



TO: Lake County Water Authority Board of Trustees
FROM: Michael J. Perry, Executive Director
DATE: November 8, 2016
SUBJECT: Status of Proposed Volleyball Fieldhouse at Hickory Point

Discussion Item

Status of Proposed Volleyball Fieldhouse at Hickory Point

When the Water Authority entered into an agreement with the Lake County BCC to allow the creation of a Volleyball facility at Hickory Point, the Water Authority Board was expecting a bathroom and perhaps a locker room/changing area to also be built. Water Authority staff attended a March 21, 2016 meeting of the Lake County Tourism Development Council where the issue of a proposed Volleyball Fieldhouse at Hickory Point was discussed. The fieldhouse was conceptually proposed as a 48' x 83' 3,984 sq. ft. building including bathrooms, locker rooms, showers, a concession and kitchen area, storage areas, training rooms and 4 meeting rooms. At this meeting County staff was authorized to begin the design phase within a \$750,000 price range. Staff briefed the Water Authority Board about this potential fieldhouse during the Executive Director's report at the Board's March 30th meeting. Staff provided a draft floorplan and the proposed location next to the existing volleyball courts.

The Board discussed this issue at its April 27, 2016 meeting and expressed several concerns about the size of the proposed building, the need for additional area for stormwater, sidewalks and parking areas. Vice-Chairman Dufresne suggested having a separate discussion with Commissioner Cadwell and the appropriate County staff.

Chairman Cox, Vice-Chairman Dufresne and Trustees Clark and Maimone met with Commissioner Cadwell and Robert Chandler, the County's Director of the Economic Growth Department to review the issue. Commissioner Cadwell noted that the County has not made a determination on what the size or floorplan of a proposed fieldhouse and that the draft being reviewed was done to show the type of features that reflected the conversation with the NCAA. The Board expressed concerns about the building floorplan being more than just bathroom and showers/changing rooms; the footprint of the building including the size, location, need for additional driveways and sidewalks and parking or loading areas adjacent to the building; Permitting Issues specifically that the current site plan must be revised, SJRWMD stormwater requirements and that the SJRWMD exemption only allows for a 24' x 24' restroom/locker room; the current leased area may not be large enough and a new lease might be required; parking and traffic into and around the park; and is there a benefit to the Water Authority.

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The group walked the area near the volleyball courts site and discussed potential locations and to try to visualize the size of the proposed fieldhouse.

Commissioner Cadwell stated that he will report to the BCC that we have met to discuss the issue and that the County will be meeting with building cost estimators and designers to prepare a design and location for continued discussion. When available, this information will be provided to the Water Authority Board for continued deliberation and discussion.

On October 4, 2016 staff attended a design charrette to discuss design criteria, needs and limitations so that the architect can begin the design process to meet the discussed criteria and limitations.

County staff would like to present the status of the design of the Volleyball Fieldhouse to the Water Authority Board to get feedback on the proposed design and any revisions to the existing agreement between the County and the Water Authority Board.

Executive Director's Recommendation:

Provide direction to Lake County representatives regarding the proposed Volleyball Fieldhouse at Hickory Point.



TO: Lake County Water Authority Board of Trustees
FROM: Michael J. Perry, Executive Director
DATE: November 8, 2016
SUBJECT: Offer of Purchase on Old Building

Discussion Item

Offer of Purchase on Old Building

Staff has received two offers for purchase of the old office building. One was from LifeStream and the other was from SDG Logistics, LLC. The Board discussed these offers at the October 26, 2016 meeting. Because of the multiple offers, staff was directed to send a Multiple Offer Notification & Acknowledgment form (attached) to each of the potential purchasers. As of the date of this memo, staff has received a response from one of the potential purchasers. Should staff receive a Multiple Offer Notification & Acknowledgment form from the other potential purchaser, staff will provide that to the Board as soon as possible.

Executive Director Recommendation:

Provide direction to staff regarding the contract offers to purchase the old Water Authority office building.

