No Action	152	1	1900	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-00986	BASIN 3	DRN-MH-00024	DRN-INLET-00404	RCP	30	16.7		No Action	17	1	0	RCP. No visible defects.
Pipe	DRNPIPE-00988	BASIN 3	DRN-INLET-00401	DRN-INLET-00405	HDPE	18	103.2		No Action	104	1	1400	HDPE. Minor roots. No other defects.
Pipe	DRNPIPE-00998	BASIN 3	DRN-INLET-00413	DRN-INLET-00414	RCP	18	30.5		No Action	31	1	1100	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-00999	BASIN 3	DRN-INLET-00414	DRN-OUTLET-00067	RCP	18	62.0		No Action	62	1	2115	RCP. Minor roots. One joint with root tap.
Pipe	DRNPIPE-01000	BASIN 3	DRN-INLET-00416	DRN-INLET-00415	RCP	24	28.6		No Action	29	1	1100	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01001	BASIN 3	DRN-INLET-00415	DRN-OUTLET-00068	RCP	18	62.4		No Action	63	1	1100	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01003	BASIN 3	DRN-INLET-00418	DRN-OUTLET-00070	RCP	36	95.4		No Action	96	1	0	RCP. Pipe in sound condition. No visible issues.
Pipe	DRNPIPE-01005	BASIN 3	DRN-INLET-00419	DRN-INLET-00420	RCP	30	27.3		No Action	28	1	4100	RCP. One small piece of pipe missing at joint. No other defects.
Pipe	DRNPIPE-01006	BASIN 3	DRN-INLET-00419	DRN-INLET-00398	RCP	30	154.8		No Action	155	1	4100	RCP. IR in US structure. Pipe no visible defects.
Pipe	DRNPIPE-01007	BASIN 3	DRN-INLET-00420	DRN-INLET-00422	RCP	30	152.9		No Action	153	1	2113	RCP. Minor roots. No other defects.

Pipe	DRNPIPE-01015	BASIN 3	DRN-INLET-00425	DRN-INLET-00428	RCP	30	147.1		No Action	148	1	1700	RCP. Minor roots at some joints. No major issues.
Pipe	DRNPIPE-01017A	BASIN 3	DRN-INLET-00429	DRN-MH-00025A	RCP	30	147.6		No Action	148	1	4121	RCP. Light DAE at one joint. IR at pipe connection in upstream manhole.
Pipe	DRNPIPE-01018	BASIN 3	DRN-INLET-00430	DRN-INLET-00422	RCP	30	144.8		No Action	145	1	0	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01021	BASIN 3	DRN-INLET-00433	DRN-INLET-00432	RCP	30	18.2		No Action	19	1	2200	RCP. IS at joints. No other issues visible.
Pipe	DRNPIPE-01027	BASIN 3	DRN-INLET-00437	DRN-INLET-00434	RCP	24	110.8		No Action	111	1	2100	RCP. Minor cracks. No other defects.
Pipe	DRNPIPE-01029	BASIN 3	DRN-INLET-00438	OUTLET-00072	RCP	30	113.4		No Action	114	1	1500	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01031	BASIN 3	DRN-INLET-00702	DRN-INLET-00439	RCP	18	150.5		No Action	151	1	4111	RCP. Some roots. No visible I&I.
Pipe	DRNPIPE-01032	BASIN 3	DRN-INLET-00700	DRN-INLET-00439	HDPE	18	151.4		No Action	152	1	3200	HDPE. Two joints with roots. One with ID.
Pipe	DRNPIPE-01033	BASIN 3	DRN-INLET-00440	DRN-INLET-00439	RCP	18	154.3		No Action	155	1	0	RCP. No visible defects. Pipe in sound condition.
Pipe	DRNPIPE-01034	BASIN 3	DRN-INLET-00440	DRN-INLET-00441	RCP	18	30.2		No Action	31	1	0	RCP. Short pipe. No visible defects.
Pipe	DRNPIPE-01035	BASIN 3	DRN-INLET-00441	DRN-OUTLET-00074	RCP	18	151.9		No Action	152	1	3100	RCP. Roots and ID at lift hole. No other visible defects.
Pipe	DRNPIPE-01036	BASIN 3	DRN-INLET-00443	DRN-INLET-00442	RCP	48	21.7		No Action	22	1	0	RCP. No visible defects. Pipe in sound condition. Short pipe.
Pipe	DRNPIPE-01037	BASIN 3	DRN-INLET-00443	DRN-OUTLET-00075	RCP	48	18.3		No Action	19	1	0	RCP. No visible defects. Pipe in sound condition. Short pipe.
Pipe	DRNPIPE-01038	BASIN 3	DRN-INLET-00444	DRN-INLET-00445	RCP	42	27.0		No Action	27	1	0	RCP. Short pipe. No visible defects.
Pipe	DRNPIPE-01041	BASIN 3	DRN-INLET-00446	DRN-INLET-00447	HDPE	18	190.7		No Action	191	1	3100	HDPE. One joint with medium roots. No other visible issues.
Pipe	DRNPIPE-01042	BASIN 3	DRN-INLET-00447	DRN-INLET-00448	HDPE	18	181.9		No Action	182	1	3100	HDPE. Medium roots at one joint. No other visible issues with pipe.
Pipe	DRNPIPE-01046	BASIN 3	DRN-INLET-00751	DRN-INLET-00451	RCP	24	71.5		No Action	72	1	1100	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01047	BASIN 3	DRN-INLET-00452	DRN-INLET-00446	HDPE	18	183.2		No Action	184	1	4113	HDPE. Couple joints with roots. Hole is

													coded but not a hole. No issues with pipe.
Pipe	DRNPIPE-01048	BASIN 3	DRN-INLET-00453	DRN-INLET-00452	PP	18	173.1		No Action	174	1	3211	HDPE. Minor roots. No other defects.
Pipe	DRNPIPE-01064	BASIN 3	DRN-INLET-00470	DRN-INLET-00469	RCP	18	26.9		No Action	27	1	0	RCP. No visible issues.
Pipe	DRNPIPE-01069	BASIN 3	DRN-INLET-00475	DRN-OUTLET-00080	RCP	24	38.6		No Action	39	1	0	RCP. Survey abandoned at 39 ft due to too much water. Ends at outlet. Pipe looks to be in good condition.
Pipe	DRNPIPE-01081	BASIN 3	DRN-INLET-00481	DRN-INLET-00482	RCP	24	23.3		No Action	24	1	1200	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01082	BASIN 3	DRN-INLET-00483	DRN-INLET-00482	RCP	24	15.3		No Action	16	1	1100	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01083	BASIN 3	DRN-INLET-00483	DRN-INLET-00484	RCP	24	24.8		No Action	25	1	5100	RCP. IG in US INL-00483. No issues with pipe. Normal aggregate visible at joints.
Pipe	DRNPIPE-01084	BASIN 3	DRN-INLET-00484	OUTLET-00083	RCP	24	120.9		No Action	121	1	1300	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01090	BASIN 3	DRN-INLET-00487	DRN-INLET-00481	RCP	24	19.5		No Action	20	1	1200	RCP. Minor roots. No other defects.
Pipe	DRNPIPE-01092	BASIN 3	DRN-INLET-00488	DRN-INLET-00489	RCP	24	44.0		No Action	44	1	0	RCP. No issues visible. Aggregate visible along joint line.
Pipe	DRNPIPE-01093	BASIN 3	DRN-INLET-00488	DRN-INLET-00490	RCP	24	35.1		No Action	36	1	2100	RCP. Deposits in invert near DS node. No structural issues visible.
Pipe	DRNPIPE-01094	BASIN 3	DRN-INLET-00490	DRN-INLET-00491	RCP	24	54.5		No Action	55	1	3221	RCP. No structural issues. Roots near US intake.
Pipe	DRNPIPE-01096	BASIN 3	DRN-INLET-00492	DRN-INLET-00493	RCP	24	17.4		No Action	18	1	0	RCP. No issues. Pipe in good condition.
Pipe	DRNPIPE-01098	BASIN 3	DRN-INLET-00496	DRN-OUTLET-00084	RCP	30	15.3		No Action	16	1	0	RCP. No visible issues. Outlet into pond. High flow from back flow from pond.
Pipe	DRNPIPE-01102	BASIN 3	DRN-INLET-00497	DRN-INLET-00494	RCP	24	168.7		No Action	169	1	3211	RCP. Minor deposits at joint at 9.4 ft. Aggregate visible at joints. No structural issues.
Pipe	DRNPIPE-01105	BASIN 3	DRN-INLET-00502	DRN-INLET-00501	RCP	18	13.1		No Action	14	1	1100	RCP. RFJ. No issues.

Pipe	DRNPIPE-01106	BASIN 3	DRN-INLET-00503	DRN-INLET-00504	RCP	24	92.9		No Action	93	1	1300	RCP. A few RFJ. No structural issues. Reinforcement visible in some sections. Aggregate visible/projecting along joint line.
Pipe	DRNPIPE-01107	BASIN 3	DRN-INLET-00504	DRN-OUTLET-00086	RCP	30	119.9		No Action	120	1	1100	RCP. No issues visible. Pipe in good condition.
Pipe	DRNPIPE-01109	BASIN 3	DRN-INLET-00506	DRN-INLET-00495	RCP	30	109.1		No Action	110	1	3100	RCP. No issues visible. Aggregate visible along joint line.
Pipe	DRNPIPE-02061	BASIN 3	DRN-INLET-00644	DRN-OUTLET-00123	RCP	24	112.7		No Action	113	1	0	RCP. High flows due to pipe ending in outlet. No visible defects.
Pipe	DRNPIPE-02062	BASIN 3	DRN-INLET-00644	DRN-INLET-00643	RCP	18	30.4		No Action	31	1	3121	RCP. Minor cracks. No other defects.
Pipe	DRNPIPE-02063	BASIN 3	DRN-INLET-00646	DRN-INLET-00645	RCP	30	40.0		No Action	40	1	1100	RCP. No defects.
Pipe	DRNPIPE-02064	BASIN 3	DRN-INLET-00646	DRN-MH-00035	RCP	30	191.7		No Action	192	1	2512	RCP. Fine roots and minor cracking. No major defects.
Pipe	DRNPIPE-02066	BASIN 3	DRN-MH-00035	DRN-INLET-00647	RCP	30	24.2		No Action	25	1	1100	RCP. Fine roots. No other defects.
Pipe	DRNPIPE-02067	BASIN 3	DRN-INLET-00648	DRN-OUTLET-00125	RCP	30	191.9		No Action	192	1	3122	RCP. Minor cracking and roots. No major defects.
Pipe	DRNPIPE-02068	BASIN 3	DRN-INLET-00649	DRN-INLET-00648	RCP	30	24.2		No Action	25	1	0	RCP. Short pipe. No defects.
Pipe	DRNPIPE-02069	BASIN 3	DRN-INLET-00649	DRN-INLET-00650	RCP	30	170.8		No Action	171	1	2231	RCP. Fine roots and minor cracking. No major defects.
Pipe	DRNPIPE-02070	BASIN 3	DRN-INLET-00652	DRN-INLET-00651	RCP	18	23.6		No Action	24	1	0	RCP. Short pipe. No defects.
Pipe	DRNPIPE-02071	BASIN 3	DRN-INLET-00652	DRN-OUTLET-00126	RCP	24	157.8		No Action	158	1	0	RCP. No visible defects. Pipe ends at outlet to body of water. Pipe full near outlet.
Pipe	DRNPIPE-02073	BASIN 3	DRN-INLET-00654	DRN-INLET-00127	RCP	24	168.8		No Action	169	1	2100	RCP. Minor cracks. No other defects.
Pipe	DRNPIPE-02074	BASIN 3	DRN-INLET-00656	DRN-INLET-00655	RCP	18	27.5		No Action	28	1	0	RCP. No visible defects.
Pipe	DRNPIPE-02075	BASIN 3	DRN-MH-000655	OUTLET-00128	RCP	30	176.8		No Action	177	1	2114	RCP. Minor roots. Minor crack. No other defects.

Pipe	DRNPIPE-02076	BASIN 3	DRN-MH-000656	OUTLET-00129	RCP	30	177.4		No Action	178	1	2119	RCP. Minor roots and cracks. No other defects.
Pipe	DRNPIPE-02078	BASIN 3	DRN-INLET-00658	DRN-OUTLET-00131	RCP	30	55.5		No Action	56	1	2100	RCP. Minor cracks. No other defects.
Pipe	DRNPIPE-02080	BASIN 3	DRN-INLET-00660	DRN-INLET-00659	RCP	30	29.3		No Action	30	1	0	RCP. Short pipe. No visible defects.
Pipe	DRNPIPE-02081	BASIN 3	DRN-INLET-00659	DRN-OUTLET-00132	RCP	30	55.7		No Action	56	1	1200	RCP. Some fine roots. Pipe is structurally sound.
Pipe	DRNPIPE-02082	BASIN 3	DRN-INLET-00661	DRN-INLET-00660	RCP	30	22.2		No Action	23	1	0	RCP. Short pipe. No visible defects.
Pipe	DRNPIPE-02085	BASIN 3	DRN-INLET-00664	DRN-INLET-00665	RCP	30	32.7		No Action	33	1	1200	RCP. Some fine roots. Pipe is structurally sound.
Pipe	DRNPIPE-02086	BASIN 3	DRN-INLET-00666	DRN-INLET-00664	RCP	30	160.2		No Action	161	1	3113	RCP. No issues visible with short pipe run.
Pipe	DRNPIPE-02087	BASIN 3	DRN-MH-00036	DRN-INLET-00667	RCP	30	18.5		No Action	19	1	0	RCP. Short pipe. No visible defects.
Pipe	DRNPIPE-02088	BASIN 3	DRN-INLET-00665	DRN-MH-00036	RCP	30	144.8		No Action	145	1	3117	RCP. Fine roots at joints. Pipe structurally sound.
Pipe	DRNPIPE-02091	BASIN 3	DRN-INLET-00671	DRN-INLET-00670	RCP	24	150.1		No Action	151	1	1900	RCP. Fine roots at multiple joints. No other defects.
Pipe	DRNPIPE-02093	BASIN 3	DRN-INLET-00672	DRN-INLET-00671	RCP	18	37.5		No Action	38	1	3113	RCP. No visible defects. Some debris along invert of pipe near DS node.
Pipe	DRNPIPE-02095	BASIN 3	DRN-INLET-00673	DRN-INLET-00675	RCP	18	159.8		No Action	160	1	0	RCP. Aggregate visible on wall surface. High water flows. No visible defects.
Pipe	DRNPIPE-02098	BASIN 3	DRN-INLET-00678	DRN-INLET-00677	HDPE	18	152.4		No Action	153	1	0	HDPE. No visible defects.
Pipe	DRNPIPE-02103	BASIN 3	DRN-INLET-00683	DRN-INLET-00682	RCP	30	29.8		No Action	30	1	0	RCP. No defects.
Pipe	DRNPIPE-02107	BASIN 3	DRN-INLET-00685	DRN-OUTLET-00134	RCP	30	158.6		No Action	159	1	3121	RCP. Fine roots. Minor fracture and some surface spalling.
Pipe	DRNPIPE-02108	BASIN 3	DRN-INLET-00686	DRN-INLET-00676	RCP	30	150.9		No Action	151	1	1600	RCP. Fine roots at most joints. No other defects.
Pipe	DRNPIPE-02109	BASIN 3	DRN-INLET-00687	DRN-INLET-00686	RCP	24	24.0		No Action	24	1	0	RCP. No visible defects.

Pipe	DRNPIPE-02110	BASIN 3	DRN-INLET-00687	DRN-OUTLET-00135	RCP	36	171.3		No Action	172	1	1800	RCP. Some fine roots. No other defects.
Pipe	DRNPIPE-02111	BASIN 3	DRN-INLET-00688	DRN-INLET-00689	RCP	30	28.8		No Action	29	1	0	RCP. Short pipe. No visible defects.
Pipe	DRNPIPE-02114	BASIN 3	DRN-INLET-00692	DRN-INLET-00670	RCP	24	146.0		No Action	146	1	1900	RCP. Roots at some joints. One minor crack. No other defects.
Pipe	DRNPIPE-02115A	BASIN 3	DRN-INLET-00691	DRN-INLET-00691A	RCP	24	154.2		No Action	155	1	1500	RCP. Fine roots at a few joints. No other defects.
Pipe	DRNPIPE-02115B	BASIN 3	DRN-INLET-00691A	DRN-OUTLET-0013A	RCP	24	26.2		No Action	27	1	0	RCP. New pipe not on maps. No visible defects.
Pipe	DRNPIPE-02116	BASIN 3	DRN-INLET-00693	DRN-INLET-00690	RCP	24	145.2		No Action	146	1	3212	RCP. One joint with ISSR. One minor crack. Fine roots.
Pipe	DRNPIPE-02117	BASIN 3	DRN-INLET-00693	DRN-OUTLET-00136	RCP	24	240.3		No Action	241	1	3113	RCP. Some fine roots. One joint with gasket visible. No other defects.
Pipe	DRNPIPE-02123	BASIN 3	DRN-INLET-00700	DRN-INLET-00699	HDPE	18	148.5		No Action	149	1	1500	HDPE. Fines roots at several joints. Minor surface damage at some spots.
Pipe	DRNPIPE-02127	BASIN 3	DRN-INLET-00703	DRN-INLET-00704	RCP	24	33.3		No Action	34	1	0	RCP. Short pipe. No visible defects.
Pipe	DRNPIPE-02154	BASIN 3	DRN-INLET-00722	DRN-INLET-00725	RCP	24	178.1		No Action	179	1	0	RCP. Fine roots at joints. Pipe structurally sound.
Pipe	DRNPIPE-02156	BASIN 3	DRN-MH-000728	DRN-INLET-00727	HDPE	12	33.9		No Action	34	1	3121	HDPE. Tap break in with roots at 34'.
Pipe	DRNPIPE-02157	BASIN 3	DRN-MH-000729	DRN-INLET-00728	HDPE	12	36.6		No Action	37	1	1200	HDPE. Tap break in at 37'. Minor roots.
Pipe	DRNPIPE-02158	BASIN 3	DRN-INLET-00729	DRN-INLET-00730	HDPE	12	39.1		No Action	40	1	4121	HDPE. Minor roots and minor pipe deformation.
Pipe	DRNPIPE-02159	BASIN 3	DRN-INLET-00731	DRN-INLET-00732	HDPE	12	95.8		No Action	96	1	3121	HDPE. Two intruding laterals with roots. Intruding 3" into pipe.
Pipe	DRNPIPE-02160	BASIN 3	DRN-INLET-00733	DRN-INLET-00732	HDPE	12	101.5		No Action	102	1	4132	HDPE. A few joints that are slightly separated. No signs of I&I. HDPE is flexible and minorly deformed in some spots. Small

													diameter pipe no major issues.
Pipe	DRNPIPE-02161	BASIN 3	DRN-INLET-00732	DRN-INLET-00734	RCP	18	114.7		No Action	115	1	1100	RCP. Grout/cement attached to top of pipe from 20 to 26 ft. Small crack near DS node.
Pipe	DRNPIPE-02426	BASIN 3	DRN-INLET-00739	DRN-INLET-02259	HDPE	18	200.8		No Action	201	1	0	HDPE. No visible defects.
Pipe	DRNPIPE-02427	BASIN 3	DRN-INLET-02259	DRN-OUTLET-00440	RCP	24	200.1		No Action	201	1	1D00	RCP. Minor roots. No other defects.
Pipe	Unknown Location	BASIN 3	DRN-INLET-00439B	DRN-INLET-00439C	RCP	30	195.6		No Action	196	1	1100	RCP. No visible defects.
Pipe	Unknown Location	BASIN 3	DRN-INLET-00439C	DRN-INLET-00439D	RCP	36	203.5		No Action	204	1	1700	RCP. Minor roots at some joints. No other issues.
Pipe	DRNPIPE-00992	BASIN 3	DRN-INLET-00411	DRN-INLET-00411A	RCP	30	50.4		No Action	51	1	0	RCP. Heavy flow in pipe. No visible defects.
Pipe	DRNPIPE-00993B	BASIN 3	DRN-MH-00025A	DRN-MH-00025	RCP	30	0.0		No Action	0	1	0	RCP. Very short pipe. No visible defects.
Pipe	DRNPIPE-01051	BASIN 3	DRN-INLET-00455	DRN-INLET-00454	RCP	18	186.7		No Action	187	1	0	RCP. No visible defects. Pipe in sound condition.
Pipe	DRNPIPE-01052	BASIN 3	DRN-INLET-00455	DRN-INLET-00456	RCP	18	181.9		No Action	182	1	0	RCP. No visible defects. Pipe in sound condition.
Pipe	DRNPIPE-00993	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-01017	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-00981	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-00982	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-00990	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-01008	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-01011	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-01023	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-01026	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-01049	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected

Pipe	DRNPIPE-01059	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-01060	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-01091	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02090	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02099	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02113	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02124	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02155	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02164	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02167	BASIN 3	-	-	HDPE	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02174	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02175	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected
Pipe	DRNPIPE-02425	BASIN 3	-	-	RCP	-	-		DNE or Not Inspected	N/a	0		DNE or Not Inspected

9.0 APPENDIX C – STORM STRUCTURE ASSET TABLE PHASE 1

Asset Type	Asset ID	Asset Description	Basin	Material	Group	Recommended Rehab	Rehab Quantity	Rehab Comments
Inlet	DRN-INLET-00426	TYPE C INLET	BASIN 3	Precast Concrete	Priority	Heavy Debris Removal	1 EA	HEAVY ROOTS IN STRUCTURE
Inlet	DRN-INLET-00491	TYPE C INLET	BASIN 3	Precast Concrete	Priority	Heavy Debris Removal	1 EA	HEAVY DEBRIS IN STRUCTURE
Inlet	DRN-INLET-00499	YARD DRAIN	BASIN 3	Precast Concrete	Priority	Heavy Debris Removal	1 EA	HEAVY DEBRIS IN STRUCTURE
Inlet	DRN-INLET-00419	TYPE E INLET	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Inlet	DRN-INLET-00432	TYPE E INLET	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Inlet	DRN-INLET-00433	TYPE E INLET	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Inlet	DRN-INLET-00457	TYPE C INLET	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Inlet	DRN-INLET-00483	TYPE E INLET	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Inlet	DRN-INLET-00682	TYPE E INLET	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Inlet	DRN-INLET-00740	UNKNOWN	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Inlet	DRN-INLET-00744	TYPE C INLET	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	EXPOSED REBAR ON UNDERSIDE OF TOP SLAB
Manhole	DRN-MH-00024	JUNCTION BOX	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Manhole	DRN-MH-00025A	JUNCTION BOX	BASIN 3	Precast Concrete	Priority	MANHOLE/INLET REHABILITATION WITH GEOPOLYMER LINING - 1 " THICKNESS	10 VF	ACTIVE INFILTRATION
Inlet	DRN-INLET-00386	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00387	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00388	FLARED END SECTION	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00389	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00390	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00391	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00392	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00393	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00394	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00395	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00396	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00397	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00398	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00399	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00400	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00401	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00402	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00403	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00404	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00405	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00406	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00407	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00408	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00409	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00410	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00411	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00412	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00413	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00414	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00415	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00416	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00417	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00418	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00420	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00421	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00422	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00423	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00424	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00425	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00427	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00428	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00429	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00430	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00431	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00434	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00435	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00436	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00437	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00438	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00439	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00440	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00441	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00442	INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00443	INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00444	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00445	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00446	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00447	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00448	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00449	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00450	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00451	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00452	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00453	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00454	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00455	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00456	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00458	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00459	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00460	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00461	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00462	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00463	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00464	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00465	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00466	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00467	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00468	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00469	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00470	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00471	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00472	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00473	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00474	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00475	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00476	INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00477	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00478	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00479	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00480	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00481	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00482	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00484	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00485	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00486	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00487	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00488	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00489	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00490	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00492	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00493	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00494	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00495	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00496	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00497	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00498	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00500	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00501	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00502	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00503	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00504	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00505	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00506	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00643	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00644	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00645	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00646	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00647	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00648	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00649	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00650	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00651	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00652	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00653	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00654	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00655	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00656	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00657	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00658	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00659	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00660	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00661	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00662	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00663	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00664	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00665	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00666	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00667	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00668	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00669	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00670	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00671	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00672	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00673	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00674	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00675	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00676	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00677	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00678	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00679	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00680	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00681	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00683	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00684	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00685	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00686	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00687	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00688	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00689	TYPE E INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00690	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00691	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00692	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00693	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00694	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00695	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00696	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00697	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00698	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00699	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00700	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00701	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00702	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00703	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00704	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00722	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00723	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00724	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00725	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00726	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00727	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00728	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00729	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00730	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00731	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00732	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00733	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00734	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00735	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00736	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00737	TYPE H INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00738	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00739	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00741	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00742	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00743	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00745	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00746	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00747	MITERED END SECTION	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00748	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Inlet	DRN-INLET-00749	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00750	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00751	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00752	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-00753	TYPE C INLET	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-02201	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-02202	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-02203	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-02258	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Inlet	DRN-INLET-02259	UNKNOWN	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Manhole	DRN-MH-00023	JUNCTION BOX	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Manhole	DRN-MH-00025	JUNCTION BOX	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Manhole	DRN-MH-00026	JUNCTION BOX	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Manhole	DRN-MH-00027	JUNCTION BOX	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Manhole	DRN-MH-00028	JUNCTION BOX	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Manhole	DRN-MH-00035	JUNCTION BOX	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A
Manhole	DRN-MH-00036	JUNCTION BOX	BASIN 3	Precast Concrete		NO ACTION	N/A	N/A

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 12.A**

Resolution 2027-04 - Policies and Procedures for Board and Committee Members

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Review and discuss, substantially revised and updated rules of engagement for Board, Committee and Subcommittee Members and approve Resolution 2027-04.

Why the action is necessary:

To update the policies and procedures.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Georgia Johnson

---

5. **Background**:

This item has been carried over from the October 1, 2026 Board of Supervisors agenda, with edits made thereafter.

Attachments:

1. Board Policies Procedures Manual 2.9.26 DRAFT CLEAN.pdf
2. Board Policies Procedures Manual 2.9.26 DRAFT REV. 10.8.26.REDLINED.pdf
3. Resolution 2027-04 ADOPTING POLICIES AND PROCEDURES FOR BOARD AND COMMITTEES.pdf

Financial Impact:

N/A

6. **Alternative Action**:

Do not approve.

7. **Staff Recommendations**:

Review, discuss and provide direction to staff on the manual.
Approve Resolution 2027-04.

DRAFT

GATEWAY
SERVICES CDD

BOARD OF SUPERVISORS, COMMITTEES AND SUBCOMMITTEES

POLICIES AND PROCEDURES MANUAL

Contents

Introduction 2

Mission, Powers and Duties 2

How the Board of Supervisors will Operate: 3

Code of Conduct: 3

Assignment/Designation of Board of Supervisors Representative for projects, issues 5

Sunshine Law 6

E-Mail Policy 7

Public Records 7

How the Committees will Operate: 8

Code of Conduct 8

Assignment/Designation of Committee Representative for projects, issues 8

Sunshine Law 8

E-mail Policy 8

Public Records 9

APPENDIX A 10

Protocol And Meeting Procedures For Committees Established By The Board Of Supervisors And Any Authorized Subcommittees as adopted by Resolution 2026-10: 10

APPENDIX B 13

Organizational Chart 13

APPENDIX C 14

General Procedures for the Conduct of Gateway Services CDD Meetings: 14

APPENDIX D 16

Gateway Services Community Development District Protocol and Meeting Procedures [Revised, Adopted _____, 2026] 16

APPENDIX E 21

Additional Resources 21

Introduction

The goal and purpose of this Board of Supervisors, Committees and Subcommittees Policies and Procedures Manual ("Manual") is for the purpose of providing a reference guide to assist the Board of Supervisors ("Board") and members of committees and subcommittees established by the Board (hereinafter at times said committees and subcommittees collectively referred to as "Committees"), in the performance of their roles. Unless otherwise identified as a "rule" or "requirement", the policies and procedures in the Manual are intended to be guidelines, not "rules" or "requirements" on how to conduct business and address policy and procedure questions that arise from time to time. To the extent authorized by law, the Board may vary these policies and procedures on a case-by-case basis by a majority vote. The Committees may not modify or alter the policies and procedures in this Manual.

