

**“WORKSHOP” – Summary Notes**  
Taylor County Board of Commissioners  
Taylor Coastal Water & Sewer District Commissioners  
February 22, 2007  
5:30 pm

County Commissioners Present: Malcolm Page, Clay Bethea, Mark Wiggins, Rudolph Parker  
County Staff Present: Jack Brown, Gary Knowles  
District Commissioners Present: Glenn Senter, Travis Beach, Lynn Aibejeris, Lonnie A. Houck,  
Tommy Mauldin, Lee Bennett  
District Staff Present: John Gentry, Shirley Shinholser, Diane Carlton, Jim Gooding, David  
Morgan  
Other Guests: Liska Gooding, Trey Howard

The Workshop was called to order by Chairman Senter of TCW&SD and opened with prayer and the Pledge of Allegiance.

A brief history of the District was shared by Commissioner Travis Beach.

Commissioner Senter presented the District Mission Statement adopted 9/26/06 noting that the District practices conservation pricing with specific guidelines for new installations. We understand the value of public relations and endeavor to work amicably with all parties as we monitor and control future developments in our service area.

The District was created by the County under the Florida Statutes, Part II, County Water and Sewer Districts, and granted specific duties and powers; one of which is to secure funding through State and Federal grants and revenue bonds. As a not-for-profit entity, our customer billing rates are conservative and new installations are configured on a cost basis. Per County ordinance, our coverage area extends from Fish Creek to Spring Warrior and any system in this area should come under our jurisdiction.

The feasibility study for Phase I of our Centralized Wastewater System was conducted by Jones Edmunds and Associates Inc. of Gainesville, Florida in July 2000. The study based its information on historical data with an anticipated growth of the Taylor coastal communities based on 3.37% per year --- much less than needed due to proposed developments. The State and Federal grant funding received for Phase I came with strings attached. Due to the Rural Development Letter of Conditions of 2002 and the Clean Water Act of 1977, Phase I connections were limited to “existing homes, businesses and developed sites that currently have septic tank system”. After concentrated efforts, the District was able to persuade RD to amend the Letter of Conditions to include the 181 platted single family housing lots as of July 1, 2003. In later correspondence, we were told that RD would not police the District’s actions as they relate to the conditions outlined above but it was expected that the District scrutinize all service connections and verify compliance with the USACOE Section 404 permit requirements to avoid wetland impacts. Therefore, in November 2006, the District took it upon itself to formulate a policy to connect individuals and small developments in our Phase I coverage area as long as we have

capacity if the owner provides written documentation that a permit may be issued for a septic tank or a small, packaged sewer system. The last thing we desire is to have new septic systems installed in areas where they were just removed. Payment by the owner/developer for these new connections can be used to upgrade facilities to ensure we have capacity for the balance of the 181 existing lots not yet connected.

We are currently using about 15 acres of our 90-acre spray field. As a resort community, our wastewater flow is low during the winter months and we have to feed our seed until enough waste is generated. However, during the summer and on holiday week-ends, we can max out Phase I capacity. Membrane technology for Class II water use is also being considered for the future.

We have a 20-year system and do not anticipate major expense right away due to equipment failure. Should they be needed, we have approximately 20 grinder pumps on hand that can be installed. We also have a variety of repair parts on site. Funds are set aside monthly for emergencies/capital improvements and we will be establishing contact with State and Federal agencies so that emergency funds will be available if needed. We are already a member of FlaWARN.

With the assistance of The Haskell Company, we are seeking state loans to fund Phase II of our centralized wastewater collection system and its initial proposed coverage area of Dekle Beach, Dark Island, and Fish Creek. We are also reviewing options relative to the accommodation of proposed new development and future expansion of coverage within our District boundaries. New developments will be required to fund engineering costs as needed and pre-pay for connections desired as specified in our Connection Agreement. They must build per District design and specifications and the District will own and operate the system, determine and collect rates, etc. We are currently developing policies and documents with formulas to determine proposed costs as requests are presented. Our best estimate for sewer connections at this time is \$10,000 per EDU based upon Phase I costs and service connections allowed.

We are concerned about salt water intrusion and are seeking an appointment with SRWMD to locate/scope a water source that will provide multi-million gallons of water without endangering our aquifer. If an off-site well is required, we will respond accordingly.

One of the greatest concerns of the District is that proposed developers do not contact us at the first stages of development so that pre-planning can be done. They come to us “after the fact” and expect immediate response, often without provision of needed documentation as to their true need. We would appreciate the County’s assistance in directing proposed developers in the beaches area to contact us at the beginning of a proposed project so that we can insure they are in compliance with State and Federal Regulations and plan to meet or exceed the District’s standards of construction as, together, we seek an environmentally sound and cost effective way to meet their needs.

We will endeavor to improve communication between the County and the District so that both have a clear understanding of what is expected and how we can best meet those expectations and provide for development in our beach communities. The District prefers to “prepare” versus “react” and would like to meet with the proposed County Planner to review growth/supply in our coverage area.

Regarding recent complaints from a customer who did not receive a “free” grinder pump:  
(Travis Beach) Initially, the understanding was that if you purchased a “membership” under Taylor Coastal Utilities, Inc., you would be grandfathered in to receive a grinder pump under grant funding. Rural Development and EPA documents stated differently. Since this project is for Pollution Abatement, a recipient was required to have an existing septic tank with water flowing, thus, creating pollution.

Regarding creating a District within a District as mentioned in the Agreement the County made with Magnolia Bay:

(Clay Bethea) The County understood that TCW&SD was not willing to work with the Magnolia Bay developers. If the District denies service, the County has to act. The County’s options include dissolving TCW&SD or creating a district within a district. The County wants only one sewer district. We were trying to work through an agreement with Magnolia Bay and failed to include you in the negotiations. After this time of sharing, we no longer see you as an obstruction. We applaud your efforts and will endeavor to work closely with you on future projects.

Adjourned.

Notes as recorded by Shirley Shinholser