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TO: Lake County Water Authority Board of Trustees
FROM: Patricia Burgos, Land Resources Director
DATE: November 7, 2016
SUBJECT: Partial Acquisition of Lake Norris Acres

Discussion Item

Partial Acquisition of Lake Norris Acres

Staff received a sale prospectus regarding the sale of land adjacent to the donated parcel owned by the Lake County Water Authority and known as the 185-acre Bear Track Preserve. The attached map shows the location of this sale property in between the Bear Track Preserve and the Seminole State Forest. Initially staff had received signs from the St. Johns River Water Management District that there might be interest in partnering on this acquisition. Although the District partnered on the property appraisal, staff was informed this past May that the District would not partner on the acquisition of the Lake Norris Acres property. The Board then gave staff permission to seek out other funding partners. Staff had been told by one of the Water Authority's engineering firms that the Florida Department of Environmental Protection staff from the Real Estate Division would like to speak to staff regarding this property, since it is located within the State's designated Wekiva-Ocala Greenway Corridor. After two months of waiting, staff was recently informed by apologetic FDEP staff that money could not be taken from any current funding sources to assist with the purchase.

Since Trustee Bryant has been involved in the acquisition discussions, staff informed Trustee Bryant about the State's position. Trustee Bryant spoke to the landowner, Brian Richards regarding partial acquisition of the Lake Norris Acres. As a result of this discussion Trustee Bryant is requesting that the Board consider purchasing the westernmost two lots and the adjacent access lot of the Lake Norris property owned by Mr. Richards (circled in blue on the attached map). Trustee Bryant felt it would be timely to present it to the current Board to discuss and to consider this purchase since the present members are familiar with the property and the potential benefits of an acquisition. The Richards property comprises a total acreage of approximately 98 acres with about one half mile of shoreline. It borders both the Seminole State Forest and the LCWA's Bear Track Preserve. The property is located strategically in the Wekiva-Ocala Greenway Corridor and could be beneficial to the LCWA for several reasons:

- Provide the ability to close off the western access to prevent poaching and to secure the Bear Track Preserve;
• Provide the ability to install fire lines to facilitate burning the western side of Bear Track Preserve;

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- Provide access to Lake Norris more easily for the public, whereas through the Lake Norris Conservation Area owned by the District visitors must hike one mile in to enjoy the lake;
- Provide a group camping area and picnic area more easily accessible to the public; and
- Provide a protected public greenway corridor from western Bear Track Preserve to Seminole State Forest for wildlife such as turkey, bear, and bobcat.

The appraisal showed a value for the total acreage, including an existing manufactured home, of \$776,000. Mr. Richards is requesting \$725,000 for the 98 acres. However, a partial acquisition may be possible with the asking price for the two westernmost lots and the adjacent access lot offered at \$175,000. These lots would provide the best lake access opportunities (boardwalk, dock, canoe/kayak facilities). The lot price breakdown is \$85,000 for each of the two lakefront lots and \$5,000 for the ladle shaped access lot. An acquisition of the three lots would include an option to buy the remaining acreage for two (2) years. Below is an update on potential partners and grants:

- The Green Bank Foundation was willing to partner with the Water Authority previously and may be able to partner close to 50% on the \$175,000 proposal.
- Although the Water Authority is not eligible to apply for the Florida Communities Trust Grant as a special district, staff was told that the Water Authority could have a local entity (e.g., Audubon, Florida Native Plant Society, Green Bank Foundation) submit the grant on its behalf. The deadline for this grant is August 2017.
- Because the property is part of the Wekiva River Wild and Scenic designation, the Federal government has the Land and Water Conservation Fund grant available in 2017. Deadline for this grant is March 2017. Staff from the National Park Service has agreed to help write this grant.
- The National Park Service's Wekiva River Land Management Advisory Committee also have funds to potentially provide financial support for future amenities such as the boardwalk and canoe/kayak launch.