As the Board continues to discover situations that are unique to Gateway, it may want to update and amend this Manual, as some of these policies and procedures need to be modified or eliminated or new ones adopted.

By having an agreed-upon guide, members of the Board and Committees also may develop common expectations on proper conduct of Board and Committee members, their meetings, and dealings with the public, the District Manager and personnel.

This Manual does not replace or supersede, but is intended to be used in conjunction with, "Applicable Law", including but not limited to Florida Statutes, applicable court decisions [case law], applicable ordinances, opinions of agencies or commissions, adopted District rules of procedure, adopted District protocol and meeting procedures, other applicable rules and regulations and the District's annual budget, as appropriate.

Mission, Powers and Duties

Mission of the District

Utilizing the powers outlined in its charter, Ch. 190, Florida Statutes, including certain "optional" powers, and other Applicable Law, provide, support, manage and finance basic community development services and infrastructure and in doing so provide quality services to all within the Gateway Services Community Development District.

Vision Statement

Maintain Gateway's position as a premier community of choice.

Functions, Powers and Duties of the District

Generally, Florida Statutes Section 190.011, General Powers and Section 190.012, Special Powers.

The District's fundamental purpose encompasses planning, financing, constructing, acquiring, operating, managing and maintaining specific community development infrastructure and services.

Board of Supervisors ("Board")

- The Board is the policy-setting governing body of the District within the framework of Applicable Law.
- Florida Statutes Section 190.006 and Section 190.007. The members of the Board must be at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and registered to vote with the Supervisor of Elections in Lee County.
- Required to timely file a Statement of Financial Interests (Form 1) with the Lee County Supervisor of Elections every year; and
- Required to complete and file Form 1F – Financial Statement of Financial Interest, within 60 days of leaving office; and
- Required to annually timely complete statutorily required Ethics Training.

How the Board of Supervisors will Operate:

Code of Conduct:

Recognizing that persons holding a position of public trust are under constant observation, and recognizing that maintaining the integrity and dignity of the public office is essential for maintaining high levels of public confidence in our institutions of government, every member of the Board of Supervisors will strive to adhere to the following Code of Conduct:

1. Make best efforts to regularly attend, either remotely or in person, all scheduled meetings[1] of the Board of Supervisors as well as special or called meetings, without any impediments that could adversely affect the ability to perform their fiduciary duties and exercise good judgement.
2. Prepare for each such meeting, educated in advance regarding the items to be considered.
3. Create a positive environment in meetings of the Board.
4. Maintain an attitude of courtesy and consideration toward colleagues, the general public and staff during all discussions, interactions and deliberations, both at meetings and outside of meetings.
5. Allow the general public, colleagues and staff sufficient opportunity to present their views within the prescribed rules of conduct for meetings of the Board.
6. Avoid and not engage in the use of abusive, offensive, threatening or intimidating language, actions or gestures directed at colleagues, the general public or staff.

[1] This includes Board workshops.

7. Avoid comments, body language or distracting activity that conveys a message of disrespect or lack of interest.
8. In the absence of extraordinary or emergency situations, use best efforts to engage staff or management only during normal operation hours.
9. Abide by applicable District, local, state and federal laws, rules and regulations.
10. Read and become familiar with Florida's Sunshine Law and Code of Ethics for Public Officers and Employees [current version], published by the Florida Commission on Ethics.
11. Acknowledge the adopted position of the Board of Supervisors when asked about a decision of the Board of Supervisors.
12. Read and become familiar with Ch. 190, Florida Statutes, the "Charter" of the District in exercising decision-making.

In addition to the requirements of Applicable Law, including but not limited to the Forida Sunshine Laws, Open Meeting laws and Public Records law, and Part III of Chapter 112, Florida Statutes, the Code of Ethics for Public Officers and Employees (State Code of Ethics), Board Members should aspire to serve the public interest by making decisions and taking actions that will enhance the public health, safety and welfare of the District and the property owners and residents served by the Board and by promoting public confidence in the actions taken by the Board. As public officers the following are some examples of some ways Board members should conduct themselves.

1. Board members shall not improperly attempt to interject themselves into, influence or sway the staff, District retained professional recommendation(s), or competitive solicitation processes.
2. Board members shall read the "Guide to the Sunshine Amendment and code of Ethics for Public Officers and Employees."
3. Board members shall discharge their duties and responsibilities without improper favor or prejudice toward any person or group, including those with whom a Board member has a personal relationship.
4. Board members must refrain from any discussions, meetings or communications of District or Board business with other members that would violate Florida's Government-in-the-Sunshine Law, Section 286.011, Florida Statutes.
5. As part of complying with Applicable Law, Board members shall not participate in any activity, action or proceeding that is improper or unlawful under the State Code of Ethics. A Board member whose personal employment or business relationship with a person or entity that is subject to regulation by the District or an action of the Board of Supervisors shall seek the advice and counsel of the District Attorney, if such relationship could conceivably improperly influence the Board members' impartiality during the Board's discussion of the subject. The provisions of the State Code of Ethics governs Board member ethical conduct and disclosures, including but not limited to conflict-of-interest determination. The Florida Commission On Ethics is the only agency authorized to issue binding advisory opinions interpreting the State Code of Ethics.

Further, under the provisions of the State Code of Ethics, Board members shall not solicit or knowingly accept, directly or indirectly any prohibited gift (as "gift" is defined in the State Code of Ethics). Further, no Board member shall solicit or accept anything of value to the recipient, including a gift, loan, reward, promise of future employment, favor, or service, based upon any understanding that the vote, official action, or judgment of the Board member would be influenced thereby.

6. Board members shall not initiate contact with District vendors unless designated as a liaison to such vendor(s) by the Board of Supervisors. Members shall not initiate contact with prospective vendors during a formal competitive solicitation process. All issues and concerns with regards to District vendors and formal competitive solicitations shall be directed to the attention of the District Manager, or designee or District Counsel.
7. When attending Committee meetings, Board members may participate as members of the public, unless designated by the Board to state or articulate any Board adopted policy, direction or position to a Committee.
8. Board members shall remain vigilant against deviations from Board policies and procedures.
9. Except for the Chair, a Board member shall not provide direction to District staff, a Committee or vendor(s) unless authorized by the Board. Except as provided by Applicable Law, the Board should generally defer to the District Manager for the day-to-day handling of administrative and ministerial powers and duties, including the supervision, appointment or removal of the District Manager's subordinates. To that end, unless authorized by the Board, no Board members shall interfere in the performance of the duties of any subordinate of the District Manager, either publicly or privately, except for the purposes of inquiry and information. Nothing contained herein shall prevent a Board member from expressing a concern to the District Manager or District Counsel about the actions or performance of an employee or in good faith providing information to appropriate law enforcement agencies.
10. At the first Board meeting held after each election where the newly elected Board members take office, and as soon as practicable after each appointment, the Board shall select a chair, vice-chair, secretary, assistant secretaries and treasurer, and if desired, an assistant treasurer.

Assignment/Designation of Board of Supervisors Representative for projects, issues

The Board may assign or designate a Member to lead a project, assess an issue, or act as a liaison between the District and a Committee or a vendor on a District project. The Board representative or often called a "Point Person" may also be assigned to do fact-finding and/or research, field inquiries and recommend a course of action and report back to the Board for direction. Unless additional authority is provided by the Board to such Point Person to provide direction to a Committee, vendor or the District Manager on a District project, such direction and decisions will be made by a majority of the Board of Supervisors.

Assignment/Designation of Board of Supervisors Representative; Designating Chair or Vice-Chair for mediation

When the District is involved as party to any litigation or adversarial administrative proceedings, the Chair or the Vice-Chair (or in the event of their unavailability, a replacement designated by them), shall be the District's designated representative at all mediation conferences with full authority to negotiate on behalf of the District and to recommend settlement to the Board of Supervisors of the District.

Sunshine Law

Members of the Board of Supervisors and its advisory Committees are subject to the Sunshine Law (F.S. 286.011).

This means that any gathering of two or more members of the same board, advisory Committee or Subcommittee, must comply with all the Sunshine Law requirements if they participate in any discussion, directly or indirectly, regarding any matter which will foreseeably come before that board, advisory Committee or Subcommittee. That includes communication through a spouse or other go-between; or communications in the form of texts, emails, chats, social media, including posts or forums, etc. This is commonly referred to as "daisy-chaining" and is strictly prohibited. Board members, Committee members cannot engage in discussions or communications with each other (directly or indirectly) at outside meetings such as Homeowners Association Meetings or other civic groups regarding any matter on which will foreseeably come before the Board or Committee, unless the Sunshine Law requirements of a properly noticed open public meeting, where minutes are taken and thereafter promptly approved and recorded, are met.

These rules apply equally to any gathering, formal or casual, such as a Rotary Club (or other business or fraternal club gathering), fundraiser, etc. They also apply to social events and functions unconnected to the Board or Committee, such as a neighbor's backyard barbeque. They also apply to the casual discussions between or among members coming in the door for Board or Committee, meetings, at breaks during the meeting, at recesses and going out the door after the meeting. Every component of the decision-making process must occur in the Sunshine.

The Board has adopted Protocol And Meeting Procedures For Committees Established By The Board Of Supervisors And Any Authorized Subcommittees, as attached, for the various Committees established by the Board. At times, a member or members of an established committee may wish to attend and participate at a meeting of an associated subcommittee. Members of a committee have the ability to attend and participate in a meeting of an associated subcommittee, subject to the District's notice and record keeping provisions. A committee member attending a subcommittee meeting will be allotted the same privileges and be subject to the same limitations, protocols, procedures as any member of the general public to speak and provide comment.

In addition, the notice of each meeting will state and provide that members of a committee may be attending and participating in a meeting of an associated subcommittee; and, that, in the event that more than one member of the same committee attend and participate in a subcommittee meeting, minutes must be separately reviewed and approved by the committee, promptly recorded and maintained by District staff.

The penalties for violating the Sunshine Law are severe and can include criminal and civil sanctions and can result in the voiding or setting aside of actions such as contract awards.

E-Mail Policy

Email is a convenient way to communicate with staff, Board of Supervisors, residents and others. However, it presents unique legal and ethical challenges. All email regarding District business must be properly retained as a public record. Board members and Committee members must be vigilant to not accidentally violate Sunshine Law or Public Records Law requirements. Email actions that must be avoided include:

1. Sending an email to another Board member with anything that could be construed as a position or request for an opinion or position.
2. Copying another Board member, including a "blind copy" on a response to an email sent by a resident, staff member or other person.
3. If another Board member's email is "accidentally" forwarded to you, do not respond to the sender, recognizing its "accidental" nature, the fact that it is a Sunshine Law issue and send it to the District's Custodian of Records. Florida has a very broad public records law. Written communications to or from Board members regarding official District business are public records available to the public and media upon request, absent an exemption in Florida law. Your email communications and email address, faxes and text messages may be subject to public disclosure.
4. Using your personal email address, see below.

Public Records

It is the policy of the State of Florida that District records shall at all times be open for personal inspection and copying by any person (s. 119.01, F.S.). The Public Records Law (Ch. 119, F.S.) adopted by the Florida legislature, contains requirements that public records, as defined in s. 119.011, F.S., be made available for public inspection, they be kept in usable condition, they be kept in safe places, they be kept in convenient places, and copying of records be provided at reasonable costs.

As Board members, it is their responsibility to not only assure that Board members public records are properly handled, but also to see that the law is adhered to by all employees of the District. The Assistant District Manager has been assigned the responsibility of being the custodian of public records for the District.

Most important is to know what is a "public record" that must be retained even after leaving office. As defined by the Government-in-the-Sunshine Manual, prepared by the Office of the Attorney General, a public record is "any material prepared in connection with official agency business which is intended to perpetuate, communicate, or formalize knowledge of some type." and as defined in Section 119.011(12), Florida Statutes, "Public records" means all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by

any agency. Documents of particular note for Board Members would be inter-office or intra-office memos and emails and texts. These materials should be delivered to the District's custodian of public records. Emails on the District servers will be properly retained. While the use of personal email accounts for District business is not prohibited, such a practice is not recommended and is highly discouraged. All emails received or sent to or from a personal email account that involve District matters or business or on any matter that may involve the District must be copied to the Board member's District email account and forwarded to the District's custodian of records for proper retention. Materials prepared for the Board Meetings, hearings, minutes and workshops will be already managed by the custodian of public records and do not need to be retained by the Board member. If there are any questions on retention of particular documents, consult with the custodian of public records and/or the District Attorney before destroying.

How the Committees will Operate:

Code of Conduct

Every member of a Committee will strive to adhere to the same standards outlined in the above Code of Conduct applicable to the Board of Supervisors.

Members should ethically serve the public interest by making decisions and taking actions that will enhance the public health, safety and welfare of the District and the property owners, and residents served by the Committee and by promoting public confidence in the integrity, independence, ability and impartiality of the District.
Every member of a Committee will strive to adhere to the same standards outlined in the above Code of Conduct applicable to the Board of Supervisors.

Assignment/Designation of Committee Representative for projects, issues

A Committee may assign or designate a Member to lead a project, assess an issue, or act as a liaison between the District and the Board or a vendor on a District project. The Committee representative or often called a "Point Person" may also be assigned to do fact-finding and/or research, field inquiries and recommend a course of action and report back to the Committee. Unless additional authority is provided by the Committee to such Point Person to provide information to the Board, vendor or the District Manager on a District project, direction and decisions will be made by a majority of the members of the Committee.

Sunshine Law

Members of all advisory Committees of the District and of the Board are subject to the Sunshine Law (F.S. 286.011). The Sunshine Law requirements, constraints, prohibitions and penalties/sanctions that apply to Board members apply equally to all members of advisory Committees. Please see the detailed discussion above.

E-mail Policy

Email is a convenient way to communicate with staff, Committees, Sub-Committees, residents and others. However, it presents unique legal and ethical challenges. All email regarding District business must be properly retained as a public record. Committee and Subcommittee members

must be vigilant to not accidentally violate Sunshine Law requirements. The Email Policy requirements, constraints, prohibitions and penalties/sanctions that apply to Board members apply equally to all members of advisory Committees. Please see the detailed discussion above.

Public Records

It is the policy of the State of Florida that District records shall at all times be open for personal inspection and copying by any person (s. 119.01, F.S.). The Public Records Law (Ch. 119, F.S.) adopted by the Florida legislature, contains requirements that public records, as defined in s. 119.011, F.S., be made available for public inspection, they be kept in usable condition, they be kept in safe places, they be kept in convenient places, and copying of records be provided at reasonable costs.

The Assistant District Manager has been assigned the responsibility of being the custodian of public records for the District.

The Public Records Law requirements, constraints, prohibitions and penalties/sanctions that apply to Board members apply equally to all members of advisory Committees. Please see the detailed discussion above.

APPENDIX A

Protocol And Meeting Procedures For Committees Established By The Board Of Supervisors And Any Authorized Subcommittees as adopted by Resolution 2026-10:

A. General:

1. Quorum and Voting. At all regular or special meetings of any Committee or Subcommittee, a majority of the membership of the Committee or Subcommittee shall constitute a quorum. Voting shall be by voice unless the Chair of the Committee or Subcommittee requests a roll call. The roll shall be in alphabetical order with the first name called rotating with each motion upon which the vote is called. The Chair shall always vote last. A record of the roll call shall be kept as part of the minutes.

2. Notice and Publication. The District Manager or their designee shall give notice and keep record of such notice of the Committee's meetings and the meeting of any Subcommittees including the date, time, and location of each regular and special meeting. Notice of meetings of a Committee and each Subcommittee shall be provided as required by Florida law.

3. Meeting Location. All meetings of a Committee and each Subcommittee shall be open to the public. Meetings shall be held at the District office at 13240 Griffin Drive, Ft. Myers, Florida, 33913. Provided that under the following circumstances and conditions a meeting may be held at another location within Lee County:

   A. the location must be open and accessible to the public, as outlined in Section 286.011, F.S.

   B. except in extraordinary circumstances, advance approval of the location shall be obtained from the Board of Supervisors.

4. Meeting Agenda. There shall be an agenda for each meeting of the Committee or Subcommittee which shall determine the order of business conducted. The Committee or Subcommittee shall not take action on any matter, proposal, report or item of business not listed upon the official agenda unless a majority of the Committee or Subcommittee present consents to consideration of such additional matter(s). Any Committee or Subcommittee member may place an item on the agenda by submitting it to the District Manager or their designee in writing, with the appropriate backup documentation or material associated with the subject, prior to the deadline for publishing the notice of such meeting, and such item shall be included in the agenda.

5. Meeting Minutes. District staff will attend all Committee and Subcommittee meetings and minutes of the meetings will be taken by District staff or appointed/retained third parties

6. Order of Business. The order of business at meetings, with the reservation of the right to modify or amend the order of business, shall be as outlined in the published agenda.

B. Agenda Items Requiring Action:

1. General. Any member of the public who submits a "Request To Address" slip to staff prior to the Committee or Subcommittee taking up the Agenda item they wish to address, shall be allowed to address the Committee or Subcommittee as to said Agenda item for which they have registered to speak. All members of the public who address the Committee or Subcommittee shall utilize a speaker's podium [if available] to allow their comments to be recorded, and shall identify themselves by name and address, and if applicable, any other party they represent. To conserve time, on behalf of groups containing more than five (5) individuals who share a similar opinion and/or comment, a delegation speaker will be selected by the Chair to address the Committee.

2. Registered speakers may speak for a maximum of three (3) minutes each, or for such longer period of time at the pleasure and discretion of the Chair. During and after a speaker's presentation, the Committee or Subcommittee shall have an opportunity to comment or ask questions of or seek clarification from such speaker. The Committee or Subcommittee may also allow staff to comment, ask questions of, or seek clarification from speakers.

3. Restrictions on Comments Deemed Not Germane to the Item. Notwithstanding any provisions herein, any Committee or Subcommittee member may request that the Chair interrupt and/or stop any presentation that discusses matters that need not be considered in deciding the matter then before the Board for consideration. At any Committee or Subcommittee proceeding, the Chair, unless overruled by majority of the Committee or Subcommittee members present, may restrict or terminate presentations which in the Chair's judgment are frivolous, unduly repetitive or out of order.

C. Order and Subject of Appearance: To the extent possible, the following shall be the order of the proceeding:

1. The Chair or District Manager or their designee shall introduce or read the title of the agenda item.

2. Presentation of Agenda Item. The appropriate District staff person or consultant, or the petitioner or proposer of the Agenda item shall make the presentation to the Committee or Subcommittee regarding the particular Agenda item under consideration. After completion of the presentation, the Committee or Subcommittee may make appropriate inquiries of staff.

D. Rules of Debate and consideration of Motions: The following rules of debate and consideration of Motions shall be observed by the Committees and Subcommittees:

1. Motion under consideration. When a motion is presented and seconded, it is under consideration and no other motion shall be received thereafter, except to adjourn, to lay on the table, to postpone, or to amend until the question is decided. These countermotions shall have preference in the order in which they are mentioned, and the first two shall be decided without debate. Final action upon a pending motion may be deferred until the next meeting by majority of the members present.

2. Chair participation. The presiding Chair may move, second and debate from the chair, and shall not be deprived of any of the rights and privileges of a Committee or Subcommittee member by reason of being the presiding Chair.

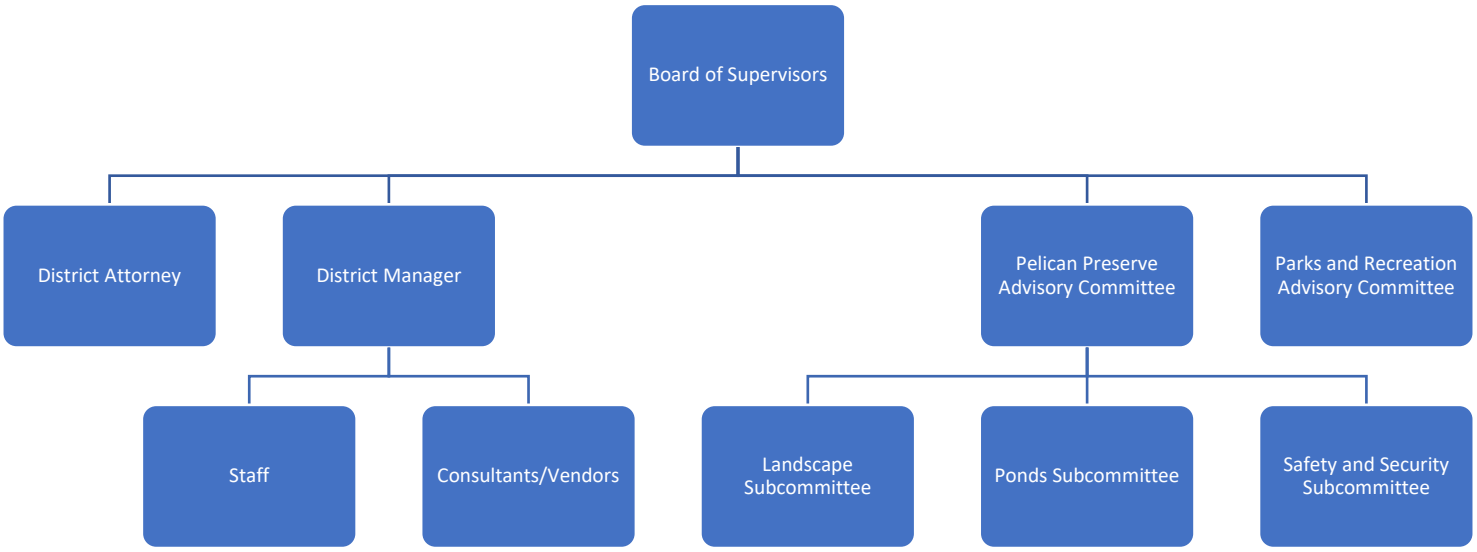
3. Form of address. Each member shall address only the Chair for recognition, shall confine himself/herself to the question under debate, and shall avoid personalities and indecorous language.

4. Interruption. A member, once recognized, shall not be interrupted except by the Chair if the Chair determines that the member's participation is irrelevant, frivolous or out of order. Any member may appeal the decision of the Chair to the Committee or Subcommittee decision by majority vote.

5. The Question. Upon the closing of debate, any member may require a roll call vote. Any member may give a brief statement or file a written explanation of his vote.

E. Public Comment on General Topics/Non-Agenda Items: If any member of the public submits a "Request To Address" slip to the Chair prior to the Public Comment portion of the Agenda, they may speak for a maximum of three (3) minutes on general topics under the Public Comment portion of the agenda.

APPENDIX B
Organizational Chart



APPENDIX C

General Procedures for the Conduct of Gateway Services CDD Meetings:

AGENDA: The agenda for an upcoming meeting is available from the District's Local Office, and the District's website at www.gatewaydistrict.org. There shall be an official agenda for every meeting of the Board of Supervisors that will be created by the Board Chair in conjunction with the District Manager, and the Assistant District Manager posted on the District website and distributed seven (7) days in advance of the meeting. This agenda shall specify the order of business to be conducted at the meeting.. It should be understood that agenda items may take additional time or the order may be changed if circumstances occur and the Board decides to amend the order of the items. Any Supervisor, Staff, or Committee Member that would like to add an item to a Board agenda or include material for prior review must contact the District Manager at least ten (10) days prior to the desired meeting date. The decision to list the item requested will be at the discretion of the Chair. Non-agenda items may be considered by the Board at the time of a meeting, but the decision rests solely with the Board. The consideration of adding a non-agenda item will generally take place at the beginning of a Board meeting when the final agenda is approved.

At the end of each meeting of the Board, there will be an opportunity for each Board member to request placement of an item on a future agenda or submit an item to be placed on the next Board meeting agenda.

Any agenda item may be continued, and rescheduled for a future meeting. The agendas of past meetings will be posted on the District website.

At times, members of various committees or subcommittees established by the Board of Supervisors may be present at meetings of the Board of Supervisors and the members of those committees may participate at meetings of the Board of Supervisors as to matters being heard by the Board of Supervisors. Such committees include but are not limited to: Parks and Recreation Advisory Committee, Pelican Preserve Advisory Committee, Ponds Subcommittee, Safety and Security Subcommittee, Landscape Subcommittee and any other Committee that may be established by the Board of Supervisors of the District.

CONSENT ITEMS: These are items which are not discussed individually and are voted on as a group. The Consent Items consider items that are non-controversial, have no policy implications, and are typically approved without discussion. NOTE: A Board Member may remove an item from the consent items in order that it may be considered for further discussion by the Board. Should that occur, the discussion of the "pulled" item(s) will follow the approval of non-pulled items and completed by Board vote.

REGULAR AGENDA ITEMS: These are items which the Board will discuss individually, generally in the order listed on the agenda. NOTE: Items may be moved during the meeting at the sole discretion of the Board.

GENERAL AUDIENCE COMMENTS - WHO MAY SPEAK: Please complete a "Request to Address" form and give it to the District Manager or Assistant District Manager prior to the start of the meeting. The public is encouraged to offer informative and/or constructive comments to the Board at any non-closed-door meeting. Agenda item comments will be called first, followed by non-agenda items.

ADDRESSING THE BOARD: When your name is called, please come to the podium and state clearly, for the record, your full name and address prior to beginning your discussion. This will be used for the records/minutes. All comments shall be directed to the Board, not to a particular Board Member, Staff Member, Committee Member or the general public. Persons addressing the Board during "Public Comment" shall limit their remarks to three (3) minutes. To conserve time, on behalf of groups containing more than five (5) individuals who share a similar opinion and/or comment, a delegation speaker will be selected by the Chair to address the Board.

PROPER DECORUM: Any person making inappropriate personal, impertinent, or slanderous remarks or who becomes boisterous while addressing the Board or while attending the Board meeting will be asked to refrain and/or asked to leave the room, if appropriate.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE: Pursuant to provisions of the Americans with Disabilities Act, any person(s) requiring special accommodations to participate in these meetings is asked to advise the District's Local Office at least 48 hours before the meetings. 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.

APPEALING A BOARD DECISION: If any person decides to appeal a decision made by the Board, that person will need to obtain a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, at his or her own expense; that record should include the testimony and evidence on which the appeal is based.

MEETING SCHEDULE:
Gateway Board of Supervisors meetings are held twice per month, in general on the first and third Thursdays, at the GSCDD Office, 13240 Griffin Drive, Fort Myers, Florida 33913. Meetings begin at 3:00 p.m.

For further information, please contact the District's Local office at (239) 561-1313
or visit www.gatewaydistrict.org

APPENDIX D

Gateway Services Community Development District Protocol and Meeting Procedures [Revised, Adopted _____, 2026]

A. General:

1. Quorum and Voting. At all regular or special meetings of the Board of Supervisors of the District [the "Board"], a majority of the membership of the Board physically present shall constitute a quorum. Upon approval by a majority of the physically present quorum finding that special, exceptional or extraordinary circumstances exist, a Board member not physically present may participate telephonically or by other means. Voting shall be by voice unless a member of the Board requests a roll call. The roll shall be in alphabetical order. The Chair shall always vote last. A record of the roll call shall be kept as part of the minutes.

2. Notice and Publication. The District Manager shall give notice and keep record of such notice of the Board's meetings and the meeting of any committees and subcommittees including the date, time, and location of each regular and special meeting. Notice of meetings of the Board shall be provided as required by Florida law. All regularly scheduled Board meetings shall be held, unless the Board determines at a public meeting that there is not sufficient business to be conducted to warrant the holding of a meeting.

