

TAYLOR COASTAL WATER & SEWER DISTRICT

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MINUTES OF REGULAR COMMISSION MEETING

February 16, 2023

1. The meeting was held at the District Building at 6:00 PM on February 16, 2023. Present were Commissioners Michael Lynn, Jan Walker, Randy Hathcock, Gayle Lundy and Board Attorney J.D. Durant. Chairman Michael Hunter was absent. TCWSD Staff present were Kristi Hathcock and Lynette Senter.

The meeting was called to order at 6:00 p.m.

2. Commissioner Lynn led us in prayer and the Pledge of Allegiance to the flag.
3. There were three guests: Roger Weste, Glenn Senter, and Willi Huxford. There were no comments from the public for non-agenda items.
4. Update on the Water Improvements Project – Mr. Matt O'Connor from Dewberry called into the meeting to give a brief update. The loan application for the State Revolving Fund was submitted in late December to the Florida Department of Environmental Protection (FDEP). FDEP is running behind due to a large number of loan submittals, and Mr. O'Connor will follow up next week to get an updated status.
5. Approval of the Minutes from the January 19, 2023 Board Meeting. **Commissioner Lynn made a motion to approve the Minutes for January 19, 2023. Commissioner Walker offered a second. Vice Chairman Hathcock asked for further discussion. By unanimous vote, the motion was approved.**
6. Consent Items – **Commissioner Lynn made a motion to approve the Consent Items. Commissioner Lundy offered a second. Vice Chairman Hathcock asked for further discussion. By unanimous vote, the motion was approved.**
7. Other District Manager Items – Lynette Senter
 - a. Melvin Bowden Account – Mr. Bowden is continuing to work with the District to bring his account current.
 - b. Water Production Costs – at our meeting last month, Commissioner Hathcock asked about the cost to produce one gallon of water. Ms. Senter asked for some assistance from Florida Rural Water to ensure we are using the correct calculations. The cost to produce and sell one gallon of water is \$0.014 per gallon. Our costs increased in the past year due to the anticipated water improvements project. The minimum monthly charge for up to 3,000 gallons of water allows the District to keep our rate increases to small amounts each year.

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8. New Business - None

9. Old Business

- a. Cell Tower Request – We received a response from the cell tower location company this morning. Their proposal is for a 300-foot tall self-supporting tower on a 100x100-foot parcel with an easement from the road to the parcel. They have offered \$60,000 for the purchase of a perpetual easement, or \$500.00 per month on a monthly lease with a minimum 50-year term. The Board discussed these details and asked Ms. Senter to approach the Florida Department of Environmental Protection (FDEP) regarding the feasibility of allowing this at our wastewater treatment facility. The Board also discussed using an outside service to negotiate with the tower location company if FDEP would allow this project.
- b. Lift Station at Boat Ramp -The pumps, electrical panels, starters, and depth measuring devices have all been installed and are working very well.
- c. Mowing Request for Proposals – Advertising has begun using the revised RFP. We have asked for a fixed monthly rate versus a per-cut or per-service quote which will allow the District to better budget mowing costs throughout the year. I also asked Mr. Durant to research any areas of conflict regarding bidding by close relatives or family of Board Members. Mr. Durant spoke to the Board regarding his concerns and advised that we avoid any appearance of conflict by not accepting quotes for service from close relatives or family of Board Members.
- d. Water Audit and Water Loss Project – The water loss percentage has decreased to 14.5% for the month of January 2023. The original 97-million-gallon meter replacements have been completed. Three additional meters have been added to the list due to increased usage. Ms. Senter has continued to contact leak-detecting companies but they either operate on a very small basis – such as locating leaks under pools or driveways or are a multi-national company that works for very large municipalities on a contract basis. We did get a response from Gulf Coast Leak Detection who indicated that they could provide service to our area, but have not received a call from their contact. Florida Rural Water has given us some new areas to explore for water losses, referring to it as “peeling an onion”. They mentioned that there could be connections that the District was unaware of during the transfers of the many original water companies, there could be unauthorized connections into our lines, and as always, small leaks throughout the District’s service area. We are developing a street-by-street plan to check empty lots and parcels for unknown connections or possible unaccounted water meters. The blow-off repair/replacement program has also been started after our initial needs survey and one blow-off has been completely replaced. We have received 11 free one-inch electronic read meters from Lanier. These will replace the current ones in the system. We are hopeful these will assist in monitoring our usage on the larger lines.

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10. Closing Remarks Commissioners/Staff – None
11. Motion to Adjourn

Vice Chairman Hathcock requested a Motion to Adjourn. Commissioner Walker made a motion to adjourn the meeting. Commissioner Lundy offered a second. The meeting adjourned at 6:23 PM.

Board Actions:

1. Approval of the minutes for January 19, 2023
2. Approval of the motion for the Consent Items

A handwritten signature in blue ink that reads "Lynette Taylor Senter". The signature is written in a cursive, flowing style.

BY: Lynette Taylor Senter, Board Secretary
Taylor Coastal Water and Sewer District