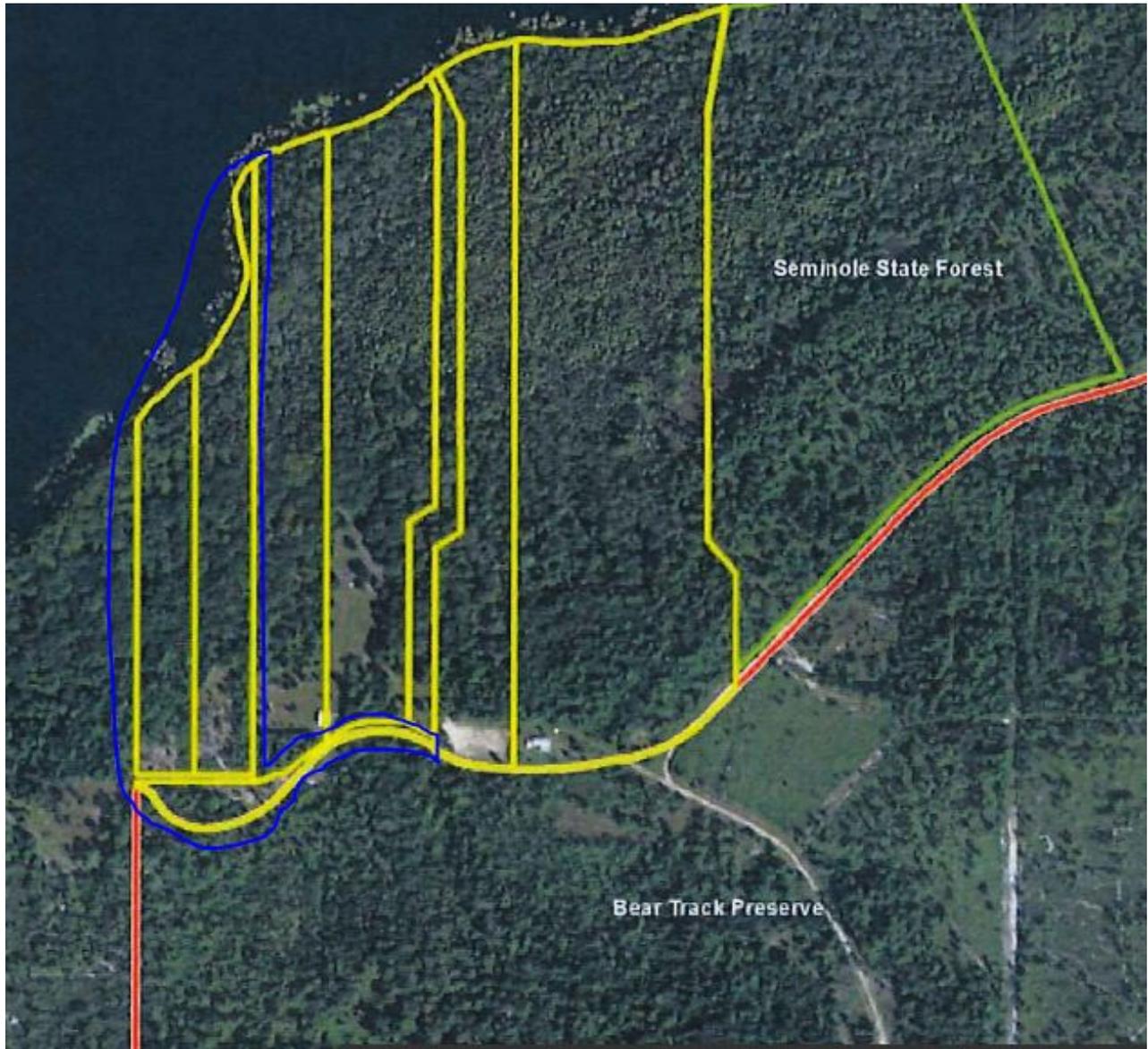
The partial acquisition at this time secures the opportunity for buying the remaining lots for a period of two years at a set purchase property and in the event the option is not exercised, the LCWA would secure approximately 18 acres, providing both uplands for a potential camping area, as well as wetlands and shoreline adjacent to Bear Track. Lake Norris presently is one of the most popular and pristine undeveloped large lakes in the County.

Additionally, the property meets the narrow criteria imposed by the Water Authority Board for consideration of future acquisition parcels – 1.) Adjacent to current Water Authority property and 2.) That they have a hydrologic connection.

The Board has included \$400,000 in Account 720-610 Conservation Lands Acquisition in its FY 2016-17 Budget.

Executive Director Recommendation:

Consider the purchase of 18± acres of the Lake Norris-Brian Richards property for an amount not to exceed \$175,000 with an option for the remaining 80± acres for a period of two (2) years.





TO: Lake County Water Authority Board of Trustees
FROM: Linda Marino, Administrative Assistant
DATE: November 7, 2016
SUBJECT: Approval to Reinvest Maturing CD's

Discussion Item

Approval to Reinvest Maturing CD's

The Water Authority has a CD maturing December 13, 2016, and the money market account rate is guaranteed through December 8, 2016. At this time staff has sent out a request for quotes for updated rates and investment products. Because of the dynamic nature of interest rates staff has requested quotes to be submitted as close to the Board meeting date as possible. Quotes are due November 14, 2016. Staff will bring the results with a recommendation to the Board on November 16, 2016.