3. Meeting Agenda. There shall be an agenda for each meeting of the Board which shall determine the order of business conducted. The Board shall not take action on any matter, proposal, report or item of business not listed upon the official agenda unless a majority of the Board present, consents to consideration of such additional matter(s) and the public will have an opportunity to comment.

   Regular Agenda Items are items which the Board will discuss individually in the order listed in the agenda. NOTE: Items may be moved during the meeting at the sole discretion of the Board.

   Consent Items are items which are not discussed individually and are voted on as a group. The Consent Items are items that are typically non-controversial, have no policy implications, and are typically approved without discussion. NOTE: A Board Member may remove an item from the Consent Items in order that it may be considered for further discussion by the Board. Should that occur, the discussion of the "pulled" item(s) will follow the approval of non-pulled items and completed by Board vote.

4. Order of Business. The order of business at regular meetings shall generally be:

   a. Call to Order
   b. Pledge of Allegiance
   c. Roll Call

d. Approval of Final Agenda
e. Public Comment
f. Local Achievements and Recognition
g. Advisory Committees Items and Reports
h. Approval of Minutes
i. Consent Agenda Items
j. District Engineer
k. Administrative Agenda Items
l. District Manager Items
m. District Attorney Items
n. Future Board Business
o. Supervisor Comments and Reports
p. Adjournment

The Board reserves the right to modify or amend the order of business or to add items to the Agenda. Provided however, that the addition of an item the day of a meeting will be discouraged unless the item is time-sensitive.

B. Order and Subject of Appearance: To the extent possible, the following shall be the order of the proceeding:

1. Preliminary Statement. The Manager shall read the title of the main Agenda item.

2. Presentation of Agenda Item. The appropriate District staff person or consultant, or the Petitioner or Proposer of the Agenda item shall make the presentation to the Board regarding the particular Agenda item under consideration. After completion of the presentation, the Board may make appropriate inquiries of staff and the Petitioner or Proposer of the Agenda item.

3. Speakers. After Board inquiry, speakers shall be allowed to speak based on the time limitation guidelines outlined in subsection C below. During and after a speaker's presentation, the Board shall have an opportunity to comment or ask questions of or seek clarification from such speaker. The Board may also allow staff to comment, ask questions of, or seek clarification from speakers.

C. Citizen's Rights Right to be Heard:

1. Members of the public shall be given a reasonable opportunity to be heard on each Agenda item except as provided below. All members of the public who address the Board will be requested to speak in a manner that allows their comments to be heard and recorded and shall identify themselves as outlined below. If a microphone or speaker's podium is available, the Chair may direct that the speaker use the microphone or speaker's podium. On behalf of groups containing more than 5 individuals who share a similar opinion and/or comment, a delegation speaker will be selected by the Chair to address the Board. Any speaker speaking on behalf of an organization or group of individuals (exceeding five) shall indicate such and shall cite the source of such authority whether by request, petition,

vote, or otherwise. Public input shall be limited to three (3) minutes per person with the Chair having the option to allow additional time.

This right does not apply to:

A. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the Board to act;
B. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
C. A meeting that is exempt from §286.011; or
D. A meeting during which the Board is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

2. Manner of Addressing the Board – Time Limit: Each person addressing the Board shall give his/her name and address in an audible tone of voice for the record and, unless further time is granted by the Board, shall limit his/her address to three (3) minutes with the Chair having the right to extend additional time. All remarks shall be addressed to the Board as a body, and not to any member thereof. No person, other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly or through the members of the Board. When requested by any member of the Board, the District Manager, District Attorney, as well as other staff, may address the topic and enter into any discussion. All questions asked of the Supervisors shall be through the presiding officer. The District Manager, the District Attorney and District staff may ask the Chair for permission to speak at any time.

3. Personal and Slanderous Remarks/Interference with meeting: Any person making personal, impertinent or slanderous remarks, or who shall become boisterous while addressing the Board or who interferes with the business of the Board, may be requested or directed to leave the meeting and may be forthwith, by the presiding officer, barred from further audience before the Board at the meeting from which ejected. In such an event, if a person, after being requested or directed to leave the meeting, refuses to leave, the presiding officer may request the assistance of law enforcement officers.

4. Restrictions on Comments Deemed Not Germane to the Item. Notwithstanding any provisions herein, any Board member may interrupt and/or stop any presentation that discusses matters that need not be considered in deciding the matter before the Board for consideration. At any Board proceeding, the Chair, unless overruled by majority of the Board members present, may restrict or terminate presentations which in the Chair's judgment are frivolous, unduly repetitive or out of order.

D. Rules of Debate and Consideration of Motions:

While Robert's Rules of Order are not formally adopted, the Board shall follow the rules outlined in "Parliamentary Procedure At A Glance: New Edition", by O. Garfield Jones (based on "Robert's Rules of Order"). Unless another party is designated by the Board, the District Counsel shall act as parliamentarian to the Board and shall advise the Chair on procedural matters.

To the extent not inconsistent with the above noted "Parliamentary Procedure At A Glance: New Edition", the following rules of debate and consideration of motions, shall be observed by the Board:

1. Motion under consideration. When a motion is presented and seconded, it is under consideration and no other motion shall be received thereafter, except to adjourn, to lay on the table, to postpone, or to amend until the question is decided. These countermotions shall have preference in the order in which they are mentioned, and the first two shall be decided without debate. Final action upon a pending motion may be deferred until the next meeting by majority of the members present.

2. Chair participation. The presiding Chair may move, second and debate from the chair, and shall not be deprived of any of the rights and privileges of a Board member by reason of being the presiding Chair.

3. Form of address. Each member shall address only the presiding officer for recognition, shall confine himself/herself to the question under debate, and shall avoid personalities and indecorous language.

4. Interruption. A member, once recognized, shall not be interrupted except by the Chair, if the Chair determines that the member's participation is irrelevant, frivolous or out of order. Any member may appeal the decision of the Chair to the Board for decision by majority vote.

5. The question. Upon the closing of debate, any member may require a roll call vote. Any member may give a brief statement or file a written explanation of his vote.

6. Reconsideration of matters generally. Any matter which has been voted upon by the Board of Supervisors may be reconsidered as follows:

   By a motion to reconsider, made by a member who voted with the majority if such motion is made prior to the adjournment of the meeting at which the matter was voted upon. All present parties who participated by speaking, submitting registration forms or written materials on the subject shall be allowed to speak as to the reconsideration. The Chair may reschedule an item if participating public was present when originally considered and departed before reconsideration.

E. Public Comment on Non-Agenda Items:

Any member of the public may speak on general topics under the Non-Agenda Items in the Public Comment portion of the agenda, subject to the provisions of subsection C above.

APPENDIX E

Additional Resources

Government-in-the-Sunshine Manual and Public Records Manual -
https://www.myfloridalegal.com/sites/default/files/government-in-the-sunshine-manual.pdf

Florida Statutes – Chapter 190
https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190ContentsIndex.html&StatuteYear=2025&Title=%2D%3E2025%2D%3EChapter%20190Financial Disclosure

https://ethics.state.fl.us/FinancialDisclosure/Index.aspx
Guide to the Sunshine Amendment and the Code of Ethics for Public Officers and Employees
https://ethics.state.fl.us/Documents/Publications/GuideBookletInternet.pdf?cp=20251111

GATEWAY

SERVICES CDD

BOARD OF SUPERVISORS, COMMITTEES AND SUBCOMMITTEES

POLICIES AND PROCEDURES MANUAL

Contents

Introduction 2

Mission, Powers and Duties 2

How the Board of Supervisors will Operate: 3

Code of Conduct: 3

Assignment/Designation of Board of Supervisors Representative for projects, issues 5

Sunshine Law 6

E-Mail Policy 7

Public Records 8

How the Committees will Operate: 8

Code of Conduct 8

Assignment/Designation of Committee Representative for projects, issues 9

Sunshine Law 9

E-mail Policy 9

Public Records 9

APPENDIX A 10

Protocol And Meeting Procedures For Committees Established By The Board Of Supervisors And Any Authorized Subcommittees as adopted by Resolution 2026-10: 10

APPENDIX B 13

Organizational Chart 13

APPENDIX C 14

General Procedures for the Conduct of Gateway Services CDD Meetings: 14

APPENDIX D 16

Gateway Services Community Development District Protocol and Meeting Procedures [Revised, Adopted _____, 2026] 16

APPENDIX E 21

Additional Resources 21

Introduction

The goal and purpose of this Board of Supervisors, Committees and Subcommittees Policies and Procedures Manual ("Manual") is for the purpose of providing a reference guide to assist the Board of Supervisors ("Board") and members of committees and subcommittees established by the Board (hereinafter at times said committees and subcommittees collectively referred to as "Committees"), in the performance of their roles. Unless otherwise identified as a "rule" or "requirement", the policies and procedures in the Manual are intended to be guidelines, not "rules" or "requirements" on how to conduct business and address policy and procedure questions that arise from time to time. To the extent authorized by law, the Board may vary these policies and procedures on a case-by-case basis by a majority vote. The Committees may not modify or alter the policies and procedures in this Manual.

As the Board continues to discover situations that are unique to Gateway, it may want to update and amend this Manual, as some of these policies and procedures need to be modified or eliminated or new ones adopted.

By having an agreed-upon guide, members of the Board and Committees also may develop common expectations on proper conduct of Board and Committee members, their meetings, and dealings with the public, the District Manager and personnel.

This Manual does not replace or supersede, but is intended to be used in conjunction with, "Applicable Law", including but not limited to Florida Statutes, applicable court decisions [case law], applicable ordinances, opinions of agencies or commissions, adopted District rules of procedure, adopted District protocol and meeting procedures, other applicable rules and regulations and the District's annual budget, as appropriate.

Mission, Powers and Duties

Mission of the District

Utilizing the powers outlined in its charter, Ch. 190, Florida Statutes, including certain "optional" powers, and other Applicable Law, provide, support, manage and finance basic community development services and infrastructure and in doing so provide quality services to all within the Gateway Services Community Development District.

Vision Statement

Maintain Gateway's position as a premier community of choice.

Functions, Powers and Duties of the District

Generally, Florida Statutes Section 190.011, General Powers and Section 190.012, Special Powers.

The District's fundamental purpose encompasses planning, financing, constructing, acquiring, operating, managing and maintaining specific community development infrastructure and services.

Board of Supervisors ("Board")

- The Board is the policy-setting governing body of the District within the framework of Applicable Law.
- Florida Statutes Section 190.006 and Section 190.007. The members of the Board must be at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and registered to vote with the Supervisor of Elections in Lee County.
- Required to timely file a Statement of Financial Interests (Form 1) with the Lee County Supervisor of Elections every year; and
- Required to complete and file Form 1F – Financial Statement of Financial Interest, within 60 days of leaving office; and
- Required to annually timely complete statutorily required Ethics Training.

How the Board of Supervisors will Operate:

Code of Conduct:

Recognizing that persons holding a position of public trust are under constant observation, and recognizing that maintaining the integrity and dignity of the public office is essential for maintaining high levels of public confidence in our institutions of government, every member of the Board of Supervisors will strive to adhere to the following Code of Conduct:

1. Make best efforts to regularly attend, either remotely or in person, all scheduled meetings[1] of the Board of Supervisors as well as special or called meetings, without any impediments that could adversely affect the ability to perform their fiduciary duties and exercise good judgement.
2. Prepare for each such meeting, educated in advance regarding the items to be considered.
3. Create a positive environment in meetings of the Board.
4. Maintain an attitude of courtesy and consideration toward colleagues, the general public and staff during all discussions, interactions and deliberations, both at meetings and outside of meetings.
5. Allow the general public, colleagues and staff sufficient opportunity to present their views within the prescribed rules of conduct for meetings of the Board.
6. Avoid and not engage in the use of abusive, offensive, threatening or intimidating language, actions or gestures directed at colleagues, the general public or staff.

[1] This includes Board workshops.

7. Avoid comments, body language or distracting activity that conveys a message of disrespect or lack of interest.
8. In the absence of extraordinary or emergency situations, use best efforts to engage staff or management only during normal operation hours.
9. Abide by applicable District, local, state and federal laws, rules and regulations.
10. Read and become familiar with Florida's Sunshine Law and Code of Ethics for Public Officers and Employees [current version], published by the Florida Commission on Ethics.
11. Acknowledge the adopted position of the Board of Supervisors when asked about a decision of the Board of Supervisors.
12. Read and become familiar with Ch. 190, Florida Statutes, the "Charter" of the District in exercising decision-making.

In addition to the requirements of Applicable Law, including but not limited to the Forida Sunshine Laws, Open Meeting laws and Public Records law, and Part III of Chapter 112, Florida Statutes, the Code of Ethics for Public Officers and Employees (State Code of Ethics), Board Members should aspire to serve the public interest by making decisions and taking actions that will enhance the public health, safety and welfare of the District and the property owners and residents served by the Board and by promoting public confidence in the actions taken by the Board. As public officers the following are some examples of some ways Board members should conduct themselves.

1. Board members shall not improperly attempt to interject themselves into, or attempt to improperly influence or sway, the staff, District committees, subcommittees or their members, or District retained professionals' recommendation(s), or competitive solicitation processes. This does not preclude a Board member from properly acting within the scope of the Board member's authority or charge on a specific matter as a designated liaison or designated "Point Person" for that specific matter.
2. Board members shall read the "Guide to the Sunshine Amendment and code of Ethics for Public Officers and Employees."
3. Board members shall discharge their duties and responsibilities without improper favor or prejudice toward any person or group, including those with whom a Board member has a personal relationship.
4. Board members must refrain from any discussions, meetings or communications of District or Board business with other members that would violate Florida's Government-in-the-Sunshine Law, Section 286.011, Florida Statutes.
5. As part of complying with Applicable Law, Board members shall not participate in any activity, action or proceeding that is improper or unlawful under the State Code of Ethics. A Board member whose personal employment or business relationship with a person or entity that is subject to regulation by the District or an action of the Board of Supervisors shall seek the advice and counsel of the District Attorney, if such relationship could conceivably improperly influence the Board members' impartiality during the Board's discussion of the subject. The provisions of the State Code of Ethics governs Board member ethical conduct and disclosures, including but not limited to conflict-of-interest

determination. The Florida Commission On Ethics is the only agency authorized to issue binding advisory opinions interpreting the State Code of Ethics.

Further, under the provisions of the State Code of Ethics, Board members shall not solicit or knowingly accept, directly or indirectly any prohibited gift (as "gift" is defined in the State Code of Ethics). Further, no Board member shall solicit or accept anything of value to the recipient, including a gift, loan, reward, promise of future employment, favor, or service, based upon any understanding that the vote, official action, or judgment of the Board member would be influenced thereby.

6. Board members shall not initiate contact with District vendors to provide direction unless designated as a liaison to such vendor(s) by the Board of Supervisors. Members shall not initiate contact with prospective vendors during a formal competitive solicitation process. All issues and concerns with regards to District vendors and formal competitive solicitations shall be directed to the attention of the District Manager, or designee or District Counsel.
7. When attending Committee meetings, Board members may participate as members of the public, unless designated by the Board to state or articulate any Board adopted policy, direction or position to a Committee.
8. Board members shall remain vigilant against deviations from Board policies and procedures.
9. Except for the Chair, a Board member shall not provide direction to District staff, a Committee or vendor(s) unless specifically authorized and approved by the Board. Except as provided by Applicable Law, the Board should generally defer to the District Manager for the day-to-day handling of administrative and ministerial powers and duties, including the supervision, appointment or removal of the District Manager's subordinates. To that end, unless specifically authorized and approved ~~authorized~~ by the Board, no Board members shall interfere in the performance of the duties of any subordinate of the District Manager, either publicly or privately, except for the purposes of inquiry and information. Nothing contained herein shall prevent a Board member from expressing a concern to the District Manager or District Counsel about the actions or performance of an employee or in good faith providing information to appropriate law enforcement agencies.
10. At the first Board meeting held after each election where the newly elected Board members take office, and as soon as practicable after each appointment, the Board shall select a chair, vice-chair, secretary, assistant secretaries and treasurer, and if desired, an assistant treasurer.

Assignment/Designation of Board of Supervisors Representative for projects, issues

The Board may assign or designate a Member to lead a project, assess an issue, or act as a liaison between the District and a Committee or a vendor on a District project. The Board representative or often called a "Point Person" may also be assigned to do fact-finding and/or research, field inquiries and recommend a course of action and report back to the Board for direction. The Point Person may only act in a manner strictly consistent with the specific ~~Unless additional~~ authority ~~is provided~~approved by the Board to such Point ~~Person to provide direction to a Committee, vendor or the District Manager on a District project,~~

~~such direction and decisions will be made by a majority of the Board of Supervisors~~. The role, function, authority and boundaries of a designated Point Person are as follows:

- Role, function, authority
  - Sharing Board decisions, priorities, and strategic context with a committee, vendor, and report status, progress and needs back to the full Board.
  - Ensure Strategic Alignment: Guide the committee to make sure their goals and work plans match the District's mission and strategic plan.
  - Provide Governance Support: Act as the primary contact for committee chairs on governance, policy interpretation, and procedural questions.
  - Bring Forward Requests: Present committee proposals, budget needs, or formal recommendations to the Board for review.

- Boundaries
  - Advise, Don't Dictate: Support the committee chair's leadership rather than taking over or micro-managing day-to-day operations.
  - Respect Staff Roles: Partner alongside staff liaisons—who handle logistics and administrative execution—without overstepping into staff responsibilities.

Assignment/Designation of Board of Supervisors Representative; Designating Chair or Vice-Chair for mediation

When the District is involved as party to any litigation or adversarial administrative proceedings, the Chair or the Vice-Chair (or in the event of their unavailability, a replacement designated by them), shall be the District's designated representative at all mediation conferences with full authority to negotiate on behalf of the District and to recommend settlement to the Board of Supervisors of the District.

Sunshine Law

Members of the Board of Supervisors and its advisory Committees are subject to the Sunshine Law (F.S. 286.011).

This means that any gathering of two or more members of the same board, advisory Committee or Subcommittee, must comply with all the Sunshine Law requirements if they participate in any discussion, directly or indirectly, regarding any matter which will foreseeably come before that board, advisory Committee or Subcommittee. That includes communication through a spouse or other go-between; or communications in the form of texts, emails, chats, social media, including posts or forums, etc. This is commonly referred to as "daisy-chaining" and is strictly prohibited. Board members, Committee members cannot engage in discussions or communications with each other (directly or indirectly) at outside meetings such as Homeowners Association Meetings or other civic groups regarding any matter on which will foreseeably come before the Board or Committee, unless the Sunshine Law requirements of a properly noticed open public meeting, where minutes are taken and thereafter promptly approved and recorded, are met.

These rules apply equally to any gathering, formal or casual, such as a Rotary Club (or other business or fraternal club gathering), fundraiser, etc. They also apply to social events and functions

unconnected to the Board or Committee, such as a neighbor's backyard barbeque. They also apply to the casual discussions between or among members coming in the door for Board or Committee, meetings, at breaks during the meeting, at recesses and going out the door after the meeting. Every component of the decision-making process must occur in the Sunshine.

The Board has adopted Protocol And Meeting Procedures For Committees Established By The Board Of Supervisors And Any Authorized Subcommittees, as attached, for the various Committees established by the Board. At times, a member or members of an established committee may wish to attend and participate at a meeting of an associated subcommittee. Members of a committee have the ability to attend and participate in a meeting of an associated subcommittee, subject to the District's notice and record keeping provisions. A committee member attending a subcommittee meeting will be allotted the same privileges and be subject to the same limitations, protocols, procedures as any member of the general public to speak and provide comment.

In addition, the notice of each meeting will state and provide that members of a committee may be attending and participating in a meeting of an associated subcommittee; and, that, in the event that more than one member of the same committee attend and participate in a subcommittee meeting, minutes must be separately reviewed and approved by the committee, promptly recorded and maintained by District staff.

The penalties for violating the Sunshine Law are severe and can include criminal and civil sanctions and can result in the voiding or setting aside of actions such as contract awards.

E-Mail Policy

Email is a convenient way to communicate with staff, Board of Supervisors, residents and others. However, it presents unique legal and ethical challenges. All email regarding District business must be properly retained as a public record. Board members and Committee members must be vigilant to not accidentally violate Sunshine Law or Public Records Law requirements. Email actions that must be avoided include:

1. Sending an email to another Board member with anything that could be construed as a position or request for an opinion or position.
2. Copying another Board member, including a "blind copy" on a response to an email sent by a resident, staff member or other person.
3. Using ~~your~~ a personal email address, see below.

~~2.~~

3.4. If another Board member's email is "accidentally" forwarded to you, do not respond to the sender, recognizing its "accidental" nature, the fact that it is a Sunshine Law issue and send it to the District's Custodian of Records. Florida has a very broad public records law. Written communications to or from Board members regarding official District business are public records available to the public and media upon request, absent an exemption in Florida law. Your email communications and email address, faxes and text messages may be subject to public disclosure.

~~4.~~1. ~~Using your personal email address, see below.~~

Public Records

It is the policy of the State of Florida that District records shall at all times be open for personal inspection and copying by any person (s. 119.01, F.S.). The Public Records Law (Ch. 119, F.S.) adopted by the Florida legislature, contains requirements that public records, as defined in s. 119.011, F.S., be made available for public inspection, they be kept in usable condition, they be kept in safe places, they be kept in convenient places, and copying of records be provided at reasonable costs.

As Board members, it is their responsibility to not only assure that Board members public records are properly handled, but also to see that the law is adhered to by all employees of the District. The Assistant District Manager has been assigned the responsibility of being the custodian of public records for the District.

Most important is to know what is a "public record" that must be retained even after leaving office. As defined by the Government-in-the-Sunshine Manual, prepared by the Office of the Attorney General, a public record is "any material prepared in connection with official agency business which is intended to perpetuate, communicate, or formalize knowledge of some type." and as defined in Section 119.011(12), Florida Statutes, "Public records" means all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency. Documents of particular note for Board Members would be inter-office or intra-office memos and emails and texts. These materials should be delivered to the District's custodian of public records. Emails on the District servers will be properly retained. While the use of personal email accounts for District business is not prohibited, such a practice is not recommended and is highly discouraged. All emails received or sent to or from a personal email account that involve District matters or business or on any matter that may involve the District must be copied to the Board member's District email account and forwarded to the District's custodian of records for proper retention. Materials prepared for the Board Meetings, hearings, minutes and workshops will be already managed by the custodian of public records and do not need to be retained by the Board member. If there are any questions on retention of particular documents, consult with the custodian of public records and/or the District Attorney before destroying.

How the Committees will Operate:

Code of Conduct

Every member of a Committee will strive to adhere to the same standards outlined in the above Code of Conduct applicable to the Board of Supervisors.

Members should ethically serve the public interest by making decisions and taking actions that will enhance the public health, safety and welfare of the District and the property owners, and residents served by the Committee and by promoting public confidence in the integrity, independence, ability and impartiality of the District.
Every member of a Committee will strive to adhere to the same standards outlined in the above Code of Conduct applicable to the Board of Supervisors.

Assignment/Designation of Committee Representative for projects, issues

A Committee may assign or designate a Member to lead a project, assess an issue, or act as a liaison between the District and the Board or a vendor on a District project. The Committee representative or often called a "Point Person" may also be assigned to do fact-finding and/or research, field inquiries and recommend a course of action and report back to the Committee. Unless additional authority is provided by the Committee to such Point Person to provide information to the Board, vendor or the District Manager on a District project, direction and decisions will be made by a majority of the members of the Committee.

Sunshine Law

Members of all advisory Committees of the District and of the Board are subject to the Sunshine Law (F.S. 286.011). The Sunshine Law requirements, constraints, prohibitions and penalties/sanctions that apply to Board members apply equally to all members of advisory Committees. Please see the detailed discussion above.

E-mail Policy

Email is a convenient way to communicate with staff, Committees, Sub-Committees, residents and others. However, it presents unique legal and ethical challenges. All email regarding District business must be properly retained as a public record. Committee and Subcommittee members must be vigilant to not accidentally violate Sunshine Law requirements. The Email Policy requirements, constraints, prohibitions and penalties/sanctions that apply to Board members apply equally to all members of advisory Committees. Please see the detailed discussion above.

Public Records

It is the policy of the State of Florida that District records shall at all times be open for personal inspection and copying by any person (s. 119.01, F.S.). The Public Records Law (Ch. 119, F.S.) adopted by the Florida legislature, contains requirements that public records, as defined in s. 119.011, F.S., be made available for public inspection, they be kept in usable condition, they be kept in safe places, they be kept in convenient places, and copying of records be provided at reasonable costs.

The Assistant District Manager has been assigned the responsibility of being the custodian of public records for the District.

The Public Records Law requirements, constraints, prohibitions and penalties/sanctions that apply to Board members apply equally to all members of advisory Committees. Please see the detailed discussion above.

APPENDIX A

Protocol And Meeting Procedures For Committees Established By The Board Of Supervisors And Any Authorized Subcommittees as adopted by Resolution 2026-10:

A. General:

1. Quorum and Voting. At all regular or special meetings of any Committee or Subcommittee, a majority of the membership of the Committee or Subcommittee shall constitute a quorum. Voting shall be by voice unless the Chair of the Committee or Subcommittee requests a roll call. The roll shall be in alphabetical order with the first name called rotating with each motion upon which the vote is called. The Chair shall always vote last. A record of the roll call shall be kept as part of the minutes.

2. Notice and Publication. The District Manager or their designee shall give notice and keep record of such notice of the Committee's meetings and the meeting of any Subcommittees including the date, time, and location of each regular and special meeting. Notice of meetings of a Committee and each Subcommittee shall be provided as required by Florida law.

3. Meeting Location. All meetings of a Committee and each Subcommittee shall be open to the public. Meetings shall be held at the District office at 13240 Griffin Drive, Ft. Myers, Florida, 33913. Provided that under the following circumstances and conditions a meeting may be held at another location within Lee County:

A. the location must be open and accessible to the public, as outlined in Section 286.011, F.S.

B. except in extraordinary circumstances, advance approval of the location shall be obtained from the Board of Supervisors.

4. Meeting Agenda. There shall be an agenda for each meeting of the Committee or Subcommittee which shall determine the order of business conducted. The Committee or Subcommittee shall not take action on any matter, proposal, report or item of business not listed upon the official agenda unless a majority of the Committee or Subcommittee present consents to consideration of such additional matter(s). Any Committee or Subcommittee member may place an item on the agenda by submitting it to the District Manager or their designee in writing, with the appropriate backup documentation or material associated with the subject, prior to the deadline for publishing the notice of such meeting, and such item shall be included in the agenda.

5. Meeting Minutes. District staff will attend all Committee and Subcommittee meetings and minutes of the meetings will be taken by District staff or appointed/retained third parties

6. Order of Business. The order of business at meetings, with the reservation of the right to modify or amend the order of business, shall be as outlined in the published agenda.

B. Agenda Items Requiring Action:

1. General. Any member of the public who submits a "Request To Address" slip to staff prior to the Committee or Subcommittee taking up the Agenda item they wish to address, shall be allowed to address the Committee or Subcommittee as to said Agenda item for which they have registered to speak. All members of the public who address the Committee or Subcommittee shall utilize a speaker's podium [if available] to allow their comments to be recorded, and shall identify themselves by name and address, and if applicable, any other party they represent. To conserve time, on behalf of groups containing more than five (5) individuals who share a similar opinion and/or comment, a delegation speaker will be selected by the Chair to address the Committee.

2. Registered speakers may speak for a maximum of three (3) minutes each, or for such longer period of time at the pleasure and discretion of the Chair. During and after a speaker's presentation, the Committee or Subcommittee shall have an opportunity to comment or ask questions of or seek clarification from such

speaker. The Committee or Subcommittee may also allow staff to comment, ask questions of, or seek clarification from speakers.

3. Restrictions on Comments Deemed Not Germane to the Item. Notwithstanding any provisions herein, any Committee or Subcommittee member may request that the Chair interrupt and/or stop any presentation that discusses matters that need not be considered in deciding the matter then before the Board for consideration. At any Committee or Subcommittee proceeding, the Chair, unless overruled by majority of the Committee or Subcommittee members present, may restrict or terminate presentations which in the Chair's judgment are frivolous, unduly repetitive or out of order.

