

TAYLOR COASTAL WATER & SEWER DISTRICT
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MINUTES OF REGULAR COMMISSION MEETING
February 15, 2006

1. The meeting was held at the District Building at 5:00 PM on February 15, 2006. Present were:
COMMISSIONERS: Glenn Senter, Travis Beach, Sandra Hatcher, Jim Moody, Danny Everett, Lynn Aibejeris, & Lonnie A. Houck, Jr.
TCW&SD STAFF: John Gentry, Jim Gooding, David Morgan, Diane Carlton and Shirley Shinholser.
Chairman Senter declared that a quorum was present.
2. Chairman Senter welcomed our guests (William & Sheila Stanley, Debbie Casey and Bishop Clark, George Stamos, Lynette Senter, Melvin & Marcia Parker, and Hal Murphy) and opened the floor for questions/comments.

a. William & Sheila Stanley – A grinder pump was installed on the Stanley property on Kingfisher and Egret and is not covered under the grant program since they were not a water user on March 20, 2002 and they have a holding tank versus a septic tank. The grant program is a pollution abatement program. **In general consensus, the Board agreed that TCW&SD will offer a 12-months payment plan of the contract price of \$4,876 if they choose to keep the unit versus having it removed and purchasing a unit later at a higher cost. The Stanleys will consider their options and advise TCW&SD.**

b. Bishop Clark & Debbie Casey – A development of 20 single-family homes is planned for Lindsey Island. A permit to buy and install a package sewer plant has been obtained but the owner's preference is to purchase and install grinder pumps and the lines required to connect to the TCW&SD Wastewater system noting that the system would become the property of TCW&SD. They have received permits for septic tanks on their lots on Highway 361. They are under developing their property and are willing to guaranty in writing that, in their possession and in that of any future owner, there will never be more than 20 single-family homes on the 92 acres in an effort to maintain a nature preserve. At this time, there is no indication of when the homes will need to come on line. They request a letter for provision of sewer for a maximum of 20 single-family homes on Lindsey Island and an additional (4) hook-ups for platted lots on other property anticipated to be part of Phase II. They understand that there will be a \$2,000 fee per lot for water provision in addition to the \$1,000 per lot connection fee.

A study may need to be performed to determine if the line size from Cedar Island to the WWTP will accommodate these additional units. Any newly installed lines from Lindsey Island to Highway 361 will need to be large enough to accommodate Dark Island (as part of Phase II) as well as this new development. **A motion was made by Travis Beach to provide a letter stating that TCW&SD will allow connection to our sewer system noting that the total costs of the installation are to be paid by the developer who will include lines of sufficient size to support Dark Island. As Dark Island comes on line, TCW&SD will pay back expenses for use of lines extending from Lindsey Island development to Highway 361. Jim Moody seconded motion.**

Further discussion ensued regarding the possibility of jeopardizing Phase II funding and creating issues where the State and Federal governments might revoke Phase I funding. Our ultimate goal is to eliminate septic tanks from our coastlines. We do not want to jeopardize Phase II funding for Dark Island and other points previously considered, however, we don't want to allow the installation of new septic systems. Can we discuss this with Rural Development, Congressman Boyd, and others prior to making a commitment and inform them that this is a plan to *under develop*? **Commissioner Beach amended his motion to state, "as it presently stands, the Board of TCW&SD feels that we can support this development on Lindsey Island subject to Government approval". The amended motion passed with a vote of 5 to 2 (Hatcher and Everett opposing).**

c. Melvin & Marcia Parker – The Parker's recently split their parcel at Cedar Island creating (2) lots. A grinder pump was place on one lot under the grant program and they have obtained a permit from the State for a septic tank on the other lot. They are willing to pay for the grinder pump and the additional \$2,000 service fee for water if they can connect to the sewer system versus installing a septic tank where one was just abandoned. **A motion was made by Jim Moody; seconded by Lonnie A. Houck, Jr.; and approved unanimously to provide sewer service to the Parker's second lot.**

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d. George Stamos – George is investigating the benefits of the Beaches incorporating and asks the Board to consider it as well so that we could apply for Federal aid and future County tax increases would be designated for our Beaches. He also addressed concern for the grinder pumps should we experience a storm surge and was advised that our units are designed for salt water.

e. Hal Murphy – A grinder pump was installed on Mr. Murphy's property at 21537 Sandpiper Road and his \$2600 septic tank destroyed. However, his unit is not covered under the grant program since he was not a water user on March 20, 2002 and he has been requested to reimburse the contract price of \$4,876. State law requires that residences within 200' of our lines connect to our sewer system and that the existing septic tank be abandoned. Since this is an unexpected, early installation for Mr. Murphy, TCW&SD will offer a 12-months payment plan for the unit. Mr. Murphy's second concern is performance during storms. Our grinder pumps are stainless steel with a sealed motor and will work after a storm surge as long as we have power.

3. The minutes of our meeting on January 18, 2006 were presented. **A motion was made by Travis Beach and seconded by Sandra Hatcher to approve the minutes as read. Minutes were adopted unanimously.**

4. Staff and Committee Reports

- Sewer Project Update – John Gentry

Punch list items are being addressed. We have requested but not received a status report. We've been advised that the "as built" documents are en route. We have performed a funds review and our financial status looks good. We are developing our Contingency submittals to EPA and will soon deplete those funds leaving a balance in Rural Development for final QPS payments, equipment, and repair parts. Four of the thirteen grinder pumps to be installed after the grant program have been installed; QPS is awaiting the arrival of the additional pumps and electrical boxes. We are creating a list of those remaining customers that will be required to connect to our system within this year. We will issue RFPs to select a contractor and let a contract.