The Water Authority can only consider accounts with banks that are designated Certified Public Depositories by the State of Florida. This requires participating banks to collateralize government accounts in order to protect public funds.

Account Balances (excludes NuRF escrow account):

Table with 4 columns: Institution, Matures, Rate, Balance. Rows include SunTrust, CenterState CD, and TD Money Market.

Executive Director's Recommendation:

Recommendation will be brought to the Board with rate quotes.

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TO: Lake County Water Authority Board of Trustees
FROM: Michael J. Perry, Executive Director
DATE: November 8, 2016
SUBJECT: Participation in Litigation Regarding General Chemical

Discussion Item

Participation in Litigation Regarding General Chemical

During the Attorney Report portion of the September 2016 meeting, the Board heard from Attorney Barice that a Salem Law Group had contacted her regarding a possible lawsuit against General Chemical. Attorney Barice noted that she had conversations with Salem Law Group regarding attorney's fees and that the other firm may consider an arrangement to advance a portion of the cost of Attorney Barice's fees prior to any settlement. Ultimately attorney's fees would be subtracted from the settlement amount should they prevail.

The Board discussed this issue in the past and at that time was counseled to not be a Class Representative to the suit and that the Water Authority is already a member of a class.

The Board discussed this issue further at the October 26, 2016 meeting and requested a presentation from the Salem Law Group at the November 16, 2016 meeting.

Executive Director Recommendation:

Provide direction to Attorney Barice regarding participating in legal action against General Chemical with Salem Law Group or any other law firm.

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TO: Lake County Water Authority Board of Trustees
FROM: Patricia Burgos, Land Resources Director
DATE: November 3, 2016
SUBJECT: Status of Wolf Branch Land Use Issues

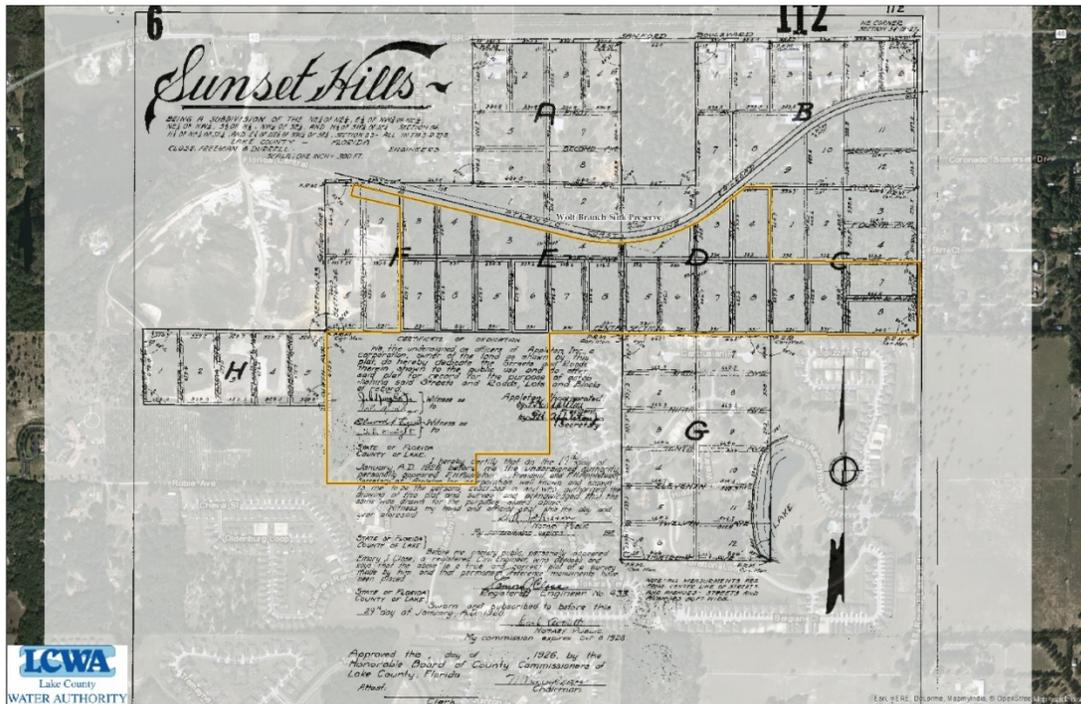
Discussion Item

Status of Wolf Branch Land Use Issues

For over a year staff has been working on several land use issues potentially affecting the 154-acre Wolf Branch Sink Preserve. The preserve was purchased in 1992, 1993 and 1999. The primary reason for acquiring this property was to conserve and protect the creek that enters the property in the northwest corner and meanders on the property to then disappear into the active sinkhole. Because the property is located on the Mount Dora Ridge, the property also provides water recharge for the Floridan Aquifer.