C. Order and Subject of Appearance: To the extent possible, the following shall be the order of the proceeding:

1. The Chair or District Manager or their designee shall introduce or read the title of the agenda item.

2. Presentation of Agenda Item. The appropriate District staff person or consultant, or the petitioner or proposer of the Agenda item shall make the presentation to the Committee or Subcommittee regarding the particular Agenda item under consideration. After completion of the presentation, the Committee or Subcommittee may make appropriate inquiries of staff.

D. Rules of Debate and consideration of Motions: The following rules of debate and consideration of Motions shall be observed by the Committees and Subcommittees:

1. Motion under consideration. When a motion is presented and seconded, it is under consideration and no other motion shall be received thereafter, except to adjourn, to lay on the table, to postpone, or to amend until the question is decided. These countermotions shall have preference in the order in which they are mentioned, and the first two shall be decided without debate. Final action upon a pending motion may be deferred until the next meeting by majority of the members present.

2. Chair participation. The presiding Chair may move, second and debate from the chair, and shall not be deprived of any of the rights and privileges of a Committee or Subcommittee member by reason of being the presiding Chair.

3. Form of address. Each member shall address only the Chair for recognition, shall confine himself/herself to the question under debate, and shall avoid personalities and indecorous language.

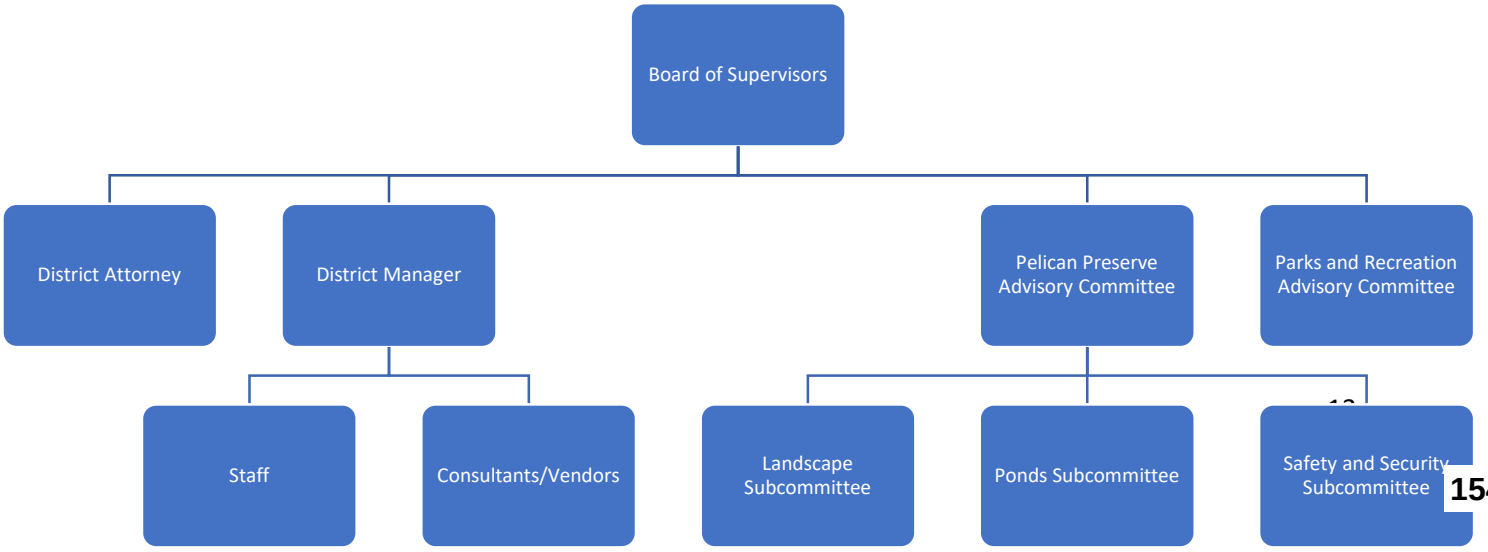
4. Interruption. A member, once recognized, shall not be interrupted except by the Chair if the Chair determines that the member's participation is irrelevant, frivolous or out of order. Any member may appeal the decision of the Chair to the Committee or Subcommittee decision by majority vote.

5. The Question. Upon the closing of debate, any member may require a roll call vote. Any member may give a brief statement or file a written explanation of his vote.

E. Public Comment on General Topics/Non-Agenda Items: If any member of the public submits a "Request To Address" slip to the Chair prior to the Public Comment portion of the Agenda, they may speak for a maximum of three (3) minutes on general topics under the Public Comment portion of the agenda.

APPENDIX B

Organizational Chart



APPENDIX C

General Procedures for the Conduct of Gateway Services CDD Meetings:

AGENDA: The agenda for an upcoming meeting is available from the District's Local Office, and the District's website at www.gatewaydistrict.org. There shall be an official agenda for every meeting of the Board of Supervisors that will be created by the Board Chair in conjunction with the District Manager, and the Assistant District Manager posted on the District website and distributed seven (7) days in advance of the meeting. This agenda shall specify the order of business to be conducted at the meeting.. It should be understood that agenda items may take additional time or the order may be changed if circumstances occur and the Board decides to amend the order of the items. Any Supervisor, Staff, or Committee Member that would like to add an item to a Board agenda or include material for prior review must contact the District Manager at least ten (10) days prior to the desired meeting date. The decision to list the item requested will be at the discretion of the Chair. Non-agenda items may be considered by the Board at the time of a meeting, but the decision rests solely with the Board. The consideration of adding a non-agenda item will generally take place at the beginning of a Board meeting when the final agenda is approved.

At the end of each meeting of the Board, there will be an opportunity for each Board member to request placement of an item on a future agenda or submit an item to be placed on the next Board meeting agenda.

Any agenda item may be continued, and rescheduled for a future meeting. The agendas of past meetings will be posted on the District website.

At times, members of various committees or subcommittees established by the Board of Supervisors may be present at meetings of the Board of Supervisors and the members of those committees may participate at meetings of the Board of Supervisors as to matters being heard by the Board of Supervisors. Such committees include but are not limited to: Parks and Recreation Advisory Committee, Pelican Preserve Advisory Committee, Ponds Subcommittee, Safety and Security Subcommittee, Landscape Subcommittee and any other Committee that may be established by the Board of Supervisors of the District.

CONSENT ITEMS: These are items which are not discussed individually and are voted on as a group. The Consent Items consider items that are non-controversial, have no policy implications, and are typically approved without discussion. NOTE: A Board Member may remove an item from the consent items in order that it may be considered for further discussion by the Board. Should that occur, the discussion of the "pulled" item(s) will follow the approval of non-pulled items and completed by Board vote.

REGULAR AGENDA ITEMS: These are items which the Board will discuss individually, generally in the order listed on the agenda. NOTE: Items may be moved during the meeting at the sole discretion of the Board.

GENERAL AUDIENCE COMMENTS - WHO MAY SPEAK: Please complete a "Request to Address" form and give it to the District Manager or Assistant District Manager prior to the start of the meeting. The public is encouraged to offer informative and/or constructive comments to the Board at any non-closed-door meeting. Agenda item comments will be called first, followed by non-agenda items.

ADDRESSING THE BOARD: When your name is called, please come to the podium and state clearly, for the record, your full name and address prior to beginning your discussion. This will be used for the records/minutes. All comments shall be directed to the Board, not to a particular Board Member, Staff Member, Committee Member or the general public. Persons addressing the Board during "Public Comment" shall limit their remarks to three (3) minutes. To conserve time, on behalf of groups containing more than five (5) individuals who share a similar opinion and/or comment, a delegation speaker will be selected by the Chair to address the Board.

PROPER DECORUM: Any person making inappropriate personal, impertinent, or slanderous remarks or who becomes boisterous while addressing the Board or while attending the Board meeting will be asked to refrain and/or asked to leave the room, if appropriate.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE: Pursuant to provisions of the Americans with Disabilities Act, any person(s) requiring special accommodations to

participate in these meetings is asked to advise the District's Local Office at least 48 hours before the meetings. 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.

APPEALING A BOARD DECISION: If any person decides to appeal a decision made by the Board, that person will need to obtain a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, at his or her own expense; that record should include the testimony and evidence on which the appeal is based.

MEETING SCHEDULE:
Gateway Board of Supervisors meetings are held twice per month, in general on the first and third Thursdays, at the GSCDD Office, 13240 Griffin Drive, Fort Myers, Florida 33913. Meetings begin at 3:00 p.m.

For further information, please contact the District's Local office at (239) 561-1313
or visit www.gatewaydistrict.org

APPENDIX D

Gateway Services Community Development District Protocol and Meeting Procedures [Revised, Adopted _____, 2026]

A. General:

1. Quorum and Voting. At all regular or special meetings of the Board of Supervisors of the District [the "Board"], a majority of the membership of the Board physically present shall constitute a quorum. Upon approval by a majority of the physically present quorum finding that special, exceptional or extraordinary circumstances exist, a Board member not physically present may participate telephonically or by other means. Voting shall be by voice unless a member of the Board requests a roll call. The roll shall be in alphabetical order. The Chair shall always vote last. A record of the roll call shall be kept as part of the minutes.

2. Notice and Publication. The District Manager shall give notice and keep record of such notice of the Board's meetings and the meeting of any committees and subcommittees including the date, time, and location of each regular and special meeting. Notice of meetings of the Board shall be provided as required by Florida

law. All regularly scheduled Board meetings shall be held, unless the Board determines at a public meeting that there is not sufficient business to be conducted to warrant the holding of a meeting.

3. Meeting Agenda. There shall be an agenda for each meeting of the Board which shall determine the order of business conducted. The Board shall not take action on any matter, proposal, report or item of business not listed upon the official agenda unless a majority of the Board present, consents to consideration of such additional matter(s) and the public will have an opportunity to comment.

Regular Agenda Items are items which the Board will discuss individually in the order listed in the agenda. NOTE: Items may be moved during the meeting at the sole discretion of the Board.

Consent Items are items which are not discussed individually and are voted on as a group. The Consent Items are items that are typically non-controversial, have no policy implications, and are typically approved without discussion. NOTE: A Board Member may remove an item from the Consent Items in order that it may be considered for further discussion by the Board. Should that occur, the discussion of the "pulled" item(s) will follow the approval of non-pulled items and completed by Board vote.

4. Order of Business. The order of business at regular meetings shall generally be:

a. Call to Order
b. Pledge of Allegiance
c. Roll Call
d. Approval of Final Agenda
e. Public Comment
f. Local Achievements and Recognition
g. Advisory Committees Items and Reports
h. Approval of Minutes
i. Consent Agenda Items
j. District Engineer
k. Administrative Agenda Items
l. District Manager Items
m. District Attorney Items
n. Future Board Business
o. Supervisor Comments and Reports
p. Adjournment

The Board reserves the right to modify or amend the order of business or to add items to the Agenda. Provided however, that the addition of an item the day of a meeting will be discouraged unless the item is time-sensitive.

B. Order and Subject of Appearance: To the extent possible, the following shall be the order of the proceeding:

1. Preliminary Statement. The Manager shall read the title of the main Agenda item.

2. Presentation of Agenda Item. The appropriate District staff person or consultant, or the Petitioner or Proposer of the Agenda item shall make the presentation to the Board regarding the particular Agenda item under consideration. After completion of the presentation, the Board may make appropriate inquiries of staff and the Petitioner or Proposer of the Agenda item.

3. Speakers. After Board inquiry, speakers shall be allowed to speak based on the time limitation guidelines outlined in subsection C below. During and after a speaker's presentation, the Board shall have an opportunity to comment or ask questions of or seek clarification from such speaker. The Board may also allow staff to comment, ask questions of, or seek clarification from speakers.

C. Citizen's Rights Right to be Heard:

1. Members of the public shall be given a reasonable opportunity to be heard on each Agenda item except as provided below. All members of the public who address the Board will be requested to speak in a manner that allows their comments to be heard and recorded and shall identify themselves as outlined below. If a microphone or speaker's podium is available, the Chair may direct that the speaker use the microphone or speaker's podium. On behalf of groups containing more than 5 individuals who share a similar opinion and/or comment, a delegation speaker will be selected by the Chair to address the Board. Any speaker speaking on behalf of an organization or group of individuals (exceeding five) shall indicate such and shall cite the source of such authority whether by request, petition, vote, or otherwise. Public input shall be limited to three (3) minutes per person with the Chair having the option to allow additional time.

This right does not apply to:

A. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the Board to act;
B. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
C. A meeting that is exempt from §286.011; or
D. A meeting during which the Board is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

2. Manner of Addressing the Board – Time Limit: Each person addressing the Board shall give his/her name and address in an audible tone of voice for the record and, unless further time is granted by the Board, shall limit his/her address to three (3) minutes with the Chair having the right to extend additional time. All remarks shall be addressed to the Board as a body, and not to any member thereof. No person, other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly or through the members of the Board. When requested by any member of the

Board, the District Manager, District Attorney, as well as other staff, may address the topic and enter into any discussion. All questions asked of the Supervisors shall be through the presiding officer. The District Manager, the District Attorney and District staff may ask the Chair for permission to speak at any time.

3. Personal and Slanderous Remarks/Interference with meeting: Any person making personal, impertinent or slanderous remarks, or who shall become boisterous while addressing the Board or who interferes with the business of the Board, may be requested or directed to leave the meeting and may be forthwith, by the presiding officer, barred from further audience before the Board at the meeting from which ejected. In such an event, if a person, after being requested or directed to leave the meeting, refuses to leave, the presiding officer may request the assistance of law enforcement officers.

4. Restrictions on Comments Deemed Not Germane to the Item. Notwithstanding any provisions herein, any Board member may interrupt and/or stop any presentation that discusses matters that need not be considered in deciding the matter before the Board for consideration. At any Board proceeding, the Chair, unless overruled by majority of the Board members present, may restrict or terminate presentations which in the Chair's judgment are frivolous, unduly repetitive or out of order.

D. Rules of Debate and Consideration of Motions:

While Robert's Rules of Order are not formally adopted, the Board shall follow the rules outlined in "Parliamentary Procedure At A Glance: New Edition", by O. Garfield Jones (based on "Robert's Rules of Order"). Unless another party is designated by the Board, the District Counsel shall act as parliamentarian to the Board and shall advise the Chair on procedural matters.

To the extent not inconsistent with the above noted "Parliamentary Procedure At A Glance: New Edition", the following rules of debate and consideration of motions, shall be observed by the Board:

1. Motion under consideration. When a motion is presented and seconded, it is under consideration and no other motion shall be received thereafter, except to adjourn, to lay on the table, to postpone, or to amend until the question is decided. These countermotions shall have preference in the order in which they are mentioned, and the first two shall be decided without debate. Final action upon a pending motion may be deferred until the next meeting by majority of the members present.

2. Chair participation. The presiding Chair may move, second and debate from the chair, and shall not be deprived of any of the rights and privileges of a Board member by reason of being the presiding Chair.

3. Form of address. Each member shall address only the presiding officer for recognition, shall confine himself/herself to the question under debate, and shall avoid personalities and indecorous language.

4. Interruption. A member, once recognized, shall not be interrupted except by the Chair, if the Chair determines that the member's participation is irrelevant, frivolous or out of order. Any member may appeal the decision of the Chair to the Board for decision by majority vote.

5. The question. Upon the closing of debate, any member may require a roll call vote. Any member may give a brief statement or file a written explanation of his vote.

6. Reconsideration of matters generally. Any matter which has been voted upon by the Board of Supervisors may be reconsidered as follows:

   By a motion to reconsider, made by a member who voted with the majority if such motion is made prior to the adjournment of the meeting at which the matter was voted upon. All present parties who participated by speaking, submitting registration forms or written materials on the subject shall be allowed to speak as to the reconsideration. The Chair may reschedule an item if participating public was present when originally considered and departed before reconsideration.

E. Public Comment on Non-Agenda Items:

Any member of the public may speak on general topics under the Non-Agenda Items in the Public Comment portion of the agenda, subject to the provisions of subsection C above.

APPENDIX E

Additional Resources

Government-in-the-Sunshine Manual and Public Records Manual -
https://www.myfloridalegal.com/sites/default/files/government-in-the-sunshine-manual.pdf

Florida Statutes – Chapter 190
https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190ContentsIndex.html&StatuteYear=2025&Title=%2D%3E2025%2D%3EChapter%20190Financial Disclosure

https://ethics.state.fl.us/FinancialDisclosure/Index.aspx
Guide to the Sunshine Amendment and the Code of Ethics for Public Officers and Employees
https://ethics.state.fl.us/Documents/Publications/GuideBookletInternet.pdf?cp=20251111

Filename: Board Policies Procedures Manual 2.9.26 DRAFT REV. 10.8
Directory: F:\USERS\APP\APP\GATEWAY\RULES\RULES OF PROCEDURE\2024.2026\DISTRICT MANAGER DRAFTS\POLICIES AND PROCEDURES
Template: C:\Users\APires\AppData\Roaming\Microsoft\Templates\Normal.dotm
Title:
Subject:
Author: Chelsea O'Riley
Keywords:
Comments:
Creation Date: 10/7/2026 10:40:00 AM
Change Number: 11
Last Saved On: 10/7/2026 11:06:00 AM
Last Saved By: Anthony Pires
Total Editing Time: 20 Minutes
Last Printed On: 10/9/2026 2:11:00 PM
As of Last Complete Printing
Number of Pages: 22
Number of Words: 7,726 (approx.)
Number of Characters: 41,572 (approx.)

RESOLUTION NUMBER 2027-04

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") ADOPTING THE BOARD OF SUPERVISORS, COMMITTEES AND SUBCOMMITTEES POLICIES AND PROCEDURES MANUAL; PROVIDING FOR CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Gateway Services Community Development District ("District") is a community development district established by the Florida Land and Water Adjudicatory Commission pursuant to the provisions of Chapter 190, Florida Statutes; and,

WHEREAS, pursuant to Chapter 190, Florida Statutes, including, but not limited to section 190.011(5), Florida Statutes, the Board of Supervisors ("Board") of the District has the power and authority to adopt resolutions which may be necessary of the conduct of the District; and,

WHEREAS, the Board desires to adopt by Resolution, its Board Of Supervisors, Committees And Subcommittees Policies And Procedures Manual ("Policies And Procedures Manual").

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, …

SECTION I. The Board of Supervisors, Committees and Subcommittees Policies And Procedures Manual, as approved and adopted by the Board of Supervisors at its Regular Meeting of October 1, 2026, a true and correct copy of which is attached hereto as **Exhibit "A",** is adopted as the Policies And Procedures Manual of the Board.

SECTION II. This Resolution shall take effect immediately upon its adoption.

SECTION III. All prior Resolutions or portions thereof or actions of the Board of Supervisors or the District relating in conflict herewith are hereby superseded with respect to any such conflict.

PASSED AND ADOPTED this 5th day of November, 2026.

ATTEST:

_____
Secretary/Assistant Secretary

Gateway Services Community Development District:

_____
Chair/Vice Chair, Board of Supervisors

APPROVED AS TO LEGAL FORM:

_____
District Attorney

Exhibit A: Policies And Procedures Manual of the Board

Gateway Services Community Development District
Agenda Item Summary **Blue Sheet Number: 12.B**

Setting of a public hearing to revise District utility rates, fees and charges to address Lee County's Wholesale Potable Water & Wastewater Rate Increase - Effective February 1, 2027

1. **Requested Motion**: **Meeting Date**: November 5, 2026
Set Public Hearing date for December 3, 2026 to consider the adoption of an amendment to Schedule A of Chapter I rules of the District as it's related to Potable Water, Wastewater, and Irrigation rate schedule effective February 1, 2027. The proposed amendments reflect the proposed increase in rates scheduled to be considered for adoption by Lee County for potable water and wastewater rates, as imposed on the District.

Why the action is necessary:

A Wholesale interlocal agreement exists where the District must pay the County a Bulk rate for potable water & wastewater rates per 1,000 gallons. On November 3, 2026, Lee County Board of County Commissioners will consider adopting a proposed rate increase effective February 1, 2027 for an 8% annual increase over the next 4 years for potable water; Wastewater rates projected to increase by 18.5% from $3.67 to $4.35 for FY2027 as adjusted per the District and Lee County Wholesale Wastewater Treatment Agreement O&M True-up calculation.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Leslie Rechtorovic

---

5. **Background**:
The last utility rate increase adopted by Lee County was July 1, 2023. The District adopted the pass-through rate increase in 2023, an 8% annual increase in bulk potable water purchases for the 2024-2027 rate schedule. Note: Any hearing for increases in GSCDD water or sewer utility fees, rates charges etc., must be noticed in the News-Press no less than 10 days prior to the hearing at which the rate change is to be heard as well as advance notice being provided through the District's utility billing process.

Attachments:
1. LCU Agenda Item 2026-11-03.pdf
2. Bill_PH_Draft_Preliminary_Notice_-_Rate_Increase_Public_Hearing_Edit_103026-2026.12.03-rev.pdf

Financial Impact:

The increase would not cover the District’s projected cost increase, as the adopted rates

account only for Lee County's 8% annual increase in wholesale bulk water rates.

6. **Alternative Action**:

Options include:

- Take no action.
- Authorize rate consultant to evaluate rate increase and impact to consumer rates
- Provide direction to proceed with public hearing to adopt the pass-through cost per 1,000 gallons to be included in the Potable Water and Wastewater Rate Schedule for 2024-2027.

7. **Staff Recommendations**:

Staff direction needed to set forth a public hearing date to adopt a resolution to approve the pass-through rate increase to the 2024-2027 rate schedule by fiscal year; Upon the approved rates to be adopted by Lee County Board of Commissioners and Lee County Wastewater O&M True-up calculation.

Lee County
Southwest Florida

AGENDA ITEM REPORT

DATE: November 3, 2026
DEPARTMENT: Utilities
REQUESTER: Talya Bickle
TITLE: Conduct Public Hearing to Adopt a Resolution Approving LCU's Rate Schedule

I. MOTION REQUESTED

Conduct Public Hearing to adopt a Resolution approving Lee County Utilities' rate schedule.

II. ITEM SUMMARY

Approves a Resolution adopting the revised Lee County Utilities rate schedule for all water, wastewater, reclaimed, wholesale, and ancillary charges as outlined in the resolution. Rate modifications are through October 1, 2029, and then an annual Consumer Price Index (CPI) increase in the amount of 4% or the increase in the Water and Sewage Maintenance Index as published by the Bureau of Labor Statistics, whichever is greater, commencing on October 1, 2030.

III. BACKGROUND AND IMPLICATIONS OF ACTION

On November 12, 2002, Lee Board of County Commissioners (BoCC) approved Ordinance 02-32, establishing procedures for adopting future rates, charges, and fees for the Lee County water and sewer system.On July 9, 2002, Lee (BoCC) approved by Resolution 02-07-44, a one-time rate increase to commence on October 1, 2002.

On August 14, 2007, Lee BoCC approved by Resolution 07-08-70, a one-time rate increase of 25% to both water and sewer rates to commence October 1, 2007.

On August 9, 2011, Lee BoCC approved by resolution No. 11-08-26, with an effective date of October 1, 2011. The BoCC approved a four (4) year increase commencing on October 1, 2011, Fiscal Year (FY) 2012, and the last increase started on October 1, 2014 (FY2015). The approved increases were 7%, 7%, 3%, and 3%, respectively.

On June 20, 2023, (Public Hearing Item 1), Lee BoCC approved by resolution No. 25-02-11, a 5-year 8% annual rate increase commencing on July 1, 2023 – July 1, 2028.

On October 6, 2026, (Consent Item 39), Lee BoCC approved to Direct to Public Hearing on November 3, 2026, the Lee County Utilities Rate Adjustment.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount:	N/A
Included in the Current Budget?:	N/A
Fund:	Utilities Operating
Comments:	

Is this a revenue or expense item? Revenue
Is this Discretionary or Mandatory? Discretionary
Will this item impact future budgets? Yes
Program: Utilities
Project: Water and Wastewater Revenue Sufficiency Study
Account Strings: N/A
Fund Type? Enterprise

V. RECOMMENDATION

Approve

ATTACHMENTS:

Final Drafte Rate Adjustment Resolution 10.13.26, Lee County Utilities FY 2026 Revenue Sufficiency Study_FINAL 060526

REVIEWERS:

Elizabeth Garcia, Utilities	Created/Initiated - 10/21/2026
Mary Tucker, Procurement Management	Approved - 10/21/2026
Talya Bickle, Utilities	Approved - 10/22/2026
Anne Henkel, Budget Services	Approved - 10/22/2026
Peter Winton, County Manager	Approved - 10/22/2026
Amanda Swindle, County Manager	Approved - 10/23/2026
Joseph Adams, County Attorney	Approved - 10/23/2026
Marc Mora, County Manager	Final Approval - 10/23/2026

LEE COUNTY RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, REPEALING LEE COUNTY RESOLUTION NO. 25-02-11 RELATING TO THE LEE COUNTY WATER AND WASTEWATER SYSTEM, PURSUANT TO SECTION 29-24 OF THE LEE COUNTY CODE OF ORDINANCES, PROVIDING FOR ADJUSTED RATES AND CHARGES PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners, as the governing body in and for Lee County has previously adopted Section 29-24 of the Lee County Code of Ordinances, establishing procedures for adopting rates, charges, and fees adjustments for the Lee County Water and Wastewater System; and,

WHEREAS, the Board of County Commissioners has previously adopted Lee County Resolution No. 25-02-11, setting and structuring the rates, charges and Capacity fees for the Lee County Water and Wastewater System; and,

WHEREAS, the County is now desirous of further adjusting the rates and charges for the Lee County Water and Wastewater System, Wholesale, Reclaimed, Wellfield Conservation Surcharge, Capacity Fees, and Monthly Service and Base charges so as to adequately provide sufficient revenues to cover operating expenses, required debt service and other financial obligations necessitated by bond covenants; and,

WHEREAS, it is in the public interest and serves a public purpose that this resolution be adopted therefore amending the Lee County Miscellaneous Fees, where applicable, and the Water and Wastewater Capacity Fees; and,

WHEREAS, staff recommends that the Board of County Commissioners approve the Lee County Water and Wastewater Miscellaneous and Capacity Fee Study, completed February 13, 2024 as the framework for establishing the current fee structure; and,

WHEREAS, staff recommends that the Board of County Commissioners approve the Lee County Fiscal Year 2026 Water and Wastewater Revenue Sufficiency Study, completed June 3, 2026, as the framework for establishing the current rate structure. The recommended Option one (1) of the Rate Study will be implemented, including an annual four (4) percent increase or the increase in the Water and Sewerage Maintenance Index as published by the Bureau of Labor Statistics, whichever is greater, commencing October 1, 2030.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that:

SECTION ONE:

The Lee County Water and Wastewater System, Wholesale, Reclaimed, Wellfield Conservation Surcharge, and Monthly Service and Base charges as contained in this Resolution are implemented and approved pursuant to Section 29-24 of the Lee County Code of Ordinances.

SECTION TWO:

The Lee County Water and Wastewater System, Wholesale, Reclaimed, Wellfield Conservation Surcharge, and Monthly Service and Base charges, rates, and fees as previously adopted by the Lee County Board of County Commissioners in Resolution No. 25-02-11 relating to the Lee County Water and Wastewater System, are hereby repealed. All Lee County Water and Wastewater, Wholesale (bulk), Reclaimed, and Monthly Service and Base charge rate resolutions previously adopted by the Board of County Commissioners of Lee County that relate to the Lee County Water and Wastewater System, or that are in conflict, in whole or in part, with the provisions of this Resolution, are hereby repealed to the extent that they conflict with the provisions of this Resolution.