- Financial Reports – Diane Carlton/Shirley Shinholser

Total sales for January amounted to \$24,662 with two new memberships. Several adjustments were made due to sewer billing issues, mis-keyed readings, and QPS line cuts. We now have only three (3) past due accounts with two of them expected to be resolved shortly. Hugh Poppell has not paid since May of 2005 so we may have to address his account.

Our January 2006 financial report was presented noting that our inventory has been adjusted per actual and that we have purchased several lab/equipment items for our WWTP and service lines. The testing fees for the WWTP lab samples will be about \$120 every two weeks (required DEP samplings) and the electric bill should average \$1200 monthly. Powell and Jones advised us that the Audits (year ending 6/30/05 and 9/30/05) are near completion and will be presented to the Board at the March meeting.

- Management Issues – John Gentry

The Guenther property was misidentified on the drawings as that of Louise Bland and a grinder pump was installed on the Guenther's property with the electrical connection made to Bland's power pole. We were not aware of the situation until Kevin Guenther (the son) came into the District Office to request that we relocate the power. After discovering that his parents were not water customers but had been using water through his meter whenever they parked their motor home/travel trailer on the lot, we advised Kevin that the unit was installed in error, not covered under the grant program, and that his parents must reimburse TCW&SD if they wish to keep the unit. They are now pursuing a "no easement" trespass issue and contemplating legal action. A permit cannot be obtained to replace their septic tank and they would have been included on the list of those required to connect to our system under a future contract. We will offer them the 12-months payment plan on the contract price of \$4,876 and see if they are willing to keep the unit or we will plan to remove it.

A unit was installed in error on David Jenkins property at Cedar Island. He became a water user on March 25, 2002. We will send him a letter that the Board must enforce the date of March 20, 2002 and offer him the 12 months payment plan as well.

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We have not received word for DEP concerning Jim's status as a "Class D" water operator.

We noted a bill from Melvin's Hauling for \$600 to install (2) water meters. When you dig 4'-6' deep, you encounter water and lime rock requiring a back-hoe. At this time, it is not feasible to purchase the equipment and hire an operator nor to increase the connection fee since this is a rare occurrence.

- Operational Issues – Jim Gooding

We have received the purchase order from the County for the four (4) fire hydrants. They have been ordered and will be installed as soon as possible upon arrival.

- Phase II – Glenn Senter

John Gentry and I were involved in the application conference with Mary Gavin of Rural Development via telephone on February 7, 2006. We received a list of information required to properly process the application for funds. This list is to be completed and in their hands no later than April 13, 2006.

5. OLD BUSINESS

- District O&M Building and Equipment – John Gentry

Most items have been ordered and received. The service truck is due to arrive the last of February; the trailer and tank have been ordered and will be picked up as soon as the truck is delivered and insured. We are working on identifying and purchasing our spare parts.

- Sign – Glenn Senter

The County will not allow the sign to be placed on the right-of-way. Jim and David will clear the North Corner of the property next to the District Building and erect the sign.

- Bylaws – Glenn Senter

Florida Rural Water is sending examples to review. Florida Statutes 153 (22 pages) are also being reviewed. We hope to have a draft at next month's meeting.

6. NEW BUSINESS

- Ribbon Cutting – Sandra Hatcher

The date for our ribbon cutting has been set for Friday, February 24, 2006. Guest speakers are being identified and programs prepared. The food will be catered by Goodman's BBQ and paid for by Quality "Plus" Systems, Inc. Invitations have been sent to all funding agencies and support team members.

- Cross-Connection Control Plan – John Gentry/Jim Gooding

As required by DEP, the Cross-Connection Control Plan effective February 2006 was presented. **A motion was made by Travis Beach, seconded by Sandra Hatcher, and approved unanimously to adopt the CCC Plan as presented.**

- Keaton Beach Partners LLC – Glenn Senter

The developer proposes (160) 2-bedroom/2-bath units for the 43.1 gross acres of property located at the northeast corner of Keaton Beach Drive and Highway 361 and requests a letter concerning availability of water when the first units are completed in approximately 12-18 months. They are aware of and are willing to pay the \$2,000 service fee and the \$1,000 connection fee per lot. **In general consensus, the Board agreed to provide a letter assuring availability of water since the imposed service fees should cover the cost of a new well.** The Board was advised that, of the 43.1 acres, a large portion is "wet lands" so the developer may opt for high-rise units to meet his quota. If this were the case, it would require a booster pump that must be supplied by the owner. We will advise the developer to pursue plans for internal disposal of wastewater. If the State and Federal agencies recommend that TCW&SD accommodate the units for sewer, we will investigate adjusting the capacity of Phase II development to connect the 160 units.

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A motion to adjourn was made by Lonnie A. Houck, Jr. A second was received from Sandra Hatcher and the meeting was adjourned.

The Board was advised that Glenn Senter is preparing a web site and would appreciate any input (tcwsd.org).

(The next meeting is scheduled for Wednesday, March 15, 2006 at 5:00.)

- Board Actions:
1. Approve Minutes from January 18, 2006
 2. Approve 12-months payment plan for GPs installed in error
 3. Approve provision of sewer service to Lindsey Island subject to Government approval
 4. Approve provision of sewer service to Melvin Parker's newly created lot
 5. Adopt Cross Connection Control Plan
 6. Approve provision of water for Keaton Beach Partners LLC

- Action Items:
1. Consider incorporation of Beaches
 2. Pursue bylaws for TCW&SD
 3. Work on Phase II submittals to RD

John K. Gentry, P.E.
General Manager