Staff will be providing an update below on the two issues pertinent to the preserve.

1. Sunset Hills Subdivision



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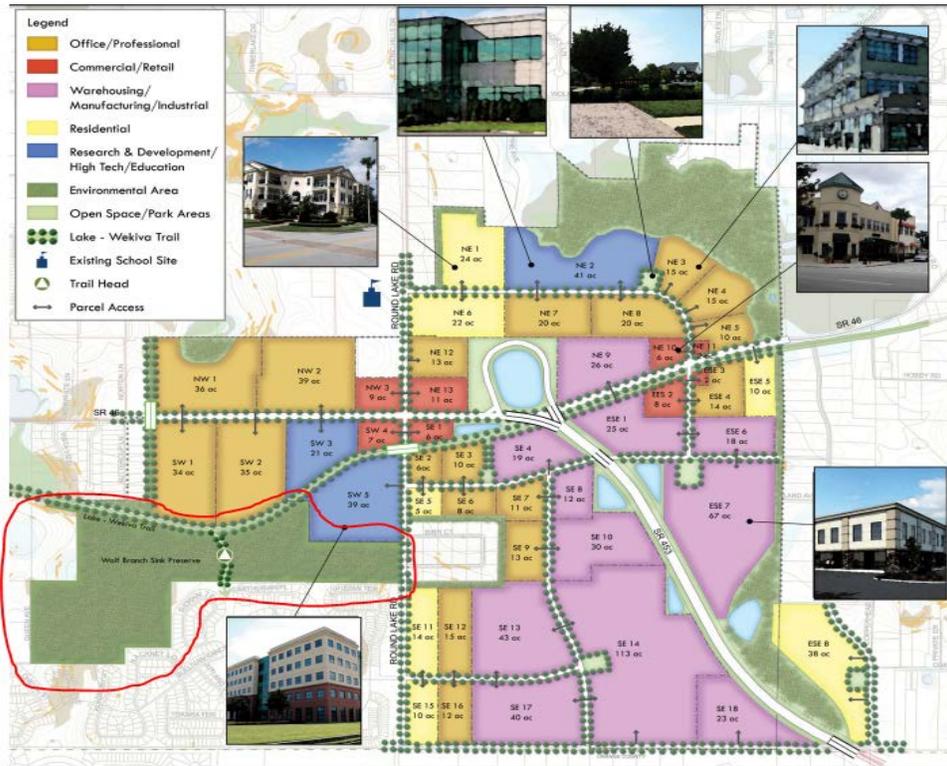
Sunset Hills was platted back in 1926 and covers approximately 60% of the current Wolf Branch Sink Preserve, which is delineated by the yellow boundary line. Because of the impending Wekiva Parkway and the development project known as the Wolfbranch Innovation District all happening in close proximity to the preserve, staff had approached the Board to get permission to commence the process of vacating the roads and lots of the old Sunset Hills development. Staff had recommended this action as a way to protect the integrity of the preserve into the future in the face of development pressures with changing land uses surrounding the preserve.

Staff had worked through the process with the Lake County Public Works Department's Right-of-Way staff. As part of the application process staff had to approach surrounding landowners to find out if any opposed the vacation. It turned out that the main barrier to completing the road/lot vacation were the lots numbered 1, 2, 5 and 6 within Section F of Sunset Hills. As per the plat map those lots are officially accessed via Fifth Avenue running through the middle of the preserve. It was this road that staff was primarily wanting to vacate and "get off the books" to protect the preserve. However, Lake County countered that those lots on the landfill to the west would need an alternate access route. Currently the lots are holes in the ground where soil was first extracted as part of a sand mine, then it was converted to a construction and demolition debris landfill.

Another wrinkle that was found out by staff is that the current access for the landfill from SR 46 to the north is over railroad tracks and the County could not approve this as an alternative access for the lots because the landfill company could not produce the permission from the railroad company to go over the tracks as an official access road. Staff then set out to find alternate access by first asking Mrs. Anita Simpson, owner of the citrus grove to the west of the preserve and her answer was no because she is trying to sell the property for a housing development and trucks filled with debris would not be conducive to her sale. Staff then tried the NeuLife Rehabilitation Center located farther west of the preserve and their answer was also no stating that the bank and stockholders would not be pleased with this arrangement.