SECTION THREE:

All Capacity Fees and Miscellaneous Fee schedules as previously adopted by the Board of County Commissioners that relate to the Lee County Water and Wastewater System Capacity Fees and Miscellaneous Fee schedules that are in conflict, in whole or in part, with the provisions of this Resolution, are hereby repealed to the extent that they conflict herein.

SECTION FOUR:

The MONTHLY SERVICE CHARGES for the Lee County Water and Wastewater System are as follows:

A. LEE COUNTY UTILITIES WASTEWATER SYSTEM CUSTOMER RATES

Wastewater Residential Service Charges (Effective Dates Below)

Residential Service:

	7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
Administrative Charge (Per: Bill)	$4.67	$5.42	$5.85	$6.32	$6.82
Monthly Service Charge (Per Unit/Lot):					
Single Family (1.0 ERU)	$23.16	$26.87	$29.01	$31.34	$33.84
Multi-Family (0.8 ERU)	$18.52	$21.48	$23.20	$25.06	$27.06
Mobile Home (0.8 ERU)	$18.52	$21.48	$23.20	$25.06	$27.06
Recreational Vehicle (0.4 ERU)	$9.26	$10.74	$11.60	$12.53	$13.53
Metered User Charge (Per 1,000 Gallons) (1]	$7.96	$9.23	$9.97	$10.77	$11.63
Unmetered User Charge (Per Unit/Lot) {2]:					
Single Family (1.0 ERU)	$35.82	$41.55	$44.88	$48.47	$52.34
Multi-Family (0.8 ERU)	$28.66	$33.25	$35.91	$38.78	$41.88
Mobile Home (0.8 ERU)	$28.66	$33.25	$35.91	$38.78	$41.88
Recreational Vehicle (0.4 ERU)	$14.33	$16.62	$17.95	$19.39	$20.94

ERU = Equivalent Residential Unit

Note:

[1] Residential units are billed wastewater user charges based upon their respective monthly metered water consumption. Monthly metered water use above 10,000 gallons per residential living unit will not be billed the wastewater user charge. [2] Customers that do not receive metered water service used to determine the billed wastewater user charges shall be billed the unmetered user charge in-lieu of the metered user charge.

The total monthly rate for residential service is the sum of the: i) service charge; ii) administrative fee; and iii) metered or unmetered user charges (where applicable), in accordance with the schedule.

Wastewater Commercial & Non-Residential Service Charges (Effective Dates Below)

Commercial & Non-Residential Service:
Monthly Service Charge (Per Metered Account) [1]:

		7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
5/8"	(1.0 ERU)	$27.83	$32.28	$34.87	$37.65	$40.67
3/4"	(1.5 ERU)	$39.41	$45.72	$49.37	$53.32	$57.59
1"	(2.5 ERU)	$62.57	$72.58	$78.39	$84.66	$91.43
1 1/2"	(5.0 ERU)	$120.47	$139.75	$150.92	$163.00	$176.04
2"	(8.0 ERU)	$189.95	$220.34	$237.97	$257.01	$277.57
3"	(16.0 ERU)	$375.23	$435.27	$470.09	$507.70	$548.31
4"	(25.0 ERU)	$583.67	$677.06	$731.22	$789.72	$852.90
6"	(50.0 ERU)	$1,162.67	$1,348.70	$1,456.59	$1,573.12	$1,698.97
8"	(80.0 ERU)	$1,857.47	$2,154.67	$2,327.04	$2,513.20	$2,714.26
10"	(145.0 ERU)	$3,362.87	$3,900.93	$4,213.00	$4,550.04	$4,914.05

Metered User Charge (Per 1,000 Gals): (Effective Dates Below)

7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
$7.96	$9.23	$9.97	$10.77	$11.63

ERU = Equivalent Residential Unit Note:
[1] Amounts shown include the addition of the monthly: i) service charge per metered account; and ii) administrative charge per bill.

Unmetered commercial and non-residential charges will be calculated individually based on estimates of wastewater discharges and the above schedule of rates.

The total monthly rate for commercial and non-residential service is the sum of the: i) service charge; ii) administrative fee (included as a component of the service charge); and iii) user charges, in accordance with the schedule.

B. LEE COUNTY UTILITIES WATER SYSTEM CUSTOMER RATES

Water Residential Service Charges (Effective Dates Below):

Residential Service:

	7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
Administrative Charge (Per Bill)	$4.68	$5.43	$5.86	$6.33	$6.84
Monthly Service Charge (Per Unit/Lot):					
Single Family (1.0 ERU)	$12.44	$14.43	$15.58	$16.83	$18.18
Multi-Family (0.8 ERU)	$9.95	$11.54	$12.47	$13.46	$14.54
Mobile Home (0.8 ERU)	$9.95	$11.54	$12.47	$13.46	$14.54
Recreational Vehicle (0.4 ERU)	$4.98	$5.78	$6.24	$6.74	$7.28
Usage Charge (Per 1,000 Gallons) [1]:					
Usage Block 1	$4.45	$5.16	$5.57	$6.02	$6.50
Usage Block 2	$5.56	$6.45	$6.97	$7.52	$8.12
Usage Block 3	$6.68	$7.75	$8.37	$9.04	$9.76
Usage Block 4	$8.90	$10.32	$11.15	$12.04	$13.01

Usage Block Ranges [2]:	Single-Family	Multi-Family	Mobile Home	R.V.
Usage Block 1	0-6,000	0-4,800	0-4,800	0-2,400
Usage Block 2	6,001-12,000	4,801-9,600	4,801-9,600	2,401-4,800
Usage Block 3	12,001-18,000	9,601-14,400	9,601-14,400	4,801-7,200
Usage Block 4	Above 18,000	Above 14,400	Above 14,400	Above 7,200

ERU = Equivalent Residential Unit Note:
[1] Customers are billed the usage charge based on the residential unit's respective monthly use per usage block. [2] Residential unit usage blocks are determined based on the customer's ERU factor. Amounts shown reflect the varying usage block ranges per customer type.

Each residential service account will be charged a monthly administrative fee per bill. Charges shown are billed to residential units based on the monthly use per usage block as applied to the respective usage charge. Residential units' usage blocks vary based on the customer's ERU factor.

A Wellfield Conservation Surcharge per ERU will be assessed those residential customers whose monthly water consumption exceeds their initial water conservation block during the monthly billing period (6,000 gallons per ERU).

Wellfield Conservation Surcharge: (Effective Dates Below)

7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
$0.68	$0.79	$0.85	$0.92	$0.99

The total monthly rate for residential service is the sum of the: i) service charge; ii) administrative fee; iii) Wellfield Conservation Surcharge (if applicable); and iv) user charges in accordance with this schedule.

Water Commercial & Non-Residential Service Charges (Effective Dates Below)

Commercial & Non-Residential Service:

Monthly Service Charge (Per Metered Account) [1]:

		7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
5/8"	(1.0 ERU)	$17.12	$19.86	$21.45	$23.16	$25.02
3/4"	(1.5 ERU)	$23.34	$27.07	$29.24	$31.58	$34.11
1"	(2.5 ERU)	$35.78	$41.50	$44.83	$48.41	$52.28
1 1/2"	(5.0 ERU)	$66.88	$77.58	$83.79	$90.49	$97.73
2"	(8.0 ERU)	$104.20	$120.87	$130.54	$140.99	$152.26
3"	(16.0 ERU)	$203.72	$236.32	$255.22	$275.64	$297.69
4"	(25.0 ERU)	$315.68	$366.19	$395.48	$427.12	$461.29
6"	(50.0 ERU)	$626.68	$726.95	$785.10	$847.91	$915.75
8"	(80.0 ERU)	$999.88	$1,159.86	$1,252.65	$1,352.86	$1,461.09
10"	(145.0 ERU)	$1,808.48	$2,097.84	$2,265.66	$2,446.92	$2,642.67

User Charge (Per 1,000 Gallons) [2)	7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
Usage Block 1 (0-6,000 / LO ERU)	$4.45	$5.16	$5.57	$6.02	$6.50
Usage Block 2 (6,001-12,000 I 1.0 ERU)	$5.56	$6.45	$6.97	$7.52	$8.12
UsageBlock3 (12,001-18,000/ 1.0ERU)	$6.68	$7.75	$8.37	$9.04	$9.76
Usage Block 4 (Above 18,000 / 1.0 ERU)	$8.90	$10.32	$11.15	$12.04	$13.01

	7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
User Charge - Non-Irrigation (Per 1,000 Gals)	$4.68	$5.43	$5.86	$6.33	$6.84

User Charge - Irrigation (Per 1,000 Gallons) [3]	7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
Usage Block 1 (0-6,000)	$5.56	$6.45	$6.97	$7.52	$8.12
Usage Block 2 (6,001-12,000)	$6.68	$7.75	$8.37	$9.04	$9.76
Usage Block 3 (Above 12,000)	$8.90	$10.32	$11.15	$12.04	$13.01

Note:
[1] Amounts shown include the addition of the monthly: i) service charge per metered account; and ii) administrative charge per bill.
[2] Charges shown are billed to commercial accounts based on the monthly use per usage block as applied to the respective usage charge. Commercial accounts not designated as non-irrigation and/or irrigation class (as listed above) shall determine their respective usage blocks based on the customer's respective meter size as applied to the ERU ratio. E.g., a commercial customer with a 2-inch metered account may calculate its first usage block as follows:
2-inch meter = 8.0 ERU Ratio times the upper limit of the first usage block for 1 ERU at 6,000 gallons per month resulting in the first usage block at 1-48,000 gallons per month.
[3] All irrigation class customers shall be billed the user charge based on the monthly use per usage block. Usage blocks do not vary with meter size for this customer class.

An additional Wellfield Conservation Surcharge per ERU will be assessed to those commercial and non-residential customers whose monthly water consumption exceeds their initial water conservation block during the monthly billing period (6,000 gallons per ERU). The total monthly rate for commercial and non-residential service is the sum of the: i) service charge; ii) administrative fee (included as a component of the service charge); iii) user charges; and iv) where applicable, Wellfield Conservation Surcharge, in accordance with the schedule.

C. WATER RESTRICTION SURCHARGE ADJUSTMENT

If the South Florida Water Management District or other authority having appropriate jurisdiction declares a water shortage requiring a mandatory water usage reduction in the amount of 15%, the water user charges listed above will be increased by 18%. In the event that a reduction of water use greater than 15% is required, the County Commission may establish by resolution, a surcharge based upon the recommendation of the Utilities Director in order to meet revenues required to comply with existing bond debt service covenants, or to meet other requirements of the water system.

SECTION FIVE:

A. Residential Capacity Fees shall be based on a table for Equivalent Residential Units (ERU). The actual Capacity Fee charges shall be calculated by multiplying the number of ERUs designated, times the Capacity fee per ERU. The Capacity Fee will be based upon the actual type of use or user category (example, number of multi-family, mobile homes, RVs, single family) of each unit on-site, regardless of any other designated uses. The Commercial and Non-Residential Capacity Fee shall be based on the flow rates as outlined in Florida Administrative Code Chapter 62-6.008. The resulting gallons per day flow contribution as outlined in FAC Chapter 62-6.008 will then be multiplied by the respective rate per gallon as defined in Paragraph D below.

B. No person, corporation, partnership, or any other legal entity shall be allowed to connect onto the Lee County Utilities Water and Wastewater System without first receiving formal approval from the County and the payment of all applicable Capacity Fees.

C. The County reserves the right to review the amount of water and/or wastewater usage, no more than annually, shall bill to the owner for any adjustment(s) to the Water and Wastewater Capacity Fee for capacity use in excess of the amount originally paid and reserved. Any additional Capacity Fee payments shall be billed to the owner at the current rates in effect at the time of the review.

D. The Capacity Fee rate schedule set forth below shall be applicable to all customers of the Lee County Water and Wastewater System.

i. In addition to the physical connection to, and the installation of a meter for the determination of consumption for both water and wastewater system, the County shall charge a Capacity fee which represents the capital facility cost of the water and wastewater system capacity utilized by the new connection.

ii. The capital cost of the water and wastewater capacity is calculated on an Equivalent Residential Unit (ERU) basis, which is defined as the maximum demand of two hundred fifty (250) gallons per day (GPD) for water and two hundred (200) GPD for wastewater, which equates to the demand for a single-family dwelling unit.

iii. In no instance shall an ERU determination of less than one (1.0) be assigned to any individual applicant (connection) for water and/or wastewater service.

iv. If an Amendment to the Development Order is requested which results in additional ERUs being served due to additional flows, the additional ERUs Capacity fee payment will be based on the Capacity fees in effect at the time of Amendment approval. Letters of Credit, or other forms of sureties will not be acceptable as payment of Capacity fees.

The Capacity Fees are as follows:

SYSTEM WATER CAPACITY FEES [1] Rates Effective 2/4/2025, Dates Effective 11/3/2026

Classification	No. ERUs	10/1/2027	10/1/2028
Residential Service (per Unit/Lot)			
Single-Family	1.00	$3,355	$3,660
Multi-Family	0.80	$2,684	$2,928
Recreational Vehicle	0.40	$1,342	$1,464

	Water Charge Per Gallon			
	12/1/2026	10/1/2027	10/1/2028	10/1/2029
Commercial Service and All Non-Residential Services	$14.15	$15.28	$16.51	$17.83

SYSTEM WASTEWATER CAPACITY FEES [1]Rates Effective 2/4/2025, Dates Effective 11/3/2026

Classification	No. ERUs	10/1/2027	10/1/2028
Residential Service (per Unit/Lot)			
Single-Family	1.00	$3,657.50	$3,990
Multi-Family	0.80	$2,926	$3,192
Recreational Vehicle	0.40	$1,463	$1,596

	Wastewater Charge Per Gallon			
	12/1/2026	10/1/2027	10/1/2028	10/1/2029
Commercial Service and All Non-Residential Services	$19.28	$20.82	$22.49	$24.29

Note:
[1] Commercial unit use when combined with residential unit use on a single meter, or unmetered commercial use is calculated individually based upon Lee County Utilities' estimates of wastewater discharge and the above schedule of rates.

SECTION SIX:

The following schedule of MISCELLANEOUS SERVICE CHARGES set forth below shall be applicable to all customers of the Lee County Water and Sewer System:

A. WATER METER INSTALLATION (DROP-IN) FEES (Effective 2/4/2025)

Meter Size	Charge
5/8"	Actual Cost
3/4"	Actual Cost
1"	Actual Cost
1-1/2"	Actual Cost
2"	Actual Cost
3" and above	Actual Cost

Water Meter Installation charges are to recover the cost of meter installation to new connections including installation of the meter, meter box (if necessary), and restoration. Water meter installation fees are not to recover any costs associated with tap-in to the water distribution system. A Tap-In Fee will be assessed in lieu of the Water Meter Installation Fee. In addition to new installations, these rates may also apply to water service upgrades or facility relocations.

Existing customers wishing to upgrade water meters in terms of diameter are required to pay for a new water main tap and/or time and material costs in addition to connection (capacity) fees based on current rate calculations minus applicable credits for the existing meter. Charges for larger meters will be based on estimates of actual time and expense. Amounts collected by the County in excess of actual costs shall be credited to the customer's account or be refunded, as may be applicable. Amounts due, caused by underestimation, shall be billed and payable to Lee County Utilities.

B. TAP-IN CHARGES (Effective 2/4/2025)

Meter Size	Charge
5/8"	Actual Cost
3/4"	Actual Cost
1"	Actual Cost
1.5"	Actual Cost
2"	Actual Cost
3" and above	Actual Cost
Wastewater Main Tap Charge	Actual Cost

Tap-in charges are in-lieu of the meter installation charge to recover the cost of connection and meter installation to new connections, including tap-in or directional bore (where applicable) to the water distribution system, installation of the meter, meter box, and any restoration charges. In addition to new installations, these rates may also apply to water and wastewater service upgrades or facility locations.

Existing customers wishing to upgrade water meters in terms of diameter are required to pay for a new tap and/or time and material costs in addition to Capacity fees based on current rate calculations minus applicable credits for the existing meter. Charges for larger meter and

wastewater main taps will be based on estimates of actual time and expense. Amounts collected by the County in excess of actual costs shall be credited to the customer's account or be refunded, as may be applicable. Customers wishing to reduce the water meter diameter are responsible for the time and material required to perform the meter reduction. The reduction of water meter size does not produce a refund for previously purchased Capacity fees.

Capacity fees are assigned to and remain with the parcel being served.

C. PREMISE VISIT (TRIP CHARGE) – $50.00 effective 2/4/2025

Includes charges for meter re-reads and special reads, no water calls due to house valve being turned off and any specific activities where a trip to the customer's premises is requested by the customer or as required by Lee County Utilities. Further, upon request from any customer, the Utility shall, without charge, make a field test for accuracy of the water meter in use at customer's premises, provided the meter has not been tested within the past twelve months.

D. TURN-ON/TURN-OFF CHARGE (Effective 2/4/2025)

	During Normal Working Hours	**After Normal Working Hours**
Initiation of Service		
Customer Request	$45.00	$145.00
Reconnection of Service (Delinquency Service Charge/Non-payment disconnection)	45.00	145.00

E. PLAN REVIEW FEES (Effective 2/4/2025) – 1.0% of the contributed asset value including labor costs incurred by the County or $835.00 minimum charge, whichever is greater for the initial two (2) reviews. Subsequent reviews based on actual costs incurred by the County.

F. FIRE SERVICE CHARGES (Effective 10/1/2011)

Monthly Fireline Service Fees [1]:	Monthly Charge
5/8" Line	$4.98
3/4" Line	4.98
1" Line	4.98

1.5" Line	4.98
2" Line	4.98
3" Line	9.96
4" Line	14.95
6" Line	29.89
8" Line	48.76
10" Line	59.78
Above 10”	59.78

G. METER BENCH TEST FEE (Effective 2/4/2025)

Charge is $120.00. Customers requesting a meter bench test must provide a written request.

H. CUSTOMER DEPOSIT

	Water System (effective 2/4/2025)	Wastewater System (effective 2/4/2025)
Residential Service		
Metered and Unmetered Per Unit/Lot		
Single-Family	$70.00	$125.00
Multi-Family/Mobile Home [1]	56.00	100.00
Recreational Vehicle [1]	28.00	50.00
Commercial Service and All Non-Residential Services		
Meter Size		
5/8”	$70.00	$125.00
3/4”	105.00	187.50
1”	175.00	312.50
1.5”	350.00	625.00
2”	560.00	1,000.00
3”	1,120.00	2,000.00
4”	1,750.00	3,125.00
6”	3,500.00	6,250.00
8”	5,600.00	10,000.00
10”	10,150.00	18,125.00

Note:

[1] The Multi-Family charge is calculated individually based on twice the average or anticipated monthly bill of the customer as estimated by the County.

[2] Unmetered commercial and non-residential deposits will be calculated individually based on estimates of wastewater discharges and the above schedule of rates.

The above deposit amounts are minimums. Additional deposit amounts may be required in order to secure payment of current bills.

I. RECLAIMED WATER RATE (Effective Dates Below)

All users of the County's reclaimed water system having entered into an agreement for the delivery and use of reclaimed effluent water shall pay a charge mutually negotiated pursuant to a reuse agreement between the County and the customer requesting service.

Reclaimed Water Service Charges

Reclaimed Water Service:

	7/1/2026	12/1/2026	10/1/2027	10/1/2028	10/1/2029
Metered User Charge (Per 1,000 Gals)	$0.75	$0.87	$0.94	$1.01	$1.10

J. WHOLESALE WATER AND WASTEWATER RATES (Effective Dates Below)

Customers receiving wholesale water and/or wastewater services will be billed monthly in accordance with the following schedule:

Wholesale Water and Wastewater Service Charges

Wholesale Water Service:

	7/1/2026	2/1/2027	10/1/2027	10/1/2028	10/1/2029
Metered User Charge (Per 1,000 Gals)	$5.22	$6.06	$6.54	$7.06	$7.63

Wholesale Wastewater Service:

	7/1/2026	2/1/2027	10/1/2027	10/1/2028	10/1/2029
Metered User Charge (Per 1,000 Gals)	$6.97	$8.09	$8.73	$9.43	$10.19

The rates established in this subsection are applicable to each County wholesale customer that: i) resells such services to its customers in accordance with Florida law and County ordinances; and ii) maintains all distribution/collection systems, valves, hydrants, service connections, manholes and meters in the public rights-of-way or valid easements within its recognized service area. The terms for providing either wholesale water or wholesale wastewater service, or both, to a qualifying applicant will be established by an agreement between the applicant and the County.

K. TEMPORARY HYDRANT METER/BACKFLOW SECURITY DEPOSIT (Effective 2/4/2025)

Meter Size	Deposit Amount
1”	$555.00
1.5”	1,120.00
2”	1,440.00
3”	Actual Cost

Applicant shall pay the deposit for utilization of the temporary hydrant meter with accompanying backflow preventive device prior to service being initiated. Deposit will be applied to customer’s bill upon return of the hydrant meter and backflow preventer to the County in proper operating condition.

L. UNAUTHORIZED WATER TAP SURCHARGE (Effective 10/1/2011)

Individuals establishing water service by performing an unauthorized connection, tap-in and/or a straight pipe, to the County’s water system shall pay a fine of $500.00 for the initial unauthorized connection, and increasing by $500.00 for subsequent occurrence at the same location.

NOTICE OF PUBLIC HEARING
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Gateway Services Community Development District ("District") hereby gives notice of its intention to develop and consider adoption of an Amendment to Schedule A of Chapter I of the Rules of the Gateway Services Community Development District Relative To Its Potable Water, Wastewater and Irrigation Water Rates, Fees and Charges For Utility Services by adoption of a Resolution.

The purpose and effect of the proposed Amendment to Schedule A of Chapter I of the Rules of the Gateway Services Community Development District Relative To Its Potable Water, Wastewater and Irrigation Water Rates, Fees and Charges For Utility Services is to provide for amendments to its utility rates, fees and charges and schedule, including the effective date, as it relates to ~~potable water service and usage by~~ residential, commercial, master metered residential communities and wholesale bulk potable water rates. Specific legal authority for the Rules of Procedure and the adoption of these rates, fees and charges includes Sections 190.011(5), 190.035, 120.54, and 120.81, Florida Statutes (2023).

The Board of Supervisors of the District (the "Board") will conduct a public hearing for the purpose of consideration and adoption by Resolution of the proposed Amendment to the Schedule A of Chapter I of the Rules of the Gateway Services Community Development District Relative To Its Potable Water, Wastewater and Irrigation Water Rates, Fees and Charges For Utility Services during the District's Regular Meeting to be held beginning at **4:00 p.m. on Thursday, December 3, 2026 at the Gateway Services CDD Offices - Meeting Room located at 11137 Gateway Blvd., Fort Myers, FL 33913**. The Public Hearing will be held by the Board directly prior to adoption, for the purpose of hearing public comment and objections to the proposed utility rates, fees, charges, and schedule. This public hearing may be continued to a date, time and place to be specified on the record at the hearing. Copies of the Resolution and proposed amendments to utility rates, fees, charges, and schedule will be available for inspection and copying prior to the hearing at the office of the District at 11137 Gateway Blvd., Fort Myers, FL 33913. Copies may also be obtained by making a request for an electronic version to be provided by email, by contacting the District offices at customercare@gatewaydistrict.org. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

The proposed amendments to the potable water rates, fees, charges and schedule i.e. the proposed new potable water rates, fees, charges and schedule, and the proposed revised effective dates, are described below, along with notes/~~strike throughs~~ depicting the current/existing potable water rates, fees, charges and schedules and effective date(s) which will be affected/increased by the proposed new potable rates, fees, charges and schedules:

PROPOSED AMENDMENTS TO RATES, FEES, CHARGES, SCHEDULE "A" TO CHAPTER I OF THE RULES OF THE DISTRICT RELATING TO WATER, WASTEWATER, AND IRRIGATION RATES, FEES AND CHARGES

SCHEDULE A
WATER, WASTEWATER AND IRRIGATION RATES AND CHARGES

I. COMMERCIAL/MULTI-FAMILY/RESIDENTIAL/WHOLESALE RATES & CHARGES

- Residential units which are individually metered are billed as single-family residences.
- Multiple Dwelling Units which are master metered shall be billed per Dwelling Unit
- Commercial/Non-Residential units shall be billed by Meter Size as indicated.
  Wholesale Bulk Water usage rate billed per 1,000 gallons.

Gateway Services Community Development District
PROPOSED WATER, WASTEWATER AND IRRIGATION RATE AND CHARGES
SCHEDULE A

RESIDENTIAL/MULTI FAMILY RESIDENTIAL/NON-RESIDENTIAL RATES & CHARGES

* Residential units which are individually metered are billed as single-family residences
* Multiple Dwelling Units which are master metered shall be billed per Dwelling Unit
* Wholesale Bulk Water usage rate billed per 1,000 gallons
* Commercial/Non-Residential units shall be billed by Meter size

WATER MONTHLY BASE AND USAGE RATES — **SCHEDULE 1**

Monthly Base Charge by Meter Size

METERED NON-RESIDENTIAL & RESIDENTIAL Meter Size		Rate Effective October 1, 2024	Rate Effective October 1, 2025	Rate Effective October 1, 2026	Rate Effective October 1, 2027
5/8" or 3/4"	-	$21.10	$24.05	$25.01	$26.01
1"	-	$52.75	$60.13	$62.53	$65.03
1 1/2"	-	$105.52	$120.29	$125.10	$130.10
2"	-	$168.85	$192.48	$200.17	$208.17
3"	-	$337.71	$384.98	$400.37	$416.38
4"	-	$527.67	$601.54	$625.60	$650.62
6"	-	$1055.35	$1203.09	$1251.21	$1301.25
8"	-	$1,688.56	$1,924.95	$2,001.94	$2,082.01
10"	-	$2,638.38	$3,007.75	$3,128.06	$3,253.18
Master-Metered Residential		Rate Effective October 1, 2024	Rate Effective October 1, 2025	Rate Effective October 1, 2026	Rate Effective October 1, 2027
Per Dwelling Unit Equivalent	-	$21.10	$24.05	$25.01	$26.01

Monthly Usage Charges (in 1,000 gallons)

METERED RESIDENTIAL	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
5/8" or 3/4"	0 - 6,000	6,001 - 12,000	12,001 - 18,000	18,001 - 24,000	24,000+
1"	0 - 15,000	15,001 - 30,000	30,001 - 45,000	45,001 - 60,000	60,000+
1 1/2"	0 - 30,000	30,001 - 60,000	60,001 - 90,000	90,001 - 120,000	120,000+
2"	0 - 48,000	48,001 - 96,000	96,001 - 144,000	144,001 - 192,000	192,000+
3"	0 - 96,000	96,001 - 192,000	192,001 - 288,000	288,001 - 384,000	384,000+
4"	0 - 150,000	150,001 - 300,000	300,001 - 450,000	450,001 - 600,000	600,000+
6"	0 - 300,000	300,001 - 600,000	600,001 - 900,000	900,001 - 1,200,000	1,200,000+
8"	0 - 480,000	480,001 - 960,000	960,001 - 1,440,000	1,440,001 - 1,920,000	1,920,000+
10"	0 - 750,000	750,001 - 1,500,000	1,500,001 - 2,250,000	2,250,001 - 3,000,000	3,000,000+
Current Rate per 1,000 gallons	-	-	-	-	-
~~Rate per 1,000 gallons Eff. 10/01/26~~	~~$7.76~~	~~$11.46~~	~~$15.16~~	~~$18.83~~	~~$22.52~~
Rate per 1,000 gallons Eff. 02/01/27	$8.38	$12.38	$16.37	$20.34	$24.32
~~Rate per 1,000 gallons Eff. 10/01/27~~	~~$8.07~~	~~$11.91~~	~~$15.76~~	~~$19.58~~	~~$23.42~~
Rate per 1,000 gallons Eff. 10/01/27	$9.05	$13.37	$17.68	$21.96	$26.27

NOTICE OF PUBLIC HEARING
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

Continuation of Schedule 1

MASTER METERED RESIDENTIAL					
Per Dwelling Unit	0 - 6,000	6,001 - 12,000	12,001 - 18,000	18,001 - 24,000	24,000+
Current Rate per 1,000 gallons	-	-	-	-	-
~~Rate per 1,000 gallons Eff. 10/01/26~~	~~$7.76~~	~~$11.46~~	~~$15.16~~	~~$18.83~~	~~$22.52~~
Rate per 1,000 gallons Eff. 02/01/27	$8.38	$12.38	$16.37	$20.34	$24.32
~~Rate per 1,000 gallons Eff. 10/01/27~~	~~$8.07~~	~~$11.91~~	~~$15.76~~	~~$19.58~~	~~$23.42~~
Rate per 1,000 gallons Eff. 10/01/27	$9.05	$13.37	$17.68	$21.96	$26.27

COMMERCIAL/NON RESIDENTIAL	Tier 1	Tier 2
5/8" or 3/4"	0 - 6,000	6,000+
1"	0 - 15,000	15,000+
1 1/2"	0 - 30,000	30,000+
2"	0 - 48,000	48,000+
3"	0 - 96,000	96,000+
4"	0 - 150,000	150,000+
6"	0 - 300,000	300,000+
8"	0 - 480,000	480,000+
10"	0 - 750,000	750,000+
Current Rate per 1,000 gallons	-	-
~~Rate per 1,000 gallons Eff. 10/01/26~~	~~$7.76~~	~~$11.46~~
Rate per 1,000 gallons Eff. 02/01/27	$8.38	$12.38
~~Rate per 1,000 gallons Eff. 10/01/27~~	~~$8.07~~	~~$11.91~~
Rate per 1,000 gallons Eff. 10/01/27	$9.05	$13.37

WHOLESALE BULK WATER RATE - MONTHLY USAGE CHARGE	Tier 1	Tier 2
Daily Allowance in Gallons (GPD)	500,000	500,001+
~~Rate per 1,000 gallons Eff. 10/01/26~~	~~$8.74~~	~~$11.36~~
Rate per 1,000 gallons Eff. 02/01/27	$9.44	$12.27
~~Rate per 1,000 gallons Eff. 10/01/27~~	~~$9.08~~	~~$11.81~~
Rate per 1,000 gallons Eff. 10/01/27	$10.19	$13.25

WASTEWATER MONTHLY BASE AND USAGE RATES — SCHEDULE 2

Monthly Base Charge by Meter Size

METERED COMMERCIAL, NON-RESIDENTIAL & RESIDENTIAL		Rate Effective	Rate Effective	Rate Effective	Rate Effective
Meter Size		October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027
5/8" or 3/4"	-	$16.70	$17.20	$17.54	$17.89
1"	-	$41.77	$43.02	$43.88	$44.75
1 1/2"	-	$83.55	$86.05	$87.77	$89.52
2"	-	$133.68	$137.69	$140.44	$143.24
3"	-	$267.36	$275.38	$280.88	$286.49
4"	-	$417.76	$430.29	$438.89	$447.66
6"	-	$835.53	$860.59	$877.80	$895.35
8"	-	$1,336.85	$1,376.95	$1,404.48	$1,432.56
10"	-	$2,088.84	$2,151.50	$2,194.53	$2,238.42

Master-Metered Residential		Rate Effective October 1, 2024	Rate Effective October 1, 2025	Rate Effective October 1, 2026	Rate Effective October 1, 2027
Per Dwelling Unit Equivalent	-	$16.70	$17.20	$17.54	$17.89

Monthly Usage Charges (in 1,000 gallons)	Rate Eff. 10/01/24	Rate Eff. 10/01/25	Rate Eff. 10/01/26	Rate Eff. 10/01/27
Rate per 1,000 gallons (All User)	~~$6.63~~	~~$6.82~~	~~$6.95~~	~~$7.08~~
	Rate Eff. 10/01/24	Rate Eff. 10/01/25	Rate Eff. 02/01/27	Rate Eff. 10/01/27
Rate per 1,000 gallons (All User) after 02/01/27	$6.63	$6.82	$8.24	$8.40

IRRIGATION MONTHLY BASE AND USAGE RATES — SCHEDULE 3

Monthly Base Charge by Meter Size

METERED COMMERCIAL, NON-RESIDENTIAL & RESIDENTIAL		Rate Effective	Rate Effective	Rate Effective	Rate Effective
Meter Size		October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027
5/8" or 3/4"	-	$5.72	$6.40	$6.59	$6.78
1"	-	$14.32	$16.03	$16.51	$17.00
1 1/2"	-	$28.64	$32.07	$33.03	$34.02
2"	-	$45.85	$51.35	$52.89	$54.47
3"	-	$91.70	$102.70	$105.78	$108.95
4"	-	$143.30	$160.49	$165.30	$170.25
6"	-	$286.61	$321.00	$330.63	$340.54
8"	-	$458.59	$513.62	$529.02	$544.89
10"	-	$716.55	$802.53	$826.60	$851.39

Master-Metered Residential		Rate Effective October 1, 2024	Rate Effective October 1, 2025	Rate Effective October 1, 2026	Rate Effective October 1, 2027
Per Dwelling Unit Equivalent	-	$5.72	$6.40	$6.59	$6.78

NOTICE OF PUBLIC HEARING
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

IRRIGATION MONTHLY BASE AND USAGE RATES — **CONTINUATION OF SCHEDULE 3**

Monthly Usage Charges (in 1,000 gallons)

METERED COMMERCIAL, NON-RESIDENTIAL & RESIDENTIAL

	Current Tier 1	Current Tier 2	Current Tier 3
5/8" or 3/4"	0 - 20,000	20,001 - 40,000	40,000+
1"	0 - 75,000	75,001 - 150,000	150,000+
1 1/2"	0 - 150,000	150,001 - 300,000	300,000+
2"	0 - 240,000	240,001 - 480,000	480,000+
3"	0 - 480,000	480,001 - 960,000	960,000+
4"	0 - 750,000	750,001 - 1,500,000	1,500,000+
6"	0 - 1,500,000	1,500,001 - 3,000,000	3,000,000+
8"	0 - 2,400,000	2,400,001 - 4,800,000	4,800,000+
10"	0 - 3,750,000	3,750,001 - 7,500,000	7,500,000+
	Tier 1	**Tier 2**	**Tier 3**
Current Rate per 1,000 gallons			
Rate per 1,000 gallons Eff. 10/01/24	**$0.80**	**$2.43**	**$4.87**
Rate per 1,000 gallons Eff. 10/01/25	**$0.89**	**$2.72**	**$5.45**
Rate per 1,000 gallons Eff. 10/01/26	**$0.91**	**$2.80**	**$5.61**
Rate per 1,000 gallons Eff. 10/01/27	**$0.93**	**$2.88**	**$5.77**

MASTER METERED RESIDENTIAL

Per Dwelling Unit	0 - 20,000	20,001 - 40,000	40,000+
Current Rate per 1,000 gallons			
Rate per 1,000 gallons Eff. 10/01/24	**$0.80**	**$2.43**	**$4.87**
Rate per 1,000 gallons Eff. 10/01/25	**$0.89**	**$2.72**	**$5.45**
Rate per 1,000 gallons Eff. 10/01/26	**$0.91**	**$2.80**	**$5.61**
Rate per 1,000 gallons Eff. 10/01/27	**$0.93**	**$2.88**	**$5.77**

The meeting and public hearing is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting and public hearing. A copy of the agenda for the meetings and public hearing may be obtained from Gateway Services Community Development District, 11137 Gateway Blvd., Fort Myers, Florida 33913, Telephone: (239) 561-1313; Fax:(239) 561-1350.

There may be occasions when one or more Supervisors will participate by telephone or remotely. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. There may be occasions when one or more Supervisors and District Staff will participate by telephone, via a speaker telephone, or by use of remote communications technology, so that they can attend and participate in the public hearing and meeting at the above location and be fully informed of the discussions taking place. Anyone wishing to listen and participate in the public hearing and meeting will be able to do so telephonically or via video viewing and participation, with access numbers and access website information, including any access code, posted on the District's website https://www.gatewaydistrict.org.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District's Main Office at (239) 561-1313, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person 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.

Chelsea O'Riley
District Manager

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 12.C**

Temporary Access and Construction Easement for Lake 122 Drainage and Lake Bank Improvement with the Club at Gateway

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Approve the Temporary Access and Construction Easement between Gateway Services CDD and The Club at Gateway, LLC for the Lake 122 drainage and lake bank improvement project, in substantially final form, and authorize the Chair to execute the agreement, subject to final review and approval by the District Attorney and the District Engineer.

Why the action is necessary:

Runoff from The Club at Gateway property has caused significant washout and erosion along the Lake 122 lake bank. A temporary access and construction easement is necessary to allow the Club and its contractors to access the GSCDD-owned property needed to complete the proposed drainage and lake bank improvements.

2. **Agenda**: ADMINISTRATIVE AGENDA ITEMS

3. **Requirement/Purpose**: Informational Items

4. **Submitter of Information**: Paul Flores

---

5. **Background**:

Runoff from The Club at Gateway property has caused significant washout and erosion along the Lake 122 lake bank. To address the condition, the Club retained an engineer to develop improvements designed to better manage runoff and stabilize the affected lake bank.

The proposed work includes new drainage and associated lake bank improvements intended to mitigate continued erosion. Because portions of the work require access to GSCDD-owned property, the Club and its contractors need a Temporary Access and Construction Easement to complete the improvements. The easement should clearly define access, restoration requirements, and long-term maintenance responsibilities for the privately installed improvements.

Attachments:

1. Lake 122 Shoreline Restoration - Review Letter - 10.22.26.pdf
2. AffidavitofAuthorization.pdf
3. Temp Access & Construction Easement.pdf
4. Lake_122_Civil_Plans_2026-10-09rev.pdf

Financial Impact:

There is no direct construction cost to GSCDD anticipated under the proposed easement. The Club would be responsible for the design, permitting, construction, and restoration costs associated with the project. GSCDD may incur limited costs for District Engineer and District

Attorney review, construction coordination, inspection, and document recording, depending on the final agreement and reimbursement provisions.

6. **Alternative Action**:

1. Deny the Temporary Access and Construction Easement;
2. Continue the item and request additional information or revisions; or
3. Approve the easement with additional conditions, including revisions addressing access limits, restoration, insurance, indemnification, project closeout, and long-term ownership and maintenance responsibilities.

7. **Staff Recommendations**:

Approve the Temporary Access and Construction Easement in substantially final form and authorize the Chair to execute the agreement, subject to final review and approval by District Counsel and the District Engineer. Before execution, the final agreement and approved construction plans should clearly establish that The Club at Gateway remains responsible for its proposed drainage system and associated private improvements and that the easement does not create an additional long-term maintenance obligation for GSCDD.

TETRA TECH

MEMORANDUM

To: Gateway Services CDD

From: Mason Lundquist, P.E., Tetra Tech / Steven Agapi, P.E., Tetra Tech

Date: October 22, 2026

Re: **Lake 122 Shoreline Restoration Recommendation of Approval**

Tetra Tech (Tt) has completed its review of the shoreline restoration plan set for Lake 122, submitted by Blueshore Engineering. Based on our review, Tt recommends that the Gateway Services Community Development District Board of Supervisors approve the project for construction.

The Lake 122 Shoreline Restoration Project includes placement and compaction of clean fill material to reestablish the lake bank to its original 6:1 and 4:1 slope. The restored slope will be stabilized with high-performance turf reinforcement matting (HPTRM), anchored in place, and covered with No. 4 stone.

The project also includes construction of multiple yard drains adjacent to the cart path to intercept and control sheet flow before it reaches the lake bank. These improvements are intended to address ongoing washout and erosion caused by stormwater runoff from the cart path, which is currently concentrated in a specific area and has resulted in erosion of the ground below and adjacent to the path.

END OF MEMORANDUM

Tetra Tech, Inc.
10600 Chevrolet Way, Suite 300, Estero, FL 33928
Tel 239.390.1467 Fax 239.390.1769 www.tetratech.com

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Chelsea O'Riley (name), as District Manager (owner/title) of Gateway Services Community Development District (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

_____ _____

Signature **Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20_____, by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

_____

Signature of Notary Public

Prepared by and After Recording Return to:
Anthony P. Pires, Jr.
Woodward, Pires & Lombardo, P.A.
3200 North Tamiami Trail Suite 200
Naples, FL 34103

STRAP: 07-45-26-18-0000G.0000 Folio ID: 10553788

TEMPORARY ACCESS AND CONSTRUCTION EASEMENT
[Lake/Pond Bank Restoration]

THIS TEMPORARY ACCESS AND CONSTRUCTION EASEMENT ("**Temporary Easement**") is made as of this __27__ day of __October__, 2026, by and between **GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Lee County, Florida, with a mailing address of 11922 Fairway Lakes Drive, Suite 1, Ft. Myers, Florida 33913 ("Grantor") and **THE CLUB AT GATEWAY, LLC**, a Florida limited liability company, with a mailing address of 150 Tupelo Road, Naples, Florida 34108, and its successors and assigns (the "Grantee") and, together with the Grantor, the "Parties" and each individually, a "Party".

WHEREAS, the Grantor was established under the Florida Land and Water Adjudicatory Commission Chapter 42F-1, and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, Grantee is the owner of certain lands within the boundaries of the Grantor as described and depicted on the attached **Exhibit A** ("Grantee's Property"), and intends to engage in certain lake/pond bank restoration activities on a portion of the Grantee's Property (the **"Activities"**); and

WHEREAS, Grantor is the owner of certain real property in Lee County, Florida as more particularly described on **Exhibit B** attached hereto (**"Grantor's Property"**); and

WHEREAS, Grantee requires a temporary access and construction easement from Grantor over a portion of the Grantor's Property to perform the Activities; and

WHEREAS, Grantor is willing to grant to Grantee a temporary access and construction easement over the limited and discrete portion of the Grantor's Property described and depicted on the attached **Exhibit C** (**"Easement Area"**), for Grantee to perform the Activities, according to the terms and conditions set forth herein and as detailed in Grantee's construction plans approved in writing by Grantor.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The recitals set forth above are hereby incorporated as if fully set forth herein.

2. Grant of Temporary Access and Construction Easement. Grantor hereby grants to and for the benefit of Grantee and Grantee's contractors, subcontractors, consultants, agents and representatives, a temporary, non-exclusive easement (the "**Temporary Easement**") over, through and upon the Easement Area, as reasonably required for Grantee's access to and performance of the Activities.

3. Term. The term ("**Term**") of the Temporary Easement created hereby shall begin upon Grantee's commencement of the Activities ("**Activities Commencement**") and shall automatically terminate, without action from either Party upon the Grantee's completion of the Activities in accordance with the plans approved by Grantor and all applicable governmental requirements, but under all circumstances, no later than _____**June**_____, **2027.** Grantee will notify Grantor in writing of the Grantee's completion of the Activities. This Temporary Easement may also be earlier terminated by a written agreement signed the Parties.

4. Use of Easement Area and Grantor's Property. Grantee and Grantee's contractors and subcontractors shall take all measures necessary to: A. avoid disturbance of, or damage to Grantor's Property located outside of the Easement Area; B. avoid any damage of the surface of Grantor's Property; and C. avoid any damage of the surface of Easement Area. In addition to all other obligations of the Grantee hereunder, in the event that any portion of the Easement Area is disturbed or damaged as a result of the Grantee exercising the rights and privileges granted herein, the Grantee is responsible, at the Grantee's sole cost and expense, for the timely restoration of the Easement Area to the condition that existed immediately prior to the disturbance or damage.

5. No Liens; Indemnification of Grantee. Grantee shall not permit any liens to stand against the Grantor's Property for any work done or materials furnished in connection with the performance of the work permitted under this Temporary Easement. The Grantee shall, within thirty (30) days after receipt of written notice from the Grantor cause any such outstanding lien or claim of lien to be released of record or transferred to bond in accordance with applicable law. Grantee agrees to and shall indemnify, defend and hold harmless the Grantor, and does hereby indemnify, and hold harmless the Grantor, from and against any and all liability from any claims, losses, damages, expenses, fees, charges, costs (including reasonable attorney fees and costs including reasonable attorney fees and costs on any appeal), liens or claims of lien arising out of the performance of any work under this Temporary Easement, or activities engaged in by Grantee, its agents, or representatives in, on, under or about the Grantor's Property. The foregoing indemnification shall survive the termination of this Temporary Easement.

6. Use by Grantor. Grantor, its successors and assigns, reserves the right to use and enjoy the Easement Property for all purposes not inconsistent with this Temporary Easement.

7. Successors and assigns. So long as this Temporary Easement remains in effect, this Temporary Easement, and the easements, covenants, conditions and provisions herein, shall be binding upon the Parties hereto and their respective heirs, devisees, personal representatives, successors, transferees and assigns for the Term hereof (except as otherwise provided herein).

8. Authority. The undersigned person executing this Temporary Easement on behalf of Grantor represents and certifies that he or she has been fully empowered to execute and deliver this Temporary Easement; that Grantor has full capacity to convey the Temporary Easement and other rights herein; and that all necessary action for the making of such conveyance has been taken and done. The undersigned person executing this Temporary Easement on behalf of Grantee represents and certifies that he or she has been fully empowered to execute and deliver this Temporary Easement; and that all necessary action for the execution of this Temporary Easement has been taken and done.

9. Notices. All notices, demands and requests required or permitted to be given under this Temporary Easement must be in writing and addressed to the appropriate Party at the appropriate address as set forth below and shall be deemed given and received (i) when hand delivered to the intended recipient, by any means; (ii) three (3) business days after the same is deposited in the United States mail, with adequate postage prepaid, and sent by registered or certified mail, with return receipt requested; (iii) one (1) business day after the same is deposited with an overnight courier service of national or international reputation having a delivery area encompassing the address of the intended recipient, with the delivery charges prepaid; or (iv) one (1) business day after the same is sent via electronic mail to the intended recipient's email address set forth below. The initial addresses of the parties shall be:

If to Grantor:	Chelsea O'Riley, District Manager 11922 Fairway Lakes Drive, Suite 1 Ft. Myers, FL. 33913 Phone: (239) 561-1313 Email:chelsea.oriley@gatewaydistrict.org
Copy to:	Anthony P. Pires, Jr Woodward, Pires & Lombardo, P.A. 3200 North Tamiami Trail, Suite 200 Naples, FL 34103 Email: apires@wpl-legal.com
If to Grantee:	Matt Malloy, General Manager The Club at Gateway 12091 Gateway Greens Drive Fort Myers, FL. 33913 Phone: 239-561-1036 Email: MMalloy@gatewaygcc.com
Copy to:	Cheffy Passidomo, P.A. 5th Ave. South, Suite 201 Naples, Fl 34102 Phone:239-261-9300 Email: clbranco@napleslaw.com

A Party may change its address, intended recipient party or email address by notice given in accordance with this Section.

10. Amendment. This Temporary Easement may be amended only by a written agreement signed the Parties.

11. Counterparts. This Temporary Easement may be executed in one or more counterparts, each of which when executed shall be deemed an original, all of which together shall constitute one and the same instrument.

12. Enforcement; Attorneys' Fees. In the event that any Party is required to commence any action or proceeding against the other in order to enforce or interpret the provisions hereof, the prevailing Party in such action shall be awarded, in addition to any amounts or relief otherwise awarded, all reasonable costs incurred in connection therewith, including attorney fees.

13. Severability. If any provision in this Temporary Easement shall be held invalid, illegal, or unenforceable in any jurisdiction, the validity, legality, and enforceability of the remaining provisions of this Temporary Easement shall not be impaired thereby.

14. Governing Law, Venue and Jurisdiction. This Temporary Easement shall be governed by the laws of the State of Florida. Any litigation concerning this Temporary Easement shall take place in a Florida state court of appropriate jurisdiction in Lee County, Florida.

15. Interpretation. Nothing contained herein shall be construed causing any Party to be a joint venturer or partner of any other.

16. Headings. The Section headings are included only for convenience and shall not be construed to modify or affect the covenants, terms or provisions of any Section.

17. No Third Party Rights. Nothing contained in this Temporary Easement shall create a contractual relationship with or duties, obligations or causes of action in favor of any third party.

18. Remedies Cumulative. The rights and remedies given in this Temporary Easement and by law to a non-defaulting party shall be deemed cumulative, and the exercise of one of such remedies shall not operate to bar the exercise of any other rights and remedies reserved to a non-defaulting party under the provisions of this Temporary Easement or given to a non-defaulting party by law.

19. No Waiver. One or more waivers of the breach of any provision of this Temporary Easement by any party shall not be construed as a waiver of a subsequent breach of the same or any other provision, nor shall any delay or omission by a non-defaulting party to seek a remedy for any breach of this Temporary Easement or to exercise the rights accruing to a non-defaulting party of its remedies and rights with respect to such breach.

20. WAIVER OF JURY TRIAL. EACH PARTY WAIVES ALL RIGHTS TO ANY TRIAL BY JURY IN ALL LITIGATION RELATING TO OR ARISING OUT OF THIS TEMPORARY EASEMENT.

21. Miscellaneous.

A. The Parties hereto covenant and agree that they will from time to time, upon the request of another Party, and without further consideration, execute, acknowledge, and deliver in proper form any further instruments, and take such other actions, as such Party may reasonably require in order to effectively carry out the intent of this Temporary Easement.

B. This Temporary Easement is the final expression of the complete and exclusive agreement between the Parties with respect to the subject matter hereof.

C. As soon as reasonably practicable after the execution and acknowledgment hereof, the Parties shall cause this Temporary Easement to be recorded in the Official Records of Lee County, Florida.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Temporary Access and Construction Easement is entered into as of the date first set forth above.

GRANTOR:
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT.

By:_____
ATTEST Chair/Vice-Chair:_____

_____
_____
Secretary/Asst. Secretary

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me in person this ____ day of _____ 2026, by _____, as _____ of the Gateway Services Community Development District. who (check one) [ ] is personally known to me or [ ] produced a valid _____ driver's license as identification.

_____
Print or Stamp Name:_____
Notary Public, State of Florida at Large
Commission No.:_____
My Commission Expires:_____

WITNESSES:

Adrian Steeger
Print Name

Signature

Michael Dodson
Print Name

Signature

GRANTEE:
THE CLUB AT GATEWAY, LLC
a Florida limited liability company

By:

Print Name: Matt Mallory
Title: Manager

STATE OF FL
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or _____ online notarization, this 27 day of October by Adrian who is ____ personally known OR ✓ produced identification, type of identification produced Drivers License.

(SEAL)

Notary Public State of Florida
Angela J. Hammer
My Commission HH 759530
Expires 2/20/2030

Signature of Notary of Public

Angela J. Hammer
Printed Name of Notary Public

EXHIBIT A

GRANTEE'S PROPERTY

A portion of the real property described in that certain Special Warranty Deed recorded at Instrument #2018000079378, Public Records of Lee County, Florida; STRAP: 07-45-26-00-00001.1060, Folio ID: 10344310, as depicted and described in cross hatching on the attached Exhibit A-1.

EXHIBIT B

GRANTOR'S PROPERTY

Tract G, GATEWAY PHASE 18, according to the plat thereof, as recorded in Plat Book 55, Pages 61 through 72 inclusive, Public Records of Lee County, Florida.

EXHIBIT C

EASEMENT AREA

A portion of Tract G, GATEWAY PHASE 18, according to the plat thereof, as recorded in Plat Book 55, Pages 61 through 72 inclusive, Public Records of Lee County, Florida, as depicted and described in cross hatching on the attached Exhibit C-1.

SHORELINE RESTORATION PLAN
FOR LAKE 122 FOR
CLUB AT GATEWAY

LOCATED IN PART OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FL

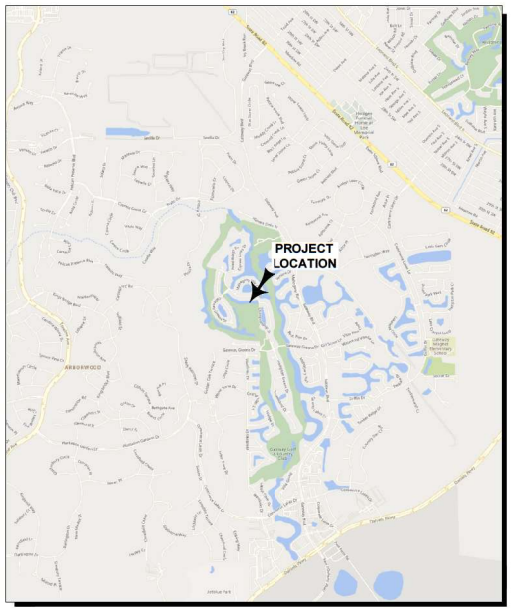
CLIENT
CLUB AT GATEWAY LLC
12091 GATEWAY GREENS DRIVE
FORT MYERS, FL 33913

OWNER
GATEWAY SERVICES CDD
11922 FAIRWAY LAKES DR #1
FORT MYERS, FL 33913

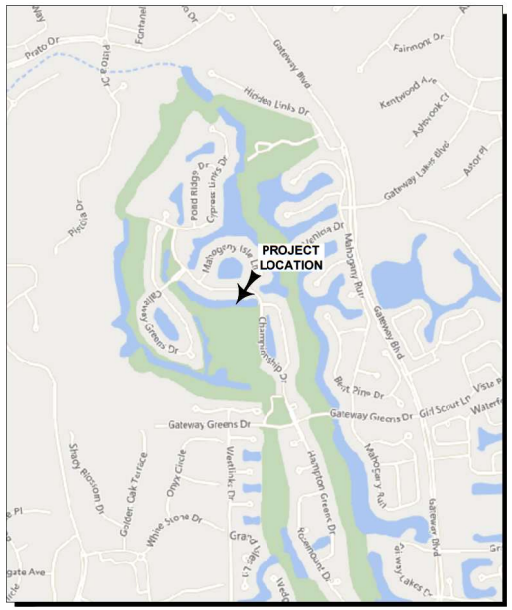
LEE COUNTY DEVELOPMENT ORDER:
93-11-006.000

LEE COUNTY STRAP NUMBER:
07-45-26-18-0000G.0000

LEGAL DESCRIPTION
GATEWAY PH 18 PB 55 PGS
61-72 TRACT G (LAKES)
COMMON ELEMENTS



LOCATION MAP
N.T.S.



SITE MAP
N.T.S.