Conclusion: At this time staff will stop working on trying to vacate the roads and lots that comprise Sunset Hills Subdivision and should just be vigilant about any attempts to build a road through the middle of the preserve. At that time staff can bring it back to a future LCWA Board for action.

2. Wolfbranch Innovation District



Staff had read about this proposed district in a newspaper article dated March 10, 2015 and was surprised at the breadth of the development in close proximity to the preserve and the lack of communication about the project from the City of Mount Dora or Lake County. Staff had brought it up at the March 2015 Board meeting with concerns regarding impacts to the preserve. The Board then directed Mr. Perry to contact the City and County and have them come to a future board meeting to discuss. The response that staff received was that discussion at that time was premature, nothing was settled yet, however staff has seen the Wolfbranch Innovation District mentioned many times in the newspaper since 2015.

Recommendation: With the advent of the Wekiva Parkway and the eventuality of the Wolfbranch Innovation District, staff would like to request that the Board send a letter to the County and the City requesting that the Water Authority be kept in the loop regarding plans for the district and be present at the discussion table to mitigate any impacts to the preserve. The letter would allow staff to be proactive in light of Item #1 above and to stay vigilant on behalf of the preserve's interest. Staff has included a draft letter for Board review.

Executive Director Recommendation:

Direct staff to send the Wolf Branch Innovation District letter to the City Manager of Mount Dora and the Chairman of the Lake County Commission.



TO: Lake County Water Authority Board of Trustees
FROM: Patricia Burgos, Land Resources Director
DATE: November 1, 2016
SUBJECT: Restrooms at Sawgrass Preserve

Discussion Item

Restrooms at Sawgrass Preserve

Now that the Crooked River Preserve restroom project is wrapping up, staff will now focus on having two single unit restrooms installed at Sawgrass Island Preserve. The plan is to have one unit in the southern parking area and one unit in the northern parking area of the preserve. Both of these units will be a compost-style restroom with a vault instead of a septic system to capture waste.

Staff is requesting the authorization to release a bid for this project and return to the Board at a future meeting when the bids are obtained.

Executive Director Recommendation:

Authorize staff to release a bid for the installation of two (2) single unit restrooms at Sawgrass Island Preserve.

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TO: Lake County Water Authority Board of Trustees
FROM: Michael J. Perry, Executive Director
DATE: November 8, 2016
SUBJECT: Harris Chain of Lakes Restoration Council Letter

Discussion Item

Harris Chain of Lakes Restoration Council Letter

The Chairman of the Lake County Water Authority received a letter (copy attached) from the Harris Chain of Lakes Chairman on August 29, 2016 letter regarding the Council seeking input from the agencies regarding their policy positions and what programs they expect to recommend to the Legislature in the next ten years.

Chairman Cox requested that the Water Authority Board be provided a copy of the letter and at the September Board meeting asked for the Board to provide comments to staff so that they could draft a response.

At the October Board meeting, the Board wanted more time to review the letter and to make sure that Board action has been taken on any positions stated.

The draft response is attached for the Board's review and comment.

Executive Director's Recommendation:

Provide additional comments to staff or authorize the Executive Director to submit the response to Robert Johnson, Chairman, Harris Chain of Lakes Restoration Council.

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TO: Lake County Water Authority Board of Trustees
FROM: Michael J. Perry, Executive Director
DATE: November 8, 2016
SUBJECT: Executive Director Contract

Discussion Item

Executive Director Contract

At the October 26, 2016 meeting the Board reviewed the performance appraisals of the Executive Director. The performance appraisals and a draft contract were distributed prior to the meeting by separate email. Some of the Board members either had not received the email or did not have an opportunity to review the draft contract prior to the meeting and requested that the contract be discussed at the November meeting.

Only a few changes were proposed to the agreement. The following is a summary of the proposed changes:

- Section 2 - extend the date of the agreement from October 1, 2018 to December 30, 2020 and delete the language "Five year" from the contract period.
Section 4 B - Reduce the maximum severance pay from twelve to four months.
Section 4 D - Amend the language to allow payment for all accrued and unused sick and annual leave without limitations or restrictions, subject to normal Federal withholding.
Section 6 E - Delete the language regarding the Employer matching the Employee's private pension contribution, of any.

The draft employment contract with the proposed changes is attached.

Executive Director Recommendation:

Approve the changes to the Executive Director employment contract.

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