DRAWING INDEX

SHEET #	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	EXISTING CONDITIONS, EROSION CONTROL AND DETAILS
3.	SITE PLAN AND CROSS SECTIONS
4.	GENERAL NOTES AND DETAILS

Blueshore Engineering
BUILT ON INTEGRITY

4933 North Tamiami Trail, Suite 201,
Naples, Florida 34103
Office: 239.488.5629
Certificate of Authorization: 38057
www.BlueShoreEngineering.com

Steven A Martin
Digitally signed by Steven A Martin
Date: 2026.10.09 11:33:07 -04'00'

Blueshore Engineering
BUILT ON INTEGRITY

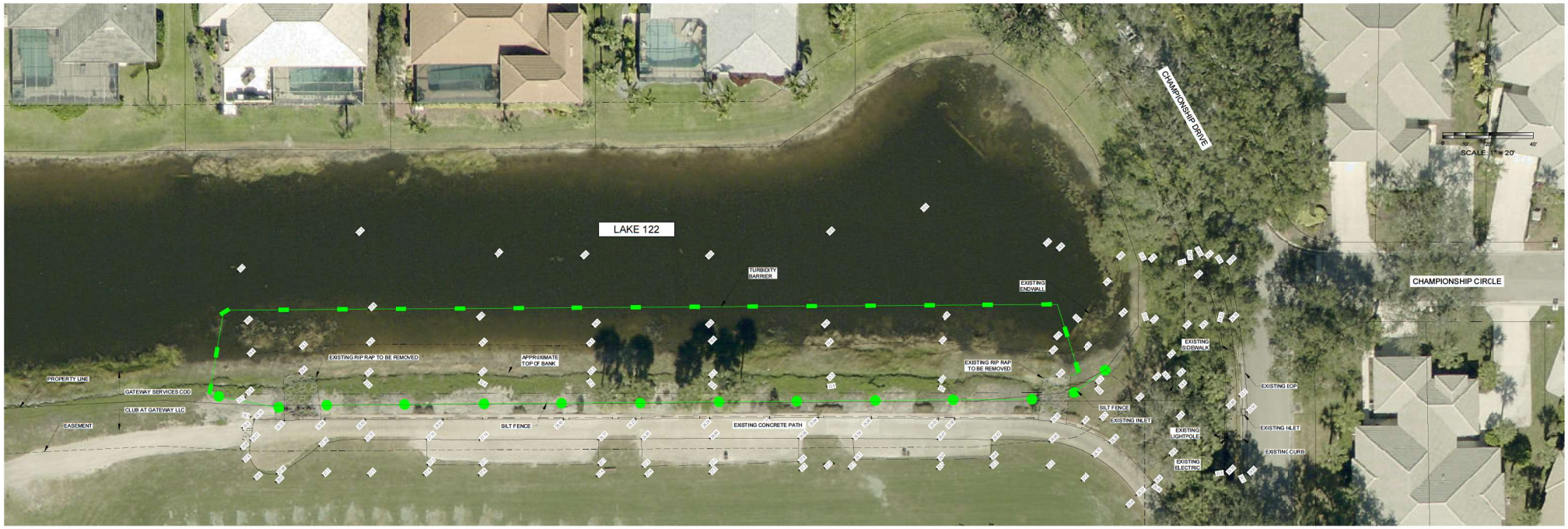
CLUB AT GATEWAY

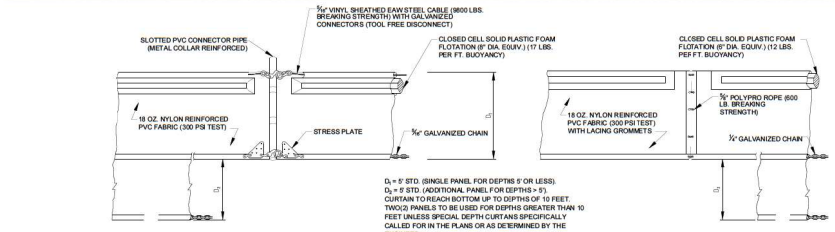
Revision	Date	Description
1	6/21/2026	REVISED PER COD/TETRATECH REVIEW

STEVEN A. MARTIN, P.E.
4933 NORTH TAMIAMI TRAIL, STE 201
NAPLES, FLORIDA 34103
FLORIDA P.E. LICENSE NO. 65085
EB/LB 38057

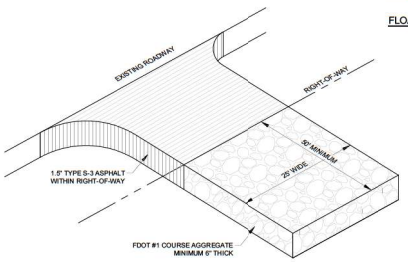
Submittal:	DO
Date:	5/2026
Project No:	CATLBR
Project Manager:	SM
Project Designer:	TS
Sheet No:	1 of 4

201

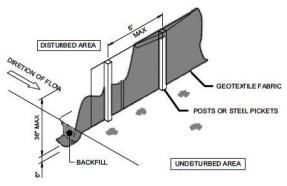




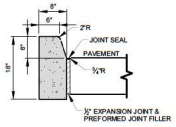
FLOATING TURBIDITY BARRIERS
N.T.S.



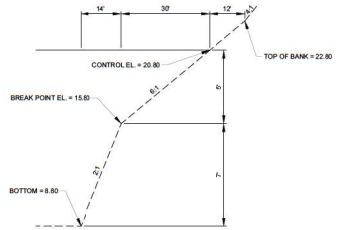
CONSTRUCTION ENTRANCE DETAIL
N.T.S.



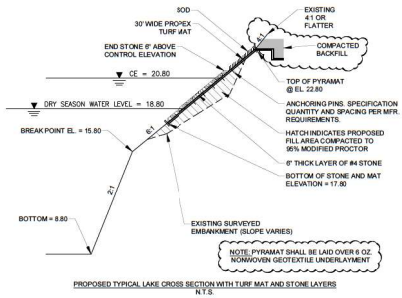
SILT FENCE DETAIL
NOT TO SCALE



TYPE "D" CURB DETAIL
N.T.S.



PERMITTED CROSS SECTION
N.T.S.



PROPOSED TYPICAL LAKE CROSS SECTION WITH TURF MAT AND STONE LAYERS
N.T.S.

PROPEX

TECHNICAL DATA SHEET

PROPEX Pyramat 75

PROPEX® Pyramat® 75 high performance turf reinforcement mat (HPTRM) is a three-dimensional, lofty, woven polypropylene geotextile designed for erosion control applications on steep slopes and vegetated waterways. Its matrix is composed of monofilament yarns featuring patented technology woven into a uniform configuration of resilient pyramid-like projections. The material exhibits high interlock and reinforcement capacity with soil and root systems and promotes seedling emergence. Pyramat 75 features a proprietary ultraviolet stabilizer package, high tensile strength, and superior hydraulic performance, to provide an expected design life up to 75 years.

It is engineered to mitigate fire risk and increase the resilience of wildfire-prone areas using non-halogen fire retardant technology. Pyramat 75 is available in green or tan. Pyramat 75 conforms to the property values listed below* and is manufactured at a Solmax facility with ISO 9001:2015 and ISO 14001:2015 certifications. Solmax performs internal Manufacturing Quality Control (MQC) tests that have been accredited by the Geosynthetic Accreditation Institute – Laboratory Accreditation Program (GAI-LAP).

Properties	Test Method	English	Metric
Made of material			
100% Manufactured		100%	100%
Environmental Impact			
Carbon Footprint	GHG Protocol ISO 14064:2006 PAS2050:2011	2.7 kg CO_2e/m^2	
Physical Properties			
Mass/Unit Area [1]	ASTM D6566	14.0 oz/sy	475 g/m²
Thickness [1]	ASTM D6525	0.40 in	10.2 mm
Light Penetration (% Passing) [1]	ASTM D6567	20%	
Color	Visual	Green or Tan	
Mechanical Properties			
Tensile Strength [1]	ASTM D6818	4,000 x 3,000 lb/ft	58.4 x 43.8 kN/m
Elongation [1]	ASTM D6818	40 x 35%	
Resilience [1]	ASTM D6524	85%	
Flexibility [1]	ASTM D6575	0.038 lm-lb	426,194 mg-cm
Durability			
UV Resistance % Retained at 3,000 hrs [1]	ASTM D4355	98%	
UV Resistance % Retained at 6,000 hrs [1]	ASTM D4355	96%	
UV Resistance % Retained at 10,000 hrs [1]	ASTM D4355	95%	
Fire Resistance			
Burn Rate	PAVER 302	< 1 in/min.	
Time to Extinguish	PAVER 302	< 1 sec.	
Performance			
Velocity (Unprotected) [1,2]	Large Scale	20 ft/s	7.6 m/s
Shear Stress (Unprotected) [1,2]	Large Scale	16 lb/ft²	766 Pa
Manning's n (Unvegetated) [1,3]	Calculated	0.028	
Seedling Emergence [1]	ASTM D7322	410%	
Roll Sizes			
		6.0 ft x 120 ft	2.0 m x 36.6 m
		15.0 ft x 120 ft	4.5 m x 36.6 m

NOTES:
[1] The property values listed above are effective 02/01/2023 and are subject to change without notice. Values represent testing at time of manufacture.
[2] Minimum average roll values (MARV) are calculated as the typical minus two standard deviations. Statistically, it yields a 97.7% degree of confidence that any samples taken from quality assurance testing will meet or exceed the value reported.
[3] Maximum average roll value (MARV), calculated as the typical plus two standard deviations. Statistically, it yields a 97.7% degree of confidence that any sample taken during quality assurance testing will meet or be the value reported.
[4] Typical average values shown.
[5] Maximum permissible velocity and shear stress has been obtained through vegetated testing programs featuring specific soil types, vegetative classes, flow conditions, and future growth. Refer to the Pyramat 75 Installation Guide for more information. Contact your local Solmax Technical Representative or Solmax for further assistance.
[6] Calculated as typical values from large-scale flexible channel lining test programs with a flow depth of 4 to 12 inches.

Solmax is not a designer or engineering professional and has not performed any such design services to determine if Solmax's goods comply with any project plans or specifications, or with the application or use of Solmax's goods to any particular system, product, assembly, installation, or specification.

SOLMAX

Revision	Date	Description
1	9/21/2026	REVISED PER CDD/TETRATECH REVIEW

ALL ELEVATIONS REFERENCE NAVD88. VERTICAL DATUM. APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 = 1.2 = NGVD29
ANY DATA CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

G:\projects\CAT\LBR\CIVIL\01 DWGS\Submittal Type\DO\CATLBR_site.dwg,10/6/2026 11:59 AM IVAN

Blueshore Engineering
BUILT ON INTEGRITY
4933 North Tamiami Trail, Suite 201,
Naples, Florida 34103
Office: 239.488.5629
Certificate of Authorization: 38057
www.BlueShoreEngineering.com

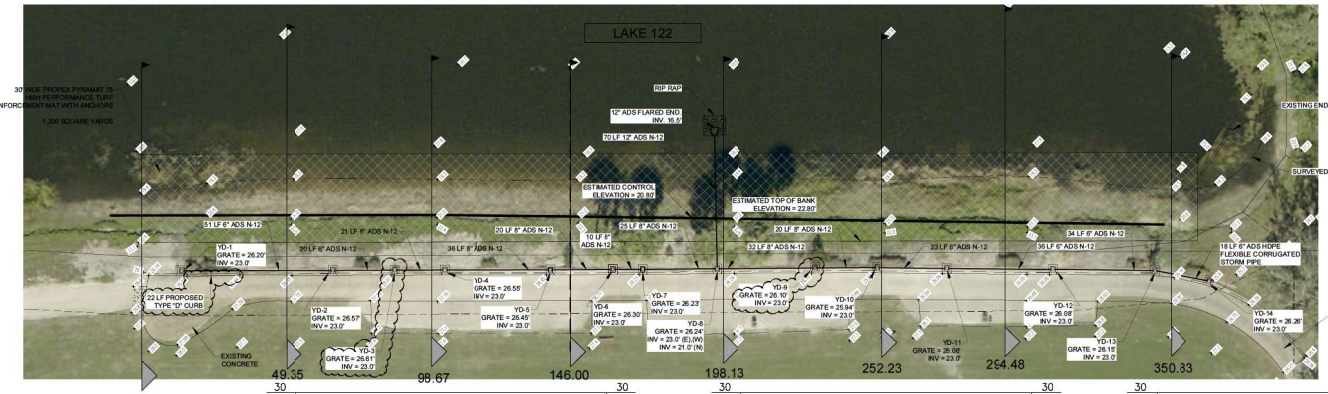
CLUB AT GATEWAY

EXISTING CONDITIONS, EROSION CONTROL AND DETAILS

STEVEN A. MARTIN, P.E.
FLORIDA P.E. LICENSE NO. 65085

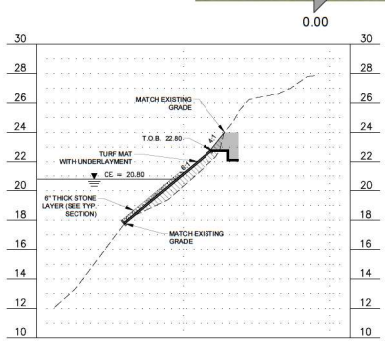
Submitta:	DO
Date:	5/2026
Project No:	CATLBR
Sheet No:	2 of 4

202

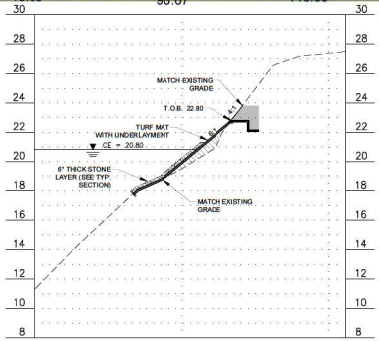


0 10' 20 40'
SCALE: 1" = 20'

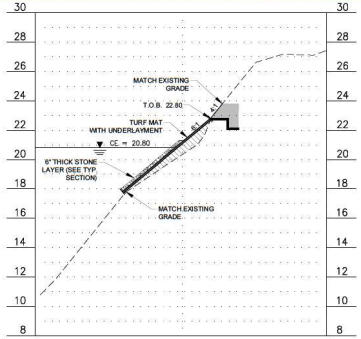
CONTROL ELEVATION = 20.80' NAVD (22.00' NGVD)
PER SFWMD PERMIT 36-00678-S
APPLICATION 931203-7



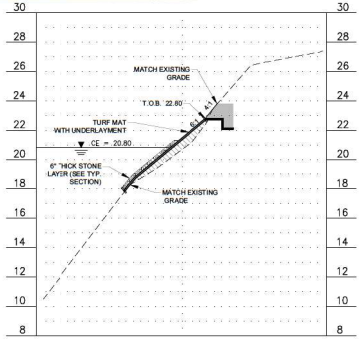
0.00



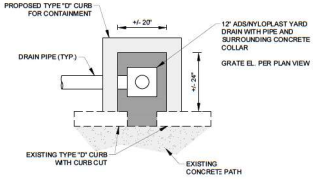
49.35



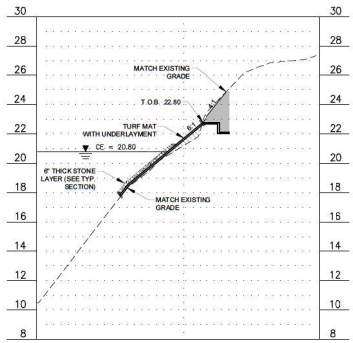
98.67



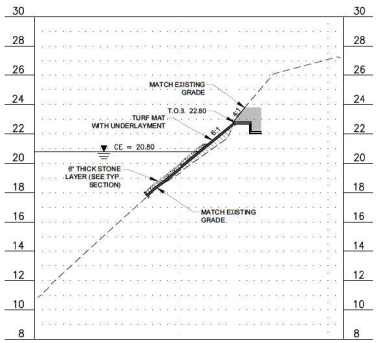
146.00



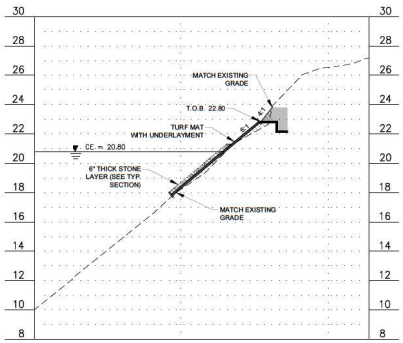
YARD DRAIN DETAIL
N.T.S.



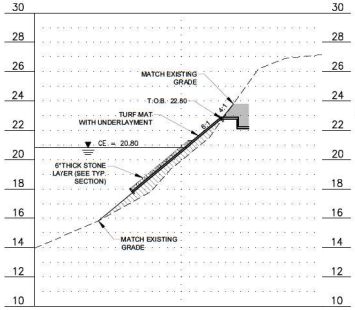
198.13



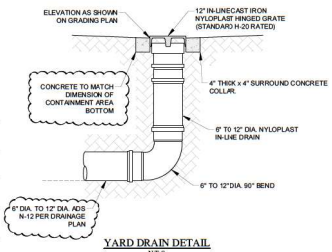
252.23



294.48



350.83



YARD DRAIN DETAIL
N.T.S.

Revision	Date	Description
1	9/21/2026	REVISED PER CDD/TETRATECH REVIEW

ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM. APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.2 = NGVD29
ANY DATA CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

G:\projects\CAT\LBR\CAT\DWG\Submittal Type\DO\CATLBR_site.dwg,10/6/2026 11:59 AM IVAN

Blueshore Engineering
BUILT ON INTEGRITY
4933 North Tamiami Trail, Suite 201,
Naples, Florida 34103
Office: 239.488.5629
Certificate of Authorization: 38057
www.BlueShoreEngineering.com

CLUB AT GATEWAY

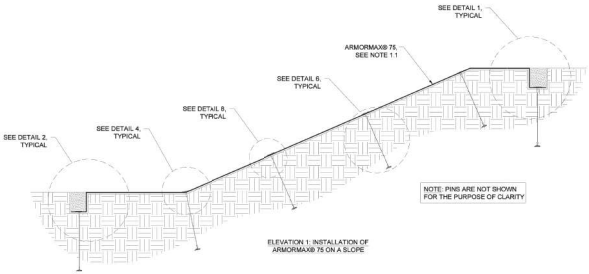
SITE PLAN AND CROSS SECTIONS

STEVEN A. MARTIN, P.E.
FLORIDA P.E. LICENSE NO. 65085

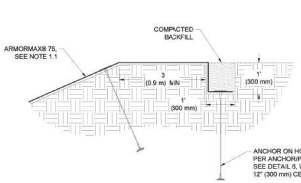
Submitta:	DO
Date:	5/2026
Project No:	CATLBR
Sheet No:	3 of 4

GENERAL NOTES

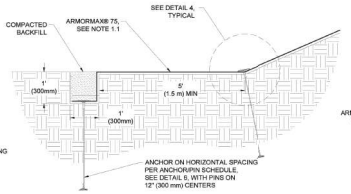
1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
3. SILT FENCE SHALL BE CONSTRUCTED LANDWARD OF THE LAKE BANK AT A MINIMUM OF 0.5'.
4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT PART OF THIS PROJECT AND ARE NOT IDENTIFIED TO BE REMOVED.
5. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, WASTEWATER, GAS, CABLE TV, POWER, AND TELEPHONE.
6. REMOVAL OF ASBESTOS CONTAINING MATERIALS (IF ANY) SHALL BE IN ACCORDANCE WITH THE REGULATORY STANDARDS.
7. EXISTING SITE MAY INCLUDE BURIED OR ABANDONED STORM WATER / UTILITY LINES WHICH HAVE NOT BEEN IDENTIFIED. CONTRACTOR IS TO EXERCISE CAUTION DURING ANY EXCAVATION WORK.
8. EXISTING RIP RAP TO BE REMOVED WHERE LAKE BANK RESTORATION IS PROPOSED.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY LANDSCAPING (E.G. SOD, BUSHES, TREES, ETC.) AND/OR SPRINKLER PIPE, SPRINKLER HEADS, AND FENCING THAT MAY HAVE BEEN REMOVED DURING CONSTRUCTION.
10. DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
11. EXOTIC VEGETATION, AS DEFINED BY THE CITY OF LEE COUNTY LDC, SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PROHIBITED EXOTICS AND NUISANCE SPECIES SHALL BE REMOVED IN PERPETUITY AND CATTAIL COVERAGE SHALL NOT EXCEED 10% OF PROPOSED MARSH GRASS AREA.
12. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM AFTER THE 1 YEAR WARRANTY PERIOD FROM SUBSTANTIAL COMPLETION.
13. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
14. ALL WORK IS PROPOSED WITHIN EXISTING EASEMENTS.
15. THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT OR ASSIGNEE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LAKES.
16. PRIOR TO CONSTRUCTION COMPLETION, DISTURBED AREAS SHALL BE SODDED TO MAINTAIN SOIL STABILIZATION.
17. ALL FILL MATERIAL SHALL BE CLEAN IMPORTED FILL WITH NO ORGANICS. FILL MATERIAL CANNOT BE DREDGED FROM THE LAKE. ALL SOD TO BE PALMETTO (EXCEPT GOLF COURSE SOD). DRAIN LINES ARE TO BE MAINTAINED BY THE GOLF COURSE.



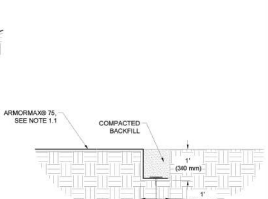
ELEVATION 1: INSTALLATION OF ARMORMAX® 75 ON A SLOPE



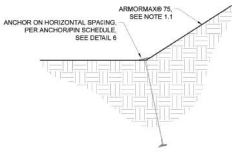
DETAIL 1: CREST OF SLOPE (COS) TRENCH



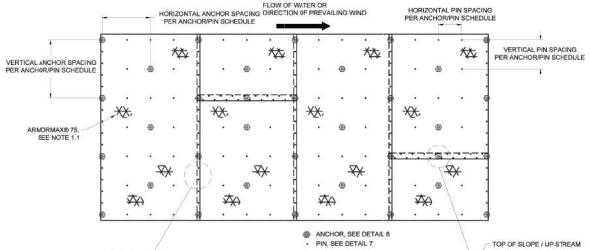
DETAIL 2: TOE OF SLOPE (TOS) TRENCH



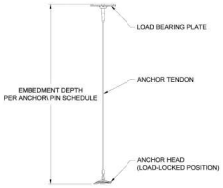
DETAIL 3: SIDE TRENCHES



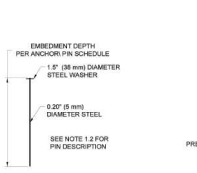
DETAIL 4: BREAK IN SLOPE INTERFACE



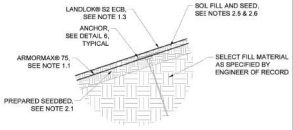
DETAIL 5: PIN PATTERN AND OVERLAPS



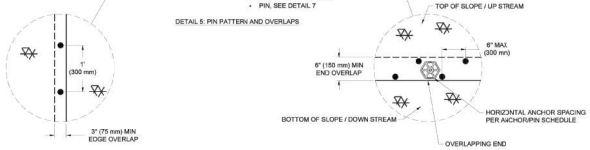
DETAIL 6: ENGINEERED EARTH ANCHOR



DETAIL 7: PIN



DETAIL 8: VEGETATION ESTABLISHMENT



ARMORMAX® 75 FOR SURFICIAL STABILITY GENERAL INSTALLATION GUIDELINES

1. GENERAL NOTES

1.1. ARMORMAX® 75 is an engineered solution used for permanent erosion protection or surficial slope stability in vegetated and unvegetated applications. It is composed of two components: PYRAMAT® 75 High Performance Turf Reinforcement Mat (HPTRM) and Engineered Earth Anchors. ARMORMAX® 75 is available in green or tan to provide for an aesthetically pleasing solution with proven performance.

1.1.1. PYRAMAT® 75 HPTRM is a three-dimensional, lofty, woven polypropylene geotextile that is available in green or tan which is specially designed for erosion control applications on steep slopes and vegetated waterways. The matrix is composed of polypropylene monofilament yarns featuring X3® technology woven into a uniform configuration of resilient pyramid-like projections. The material exhibits very high interlock and reinforcement capacity with both soil and root systems, demonstrates superior UV resistance, and enhances seedling emergence.

1.1.2. The B2 Anchor model is used for permanent erosion protection applications and has a working load of up to 1500 lbs. The B2 Anchor consists of an aluminum anchor head, galvanized steel cable, aluminum ferrules, aluminum load-locking mechanism, and an aluminum top plate. The bullet nose design of the anchor head allows the anchor to penetrate HPTRM resulting in minimal installation damage. The B2 Anchor is also designed with a recessed cavity so the top of the cable can be cut below the surface being protected.

1.2. The 12", 18", and 24" Securing Pins are composed of a wire, mushrroomed at the top. A washer is then placed on the wire and the wire is crimper or swedged about 3-1/2" below the top so the washer will not slide off. The end of the wire is cut at a 45 degree angle for easy penetration of the soil. These Pins with washers conform to industry standards for erosion control pins with washers.

1.3. LANDLOK® S2 Erosion Control Blankets consist of 100% wheat straw mechanically bound and covered on both sides by netting. The straw is homogeneously blended and evenly distributed throughout the blanket. The netting is photodegradable polypropylene with mesh openings of approximately 3/8 in. by 3/8 in. (11 mm by 11 mm). The blanket is sewn on approximately 2 in. (51 mm) centers with photodegradable polypropylene thread. This product is NTPEP approved for AASHTO standards.

2. VEGETATION ESTABLISHMENT

2.1. Prepare seedbed by loosening/scarifying top 2 to 3 in. (50 to 75 mm) of the soil surface.
2.2. Apply any necessary soil amendments needed to promote healthy vegetation.
2.3. Sow 25-35% of the total permanent seed mixture to the prepared seedbed. Note this seed mixture amount is in addition to the 100% total seed mixture being applied in further steps.
2.4. Install ARMORMAX® 75 per guidelines and specifications.
2.5. Soil-fill the ARMORMAX® 75 with 1 to 2 in. (25 to 50 mm of amended topsoil or fill with a biotic soil media. Do not place excessive soil above the ARMORMAX® 75 material.
2.6. Apply 100% of the total permanent seed mixture onto the topsoil/biotic soil media by broadcasting. Sown seed may need to be raked into place to ensure good contact between seed and soil.
2.7. Install surficial protection with LANDLOK® S2 Erosion Control Blanket (ECB). LANDLOK® S2 ECB is to be secured using 6" U-shaped staples with r frequency of 1.7 staples per square yard (2.0 staples per square meter).
2.8. Water and/or irrigate seeded areas as needed to establish and maintain vegetation until the desired vegetative density has been achieved. Frequent, light irrigation will need to be applied to seeded areas if natural rain events have no occurred within two weeks of seeding.
2.9. Rubber-tired or rubber-tracked vehicles shall be used, and sharp turns avoided. No heavy and/or metal tracked equipment or sharp turns shall be permitted on the installed ARMORMAX® 75. Foot traffic and construction equipmest shall be avoided over the ARMORMAX® 75 if loose or wet soil conditions exist.

BEFORE INSTALLATION BEGINS

- Coordinate with a Solmax Representative: A pre-construction meeting is suggested with the construction team and a representative from Solmax. This meeting should be scheduled by the contractor with at least a two week notice.
- Gather the Tools Needed: Tools that you will need to install ARMORMAX® 75 include a pair of industrial shears to cut PYRAMAT® 75, tape measure, percussion hammer (sized appropriately for the anchors), ground rod driver compatible with the percussion hammer, drive steel compatible with the anchor, setting tool to set and load-lock the anchor, and wire cutters to cut the cable tendon of the anchor. Available for puchase from Solmax are drive steel, setting tools, and wire cutters.
- Determine how to Establish Vegetation: The method of vegetation establishment should be determined prior to the start of installation. Different vegetation establishment methods require different orders of installation. Refer to Establish Vegetation for further guidance.
- A site specific soil test should be conducted to determine the recommended soil amendments required to establish permanent vegetation.
- Please consult the Solmax Website for the most up to date installation guidelines.

ANCHOR/PIN SCHEDULE		
SECURING DEVICE	ANCHOR	PIN
HORIZONTAL ANCHOR SPACING	PER MANUFACTURERS RECOMMENDATIONS	PER MANUFACTURERS RECOMMENDATIONS
VERTICAL ANCHOR SPACING	PER MANUFACTURERS RECOMMENDATIONS	PER MANUFACTURERS RECOMMENDATIONS
EMBEDMENT DEPTH	PER MANUFACTURERS RECOMMENDATIONS	PER MANUFACTURERS RECOMMENDATIONS

SOLMAX
© 2024 Solmax

NOTE: THE STANDARD DETAILS ILLUSTRATED IN THESE DRAWINGS ARE FOR INFORMATION AND EVALUATION PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. PROJECT SPECIFIC CALCULATIONS, SHOP DRAWINGS AND SPECIFICATIONS, SIGNED AND SEALED BY A REGISTERED LICENSED ENGINEER, ARE REQUIRED FOR CONSTRUCTION.

CONCEPTUAL INSTALLATION DETAILS
ARMORMAX® 75 FOR SLOPES

DATE:	SCALE:	SHEET	OF
06/03/2024	NTS	1	1

Revision	Date	Description
1	9/21/2026	REVISED PER CDD/TETRATECH REVIEW

ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM. APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.2 = NGVD29
ANY DATA CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

G:\projects\CATLBR\CIVIL\01DWGS\SubmittalTypeDO\CATLBR_cover_notes.dwg,1/06/2026 12:00 PM NXN

Blueshore Engineering
BUILT ON INTEGRITY
4933 North Tamiami Trail, Suite 201,
Naples, Florida 34103
Office: 239.488.5629
Certificate of Authorization: 38057
www.BlueShoreEngineering.com

CLUB AT GATEWAY

GENERAL NOTES AND DETAILS

STEVEN A. MARTIN, P.E.
FLORIDA P.E. LICENSE NO. 65085

Submitta:	DO
Date:	5/2026
Project No:	CATBLR
Sheet No:	4 of 4

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 12.D**

Farmers Market Parking Fees

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Discuss whether the Farmers Market should qualify for free parking or remain subject to the District's adopted special event parking fee, and provide direction to staff.

Why the action is necessary:

Direction is needed to determine how the District's parking fee schedule should apply to Farmers Market events and whether an exception or modification is warranted.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Randy Paniagua

---

5. **Background**:

The District's current fee schedule provides that GSCDD-hosted or co-sponsored special events are free for members, with a $5 flat parking fee for non-members/non-residents per vehicle for the duration of the event, unless otherwise specified.

Staff is seeking direction regarding whether this established fee structure should apply to Farmers Market events or whether parking should be provided at no charge to encourage attendance and simplify access during market hours.

There are a total of 203 parking spaces at the facility where the Farmer's Market is conducted.

Attachments:

None.

Financial Impact:

Providing free parking would eliminate parking revenue that would otherwise be collected under the adopted $5 special event parking fee for applicable non-members.

6. **Alternative Action**:

1. Continue applying the existing special event parking fee structure to Farmers Market events.
2. Charge the regular hourly rate since most people are there less than an hour.

7. **Staff Recommendations**:

Waive the parking fees for a specified timeframe for the Farmers Market dates.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 12.E**

Resolution 2027-07 - Parks & Recreation Advisory Committee Membership Reduction

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Approve Resolution 2027-07 that reduces the number of members for the Parks and Recreation Advisory Committee from an up to 7 member committee to 5 member committee and authorize the District Manager to take appropriate action.

Why the action is necessary:

PRAC has not been able to get and keep a full committee of seven members or establish a quorum of four (4) members physically present.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Chelsea O'Riley

---

Attachments:

1. Resolution 2027-07 Amending Res. 2023-11 PRAC Members.pdf

Financial Impact:

None.

6. **Alternative Action**:

Do not approve or dissolve the committee.

7. **Staff Recommendations**:

Provide direction on the future of the Parks and Recreation Advisory Committee.

RESOLUTION NUMBER 2027-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-11 THAT CREATED THE PARKS AND RECREATION ADVISORY COMMITTEE (PRAC); AMENDING THE NUMBER OF MEMBERS OF PRAC; PROVIDING FOR SEVERABILITY AND CONFLICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 190, Florida Statutes, the Gateway Services Community Development District has been established as a special purpose local government providing various services to the property owners and residents within the boundaries of the Gateway Services Community Development District (the "District"), including but not limited to District facilities, such as District parks and recreation facilities, or indoor and outdoor recreational, cultural and educational uses (the "Recreation Improvements"); and,

WHEREAS, on December 15, 2022, the Board of Supervisors ("Board") of the District, by its adoption of Resolution 2023-11 established and created the Parks and Recreation Advisory Committee ("PRAC"), and as part of such establishment and creation, set forth the number of members, the qualifications of members and the length of their terms as members; and,

WHEREAS, the Board desires to amend Resolution 2023-11 to revise the number of members of PRAC.

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of the Gateway Services Community Development District, that Resolution 2023-11 is hereby amended as set forth below:

SECTION I. Paragraph 3 of Resolution 2023-11 is hereby amended to read as follows (underlined text added; ~~strikethrough text deleted~~):
The Committee shall consist of ~~a maximum of seven (7)~~ five (5) members, each of whom shall be appointed by the Board, and when appointed shall serve for a maximum term of two (2) years; who must be residents or representatives of property owners ~~within the Gateway portion of the District;~~ and who are in good standing with the District. Not less than three (3) members of the Committee must be present at a meeting to establish a quorum. The terms of any members serving on the Committee at the time this Resolution 2027-07 is adopted are ratified and confirmed.

SECTION II. All Sections or parts of sections of any resolutions, agreements, or actions of the Board of Supervisors in conflict with this Resolution 2027-07 are hereby repealed to the extent of such conflict. All Sections or parts of sections of Resolution 2023-11 not specifically amended hereby remain in full force and effect.

SECTION III. If any phrase or portion of this Resolution is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION IV. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 5th day of November, 2026.

ATTEST:

Gateway Services Community Development District:

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

APPROVED AS TO LEGAL FORM:

_____
District Attorney

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 12.F**

LJA Engineering, Inc. Task Authorization 2027-01 - Linear Park Master Plan Design Development

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Review and discuss the proposal for Linear Park Master Plan Design Development Services from LJA Engineering Inc. in the amount of $22,500 and provide direction regarding whether to proceed with the proposed design Task Authorization or pursue an alternative planning approach.

Why the action is necessary:

Direction is needed to determine the appropriate level of planning and design investment for the Linear Park and to ensure future improvements align with Board priorities, community expectations, and available funding.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Randy Paniagua

---

5. **Background**:

The District has a Professional Services Agreement with LJA ENGINEERING, INC. (LJA) dated June 4, 2026, for Landscape Architect services. As part of the District's ongoing evaluation of future Linear Park improvements, staff requested a Task Authorization proposal from LJA for master plan design development services to assist with concept development, planning, and future implementation of park enhancements.

The proposal contemplates professional design services with a not-to-exceed amount of approximately $22,500 for development of a Linear Park Master Plan. During prior discussions regarding Linear Park improvements, the Board and PRAC expressed interest in preserving the passive character of the park while focusing on connectivity, wayfinding, gathering areas, and other low-impact enhancements.

Attachments:

1. LJA - TA FY2027-01.pdf

Financial Impact:

Not to Exceed $22,500 from the $200,000 PRAC project budget (2026 Bonds). Additional costs associated with future design, permitting, and construction would be presented separately as projects advance.

6. **Alternative Action**:

Approve the design development proposal and authorize staff to proceed with the master

planning effort.

7. **Staff Recommendations**:
Do not proceed with the proposed Linear Park Master Plan design task authorization at this time and instead pursuing a community-input-driven planning process with minimal design expenditures focused on maintaining Linear Park as a passive park while identifying future enhancement opportunities for Board consideration.

SUPPLEMENTAL TASK AUTHORIZATION

EXHIBIT A: SCOPE OF PROFESSIONAL SERVICES

RFQ-26-05-PW: Landscape Architectural Services

Date: October 28, 2026

Task Authorization Number:FY2027-01

Task Authorization Title: Linear Park Master Plan Design Development

Section 1.00 Background

LJA Inc. (LJA) is pleased to submit this proposal to provide professional landscape architecture and planning services for the preparation of a Master Plan for the proposed Gateway Linear Park. The project corridor consists of approximately 5,800 linear feet of existing FPL transmission-line easement extending from Griffin Drive north to Gateway Lakes Boulevard within the Gateway community in unincorporated Lee County, Florida.

The vision for the project is to transform the utility corridor into a signature community amenity that provides recreation, wellness, environmental stewardship, and enhanced connectivity between the surrounding neighborhoods.

The Linear Park Master Plan ("Master Plan") will evaluate both active and passive recreational opportunities, define feasible amenity locations, identify environmental and permitting considerations, and establish a realistic implementation framework for future design, permitting, and construction. Detailed engineering, permitting, and construction documents are specifically excluded and may be provided under a separate future authorization.

Section 2.00 Changes to Professional Services

The 'Scope of Professional Services' as set forth in Exhibit 'A' of the Professional Services Agreement dated June 4, 2026, referred to hereinbefore is hereby supplemented, changed or authorized, under **TASK AUTHORIZATION: FY 2027-01**, so that the CONSULTANT shall provide and perform the following professional services, tasks, or work as a supplement to, change to, the scope of services previously agreed to and authorized

Section 2.50 Tasks

1. Project Initiation and Data Collection — $3,600 NTE

Project Initiation & Information Review - LJA will conduct one (1) kickoff meeting with Owner representatives to review the project goals, desired amenities, budget considerations, implementation objectives, and overall project schedule. As part of this effort, LJA will review the boundary and topographic survey provided by the Owner, existing aerial photography and GIS data, Lee County GIS and environmental mapping resources, publicly available roadway, utility, and drainage information, existing access locations and neighborhood connections, and any plans for future utility improvements provided by the Owner. Owner to provide a survey of the site in CAD format.

Site Reconnaissance - LJA will perform a site reconnaissance visit to document existing conditions and evaluate opportunities for future improvements.

Wetland Evaluation - LJA will review publicly available environmental information to evaluate the presence of U.S. Army Corps of Engineers (ACOE) jurisdictional wetlands, existing wetland preserves, and potential permitting constraints that may affect project planning and implementation.

FPL Easement Review - LJA will review available Florida Power & Light (FPL) easement information and applicable transmission corridor requirements. This review will include existing easement boundaries, potential future corridor expansion areas, applicable height restrictions, including the anticipated 14-foot

maximum improvement height within certain easement areas, maintenance access requirements, and utility clearance considerations.

2. Stakeholder Engagement $3,200 NTE

Stakeholder Workshop – LJA will prepare for and facilitate one community input workshop to solicit stakeholder and community feedback, establish the project vision, identify desired park amenities and recreational features, evaluate pedestrian and bicycle connectivity, and discuss operational considerations associated with the proposed linear park. Workshop shall include presentation of preliminary concepts and proposed master plan improvements to obtain feedback and refine recommendations. The Client shall be responsible for coordinating meeting logistics, securing meeting location, and notifying residents and other stakeholders of the meeting.

3. Concept Plan $4,400 NTE

Based on information collected from stakeholders, LJA will prepare up to two (2) conceptual master plan alternatives that illustrate different approaches to recreational programming, park identity, and environmental enhancements.

3. Master Plan & Opinion of Probable Cost $7,500 NTE

Park Master Plan - Following review of the conceptual alternatives, LJA will prepare one (1) preferred Master Plan that incorporates Owner and stakeholder feedback.

Visualizations - To support project visioning and public communication and outreach efforts, LJA will prepare illustrative graphics depicting the proposed improvements. These materials will include a full-color master plan exhibit.

Order-of-Magnitude Cost Opinion - LJA will prepare high-level cost opinions for the proposed improvements identified within the Master Plan.

Deliverables: The final deliverables for this task will include the Master Plan and an Opinion of Probable Cost for the proposed improvements.

4. Board Presentations $3,800 NTE

LJA will attend and present project materials at up to two (2) Board of Supervisors meetings. Services will include meeting preparation, development of presentation graphics, attendance and presentation of project findings and recommendations.

Deliverables: Deliverables for this task will include Board presentation materials, meeting exhibits, and supporting graphics prepared for presentation and discussion purposes.

Exclusions

The following services are excluded from this proposal and may be provided under separate authorization:

- Construction documents
- Engineering design
- Permitting applications
- Land Survey Services
- Agency coordination beyond high-level consultation
- Wetland delineation
- Environmental surveys
- Geotechnical investigations
- Structural engineering

SUPPLEMENTAL TASK AUTHORIZATION

- Utility design
- Irrigation design
- Lighting design
- Bidding and construction administration services
- FPL approval or consent agreement preparation
- ACOE permit preparation

SUPPLEMENTAL TASK AUTHORIZATION

EXHIBIT B - COMPENSATION AND METHOD OF PAYMENT

Date: _ October 28, 2026

RFQ-26-05-PW: Landscape Architectural Services

Section 1. BASIC SERVICES/TASK(S)

The DISTRICT shall compensate the CONSULTANT for providing and performing the Task(s) set forth and enumerated in EXHIBIT "A", entitled "SCOPE OF PROFESSIONAL SERVICES", as follows:

NOTE: A Lump Sum (L.S.) or Not-to-Exceed (N.T.E.) amount of compensation to be paid the CONSULTANT should be established and set forth below for each task or sub-task described and authorized in Exhibit "A". In accordance with Agreement Article 4.04(2) "Method of Payment", tasks to be paid on a Work-in-Progress payment basis should be identified (WIPP).

Task Number	Task Title	Amount of Compensation	Indicate Basis of Compensation LS or NTE	If Applicable Indicate (W.I.P.P.)
1	Project Initiation and Data Collection	$3,600	NTE	
2	Stakeholder Engagement	$3,200	NTE	
3	Concept Plan	$4,400	NTE	
4	Master Plan & Opinion of Probable Cost	$7,500	NTE	
5	Board Presentations	$3,800	NTE	
TOTAL		$22,500	NTE	

(Unless list is continued on next page)

SUPPLEMENTAL TASK AUTHORIZATION

EXHIBIT B (Continued)

Section 2. ADDITIONAL SERVICES

The DISTRICT shall compensate the CONSULTANT for such ADDITIONAL SERVICES as are requested and authorized in writing for such amounts or on such a basis as may be mutually agreed to in writing by both parties to this Agreement. The basis and/or amount of compensation to be paid the CONSULTANT for ADDITIONAL SERVICES requested and authorized in writing by the DISTRICT shall be as set forth in Article 4 of this Agreement.

Should it be mutually agreed to base compensation for ADDITIONAL SERVICES on an hourly rate charge basis for each involved professional and technical employee's wage rate classification, the applicable hourly rates to be charged are as set forth and contained in ATTACHMENT NO. 1 hereto dated **June 4, 2026,** entitled "CONSULTANT'S PERSONNEL HOURLY RATE SCHEDULE".

Section 3. REIMBURSABLE EXPENSES AND COSTS

When the CONSULTANT'S compensation and method of payment is based on an hourly rate for professional and/or technical personnel, the CONSULTANT shall, in addition to such hourly rates as are set forth in Attachment No. 1 hereto, be entitled to reimbursement of out-of-pocket, non-personnel expenses and costs as set forth in ATTACHMENT NO. 2 hereto dated **June 4, 2026**, entitled "NON-PERSONNEL REIMBURSABLE EXPENSES AND COSTS".

SUPPLEMENTAL TASK AUTHORIZATION

ATTACHMENT NO. 1 TO EXHIBIT B
RFQ-26-05-PW: Landscape Architectural Services

Date: October 28, 2026

CONSULTANT'S PERSONNEL HOURLY RATE SCHEDULE

(1) Project Position or Classification (Function to be Performed)	(2) Current Direct* Payroll Average Hourly Rate	(3) Multiplier**	(4) Hourly Rate To Be Charged (Column 2x3)
See the Professional Service Agreement's attached hourly rate code and fee schedule.			

*NOTE: Direct Payroll hourly rate means the actual gross hourly wage paid.

**NOTE: Indicate applicable multiplier for indirect personnel costs, general administrative & overhead costs, and profit.

SUPPLEMENTAL TASK AUTHORIZATION

ATTACHMENT NO. 2 TO EXHIBIT B
NON-PERSONNEL REIMBURSABLE EXPENSES AND COSTS FOR
RFQ-26-05-PW: Landscape Architectural Services

Date: October 28, 2026

ITEM	BASIS OF CHARGE
Telephone (Long Distance)	Actual Cost
Postage and Shipping	Actual Cost
Commercial Air Travel	Actual Cost (Coach)
Vehicle Travel Allowance (N.T.E. 50 miles one-way) (or)	$0.54/mile
Vehicle Rental/Gas	Actual Cost
Lodging (Per Person)	Actual Cost or NTE $100.00
Meals: Breakfast Lunch Dinner	 $12.01 $11.82 $24.72
Reproduction (Photocopy) 8 ½" x 11"	$0.15/Page
8 ½" x 14"	$0.20/Page
11" x 14"	$0.35/Page
Reproduction (Blue/White Prints)	$0.20/Sq. Ft.
Printing/Binding	Actual Cost
Mylar Sheets	Actual Cost
Photographic Supplies & Services	Actual Cost
Tolls	Actual Cost
*List other specific project related reimbursable (i.e. film/developing):	
NOTE: Receipts or in-house logs are required for all non-personnel reimbursable expenses unless exempt (such as meals).	
Administrative Services Fee – Applicable only when specifically authorized by the District, for administering the procurement of special additional services, equipment, reimbursable etc. not covered under the costs and/or changes established in the Agreement.	

NOTE: N.T.E. indicates Not-To-Exceed

SUPPLEMENTAL TASK AUTHORIZATION

EXHIBIT C – TIME AND SCHEDULE OF PERFORMANCE
RFQ-26-05-PW: Landscape Architectural Services

Date: _ October 28, 2026

This EXHIBIT "C" establishes a total time for completion, detailed by times of completion for the various phases and tasks required to provide and perform the services and work set forth in EXHIBIT "A" of this Agreement. The times and schedule of performance set forth hereinafter is established pursuant to this Agreement.

Phase/Task Reference As Enumerated in EXHIBIT "A"	NAME OR TITLE Of Phase and/Task	# of Calendar Days For Completion Of Each Phase/Task	Cumulative Number Of Calendar Days For Completion From Date of Notice to Proceed
1	Project Initiation and Data Collection	45	45
2	Stakeholder Engagement	60	105
3	Concept Plan	30	135
4	Master Plan & Opinion of Probable Cost	30	165
5	Board Presentations	15	180

SUPPLEMENTAL TASK AUTHORIZATION

EXHIBIT D - CONSULTANT'S ASSOCIATED SUB-CONSULTANT(S)
RFQ-26-05-PW: Landscape Architectural Services

Date: October 28, 2026

CONSULTANT'S ASSOCIATED SUB-CONSULTANT(S) AND SUBCONTRACTOR(S)

CONSULTANT has identified the following Sub Consultant(s) and/or Subcontractor(s) which may be engaged to assist the CONSULTANT in providing and performing services and work on this Project:
(If none, enter the word "none" in the space below.)

Service and/or Work to be Provided or Performed	Name and Address of Individual or Firm				Sub-Consultant Services are Exempted from Prime Consultant's Insurance Coverage	
					Yes	No
	None					

SUPPLEMENTAL TASK AUTHORIZATION

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT
SUPPLEMENTAL TASK AUTHORIZATION

Task Authorization Number: Linear Park Master Plan Design Development

Task Authorization Title: FY2027-01

DISTRICT CONSULTANT: LJA Inc.
(Please enter the name of the CONSULTANT)

Upon completion and execution of this Supplemental Task Authorization by both parties, the DISTRICT CONSULTANT is authorized to and shall proceed with the services described above under Section 2.50. Include the Supplemental Task Authorization number in all invoices.

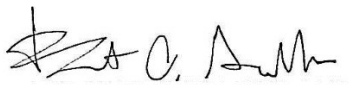
It is understood and agreed that the acceptance of this Supplemental Task Authorization by the DISTRICT CONSULTANT constitutes an accord and satisfaction.

LEGAL REVIEW:

By: _____
Anthony Pires, Jr.

Date: _____

DISTRICT CONSULTANT NAME.: LJA

By: 
Brent C. Guillot.
Landscape Architect

Date: October 28, 2026

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT:

By: _____
District Manager

Date: _____

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 13.A**

FPL's Orange River Puma Project Update

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Update to the Board of Supervisors regarding FPL's Orange River Puma Line Project.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
DISTRICT MANAGER ITEMS	Administrative Agenda Items	Georgia Johnson

---

5. **Background**:

- Scheduled meeting with Hampton Park FPL Committee Representatives.
- Still have not received confirmation from FPL for extending previously approved Consent Agreement for the Force Main and Irrigation Main Redundancy Project
- FPL has agreed in working with GSCDD and the Hampton Park FPL Committee Representatives to maintain a landscape buffer ranging between 17' to 25' with selective clearing within that area.
- Design is actively progressing; however, it has not substantially changed from what was presented during our last meeting. As the project continues to advance, FPL will keep you updated on any meaningful developments. Regarding permits, FPL is still awaiting all necessary approvals, and as a result, a confirmed construction timeline is not available at this time.

Attachments:

None.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 15.A**

Agenda Management

1. **Requested Motion**: **Meeting Date**: November 5, 2026

Review the Agenda Management items

Why the action is necessary:

To provide an update to the Board of Supervisors of items that are forthcoming for their review/input.

2. **Agenda**: FUTURE BOARD BUSINESS

3. **Requirement/Purpose**: Informational Items

4. **Submitter of Information**: Georgia Johnson

Attachments:

1. Agenda Management 10.29.26.pdf

6. **Alternative Action**:

Do nothing.

	Subject	Department	Staff Lead	Subcommittee	Committee	Added Date	BOS Date
	Regular Meeting - November 19, 2026						
1	Oath of Office	Admin	Chelsea/Laura			10.29.2027	11.19.2026
2	Resolution 2027-10-Election of Officers	Admin	Chelsea/Laura			10.29.2027	11.19.2026
3	Kiddie Playground Options	Public Works	Paul			10.29.2027	11.19.2026
4	Cayo Pelon Bond Waiver Agreement - Owner Consent	Admin	Chelsea			10.29.2027	11.19.2026
5	Parking Program License Plate Reader Deployment Discussion	Public Works	Paul/Randy			10.29.2027	11.19.2026
6	Griffin Drive Sidewalk Extension	Public Works	Paul/Randy			10.29.2027	11.19.2026
	Future Board Meetings						
	ADMINISTRATION						
	E-Bikes on District Properties	Admin	Chelsea/Paul			06.12.2025	TBD
	FPL Transmission Line Project	Admin	Chelsea/Tony			04.02.2026	Continuous
	Garrett FM FKA Sentosa Bond Reduction	Admin	Chelsea/Tony/Utilities			07.21.2026	TBD
	Notice of Award - Insertion Valves - FDEM	Admin	Chelsea/Laura/TT			09.25.2026	TBD
	Admin Building Color Conversation	Admin	Chelsea			10.19.2026	10.21.2027
	Future of Sherman Soccer Complex - Workshop	Admin	Chelsea			10/19/2026	01.07.2027 or 02.04.2027
	DISTRICT ENGINEER						
	Rehab of Water Table Aquifer Irrigation Supply Wells	Utilities	Austin/Bill			08.30.2023	TBD
	High Service Pumps Evaluation	Utilities	Austin/Bill			11.13.2025	TBD
	PUBLIC WORKS/PARKS & RECREATION						
	Pond 21 - Pelican Preserve	Public Works	Paul/Randy	Ponds 11.02.2026 (Sp	PPAC 12.10.2026	12.11.2026	01.07.2027
	Public Works Maintenance Building	Public Works	Paul/Randy				12.03.2026
	Landscape/Irrigation	Public Works	Paul/Randy/Angelo				04.15.2027
	PRAC FY27 Capital Improvement Projects	Public Works	Randy/Randy/Kerry	PRAC 09.01.2026			12.03.2026
	Sherman Soccer Complex Parking Lot Expansion	Public Works	Paul/Randy				01.07.2026
	Treeline Ave Share Use Path	Public Works	Paul/Randy				01.07.2027
	Lake Bank Restoration HMGP - FY27	Public Works	Paul/Randy/Matt				01.07.2027
	UTILITIES						
	FY2025 Valve Insertions	Utilities	Austin/Bill			09.10.2024	TBD
	HMGP Award - Mobile Generator Purchase	Utilities	Austin/Bill			10.07.2026	TBD
	LCU Rate Increase - Public Hearing	Utilities	Leslie			09.25.2026	
	LEGAL						
	Sewer Line Strike	Utilities/Admin/Legal	WPL Team				
	Cayo Pelon Bond Waiver Agreement Request						

District Priorities

Priority	Name	Department	Lead
1	Meter Box Project	Utilities	Bill/Austin
2	Meter Replacement Project	Utilities	Bill/Austin
3	Administration Building and/or Park Improvements	Admin	Chelsea
4	Griffin Drive Sidewalk Extension	Public Works	Chelsea/Paul
5	Public Works Maintenance Building	Admin	Chelsea
6	Sherman Soccer Complex Parking Lot Expansion	Public Works	Chelsea/Paul
7	Treeline Avenue Shared Use Path	Public Works	Chelsea/Paul
8	CCTV Stormwater System	Public Works	Paul
9	Private Development - DD Parkway	Utilities	Bill/Austin
10	CCTV Sanitary Sewer - Repairs	Utilities	Bill/Austin
11	Irrigation System Replacement	Admin	Paul/Chelsea
12	Odor Control Unit - Girl Scout	Utilities	Bill/Austin
13	Irrigation & Force Main Redundancy Project	Utilities	Bill/Austin
14	Staff Development	Admin	Chelsea/Laura
15	Special Events	Public Works	Kerry
16	HMGP - Pond Bank Design - 21 Ponds	Public Works	Tetra Tech/PW
17	Commons Park Amenities (Dog Park, Zoysia, irrigation)	Public Works	Chelsea/Paul
18	Surface Water Aerator: Lake 114	Public Works	Paul/Randy/Matt
19	Monument Upgrades	Public Works	Chelsea/Paul
20	PRAC: Linear Park Improvements	Public Works	Paul/Randy/Kerry
21	Sherman Soccer Complex Field Lighting	Public Works	Paul/Randy/Kerry

FY 2027 BOARD AND COMMITTEE/SUBCOMMITTEE CALENDAR

Dates and times are subject to change (check website for any meeting updates)

BOS Mtg Date 1st Thursday (if Wksp)-2pm 3rd Thursday - 3pm President's Council-4pm	PPAC Mtg Date (2nd Thursday) 2pm	PRAC Mtg Date (1st Tuesday) 1:30 pm	Landscaping Mtg Date (4th Thursday) 9am	Ponds Mtg Date 2nd Monday, every 2 months - 8:30am	Safety&Security Mtg Date (4th Thursday) 11am
Boardroom, unless otherwise noted	Boardroom, unless otherwise noted	Boardroom, unless otherwise noted	Pelican Conference Rm. 10571 Veneto Dr. unless otherwise noted	Pelican Conference Rm. 10571 Veneto Dr.	Pelican Conference Rm. 10571 Veneto Dr.
Wksp & Mtg - 11/5/2026	11/12/2026	11/3/2026	**11/20/2026-GSCDD		**11/20/2026
Mtg - 11/19/2026					
Wksp & Mtg - 12/3/2026	12/10/2026	12/1/2026	**12/18/2026-GSCDD	*12/7/2026	**12/18/2026
Mtg - 12/17/2026					
Wksp & Mtg - 1/7/2027	1/14/2027	1/5/2027	1/28/2027		1/28/2027
Mtg - 1/21/2027					
Wksp & Mtg - 2/4/2027	2/11/2027	2/2/2027	2/25/2027	2/8/2027	2/25/2027
Mtg - 2/18/2027					
Wksp & Mtg - 3/4/2027	3/11/2027	3/2/2027	3/25/2027		3/25/2027
Mtg - 3/18/2027					
Wksp & Mtg - 4/1/2027	4/8/2027	4/6/2027	4/22/2027	4/12/2027	4/22/2027
Mtg - 4/15/2027					
PC - 4/27/2027					
Wksp & Mtg - 5/6/2027	5/13/2027	5/4/2027	5/27/2027		5/27/2027
Mtg - 5/20/2027					
Wksp & Mtg - 6/3/2027	6/10/2027	6/1/2027	6/24/2027	6/14/2027	6/24/2027
Mtg - 6/17/2027					
Wksp & Mtg - 7/1/2027	7/8/2027	7/6/2027	7/22/2027		7/22/2027
Mtg - 7/15/2027					
Wksp & Mtg - 8/5/2027	8/12/2027	8/3/2027	8/26/2027	8/9/2027	8/26/2027
Mtg - 8/19/2027					
Wksp & Mtg - 9/2/2027	9/9/2027	9/7/2027	9/23/2027		9/23/2027
Mtg - 9/16/2027					
			**Thanksgiving 11/26/26 **Christmas Eve 12/24/26	*1st Monday 12/7/26	**Thanksgiving 11/26/26 **Christmas Eve 12/24/26