



**TO:** Lake County Water Authority Board of Trustees  
**FROM:** Michael J. Perry, Executive Director  
**DATE:** June 19, 2018  
**SUBJECT:** Approval of Lease for Bourlay Property

*Consent Item*

*Approval of Lease for Bourlay Property*

At the May meeting, the Board discussed the next site resident to live in the house at the Bourlay Historic Nature Preserve. The Board agreed to have Deputy Charles Pendergrass occupy the house. Deputy Pendergrass is currently assigned to the LCSO Marine Unit and meets the criteria established by the Board to be a site resident at a Lake County Water Authority property.

The lease is attached for the Board’s review.

**Executive Director Recommendation:**

Approve the lease with Deputy Charles Pendergrass for the house at the Bourlay Historic Nature Preserve.

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TO: Lake County Water Authority Board of Trustees
FROM: Michael J. Perry, Executive Director
DATE: June 15, 2018
SUBJECT: Review of Annual Report and Five-Year Plan

Discussion Item

Review/Approval of 2017 Annual Report

Staff has prepared the draft version of the 2017 Annual Report. A copy of the Annual Report and Five-Year Plan spreadsheet describing how the Five-Year Plan projects and expenditures could be budgeted over the five-year planning window is provided to the Board for review and comment.

The Board determines its budget each year and while the five-year plan does not obligate a future board to budget in accordance with the plan. It can be used as a planning tool to anticipate future expenditures and plan for larger multi-year construction projects.

At the May meeting, the Board directed staff to wait a couple of more weeks to see if the Board has any comments or revisions. Staff has received no comments or revisions and as such is returning to this meeting for Board action.

Executive Director Recommendation:

Authorize the Executive Director to transmit the Annual Report and Five-Year Plan to the Senate President, Speaker of the House, the legislative delegation and local elected officials in accordance with the guiding legislation.

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TO: Lake County Water Authority Board of Trustees
FROM: Ron Hart, Water Resources Director
DATE: June 18, 2018
SUBJECT: NuRF Dewatered Alum Residual Removal

Action Item

NuRF Dewatered Alum Residual Removal

With Hurricane Irma, a wet winter and a very wet May, the volume of dewatered alum residual (cake) at the NuRF disposal area has become a major issue. These repeated high rainfall events have not only filled the disposal site's footprint, but has also prevented the cake from drying. This has resulted in staff being unable to move the loader through the disposal site without getting stuck and prevents cake from being cleared from the centrifuge conveyor.



Lake County Public Works has graciously provided their 450 Bulldozer and an operator to temporary clear an area for additional site storage. The St Johns River Water Management District has also offered to use their larger D5 dozer to further assist in moving cake. These measures buy some time, but do not provide a long-term solution

To address this new issue, staff contacted Central Florida Motorsports Park. They are located just 4.8 miles away from the NuRF. Their business in Astatula includes a couple of mud bogging pits. Staff invited them over to see if our cake would be beneficial for their business. After viewing our product, they have requested between 100 to 200 loads.

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Staff immediately contacted local excavation contractors for loading and hauling prices. The following are the results of our inquiries:

Cruze Trucking - \$90 per load  
Len Dawson Excavating - \$97 per load  
Al Roznowski Excavating -\$90 per load

The cost to remove 100 to 200 loads of cake in 18-yard dump trucks would be between \$9,000 to \$18,000. The removal of this volume of material may restore the disposal area to its original volume.

Because the cost may be over the amount the Executive Director is authorized to approve and because the removal of cake from the pad is crucial for the operation of the centrifuge, staff contacted Chairman Bryant for his emergency approval. Chairman Bryant authorized a purchase order and hauling immediately began.

**Executive Director's Recommendation:**

Authorize Cruze Trucking to continue hauling cake at \$90 per load to Central Florida Motorsports Park for a cost not to exceed \$18,000.



TO: Lake County Water Authority Board of Trustees
FROM: Ron Hart, Water Resources Director
DATE: June 18, 2018
SUBJECT: NuRF Supplemental Staffing

Action Item

NuRF Supplemental Staffing

May's abnormally high monthly rainfall and continued daily rain on Lake Apopka through June has resulted in Lake Apopka rising above regulatory levels once again. As a result, the St Johns River Water Management District has been and continues to discharge high flows through the NuRF. In order to handle these flows, the LCWA staff has been operating the facility 24-hours a day 7-days a week. This has resulted in many of the field staff accruing significant overtime.



The executive staff at the LCWA decided to allow staff to work as much overtime as they desire and only use outside contractors if we are unable to fill the needed time slots. Because of the duration of the high flows event and the necessity to keep up with the volume of alum floc created because of the continuous high flows, some members of staff have expressed a desire to cut back on some of the overtime days.

In the past, we have addressed this additional need for manpower by contracting staff from Jahna Dredging. The cost was approximately \$32 per hour for regular pay plus 4 hours a day overtime at an overtime rate of \$72 per hour. To reduce the cost, staff is proposing to contract with Woodard & Curran, a consulting firm what specializes in handing public works type projects.

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Woodard & Curran have quoted a staffing cost of \$30 per hour. Their base rate would be no higher than the pay rate of Water Authority personnel.

The Water Authority has scheduled Woodard & Curran staff to begin training immediately at the NuRF so that they can be plugged into our rotation as soon as possible. At this point in time, we estimate that we will need to continue operating the facility at this pace for at least the next two months. If the rains continue at their current amounts, we may need their staff much longer.

**Executive Director's Recommendation:**

Authorize the Executive Director to execute an agreement to utilizing Woodard & Curran personnel at a rate of \$30 per hour.



TO: Lake County Water Authority Board of Trustees
FROM: Ron Hart, Water Resources Director
DATE: June 22, 2018
RE: NuRF Emergency Pond Dredging

Action Item

NuRF Supplemental Pond Dredging

A very wet May and continued high discharges from Lake Apopka has resulted once again in the settling ponds at the NuRF becoming full of alum flock. Any additional flows and continual dosing adds sediment at a rate well above the removal capacity of the centrifuge and even the pumping rate of both dredges combined. A viable option to remove accumulating sludge in the ponds is to add an additional dredge.



Jahna Dredging currently has a contract with the St. Johns River Water Management District (SJRWMD) to dredge sumps at the mouth of Lake Apopka. The contract requires them to shut down for 3 months during the hottest time of summer. Staff proposes to utilize their existing equipment nearby to dredge the ponds and pump the material to the F & G cells on the north shore. These are the same cells being used to pump the fluid mud from Lake Apopka. Staff has provided the following aerial to show the over 2-mile pumping alignment and the F & G disposal cells (Figure 1).

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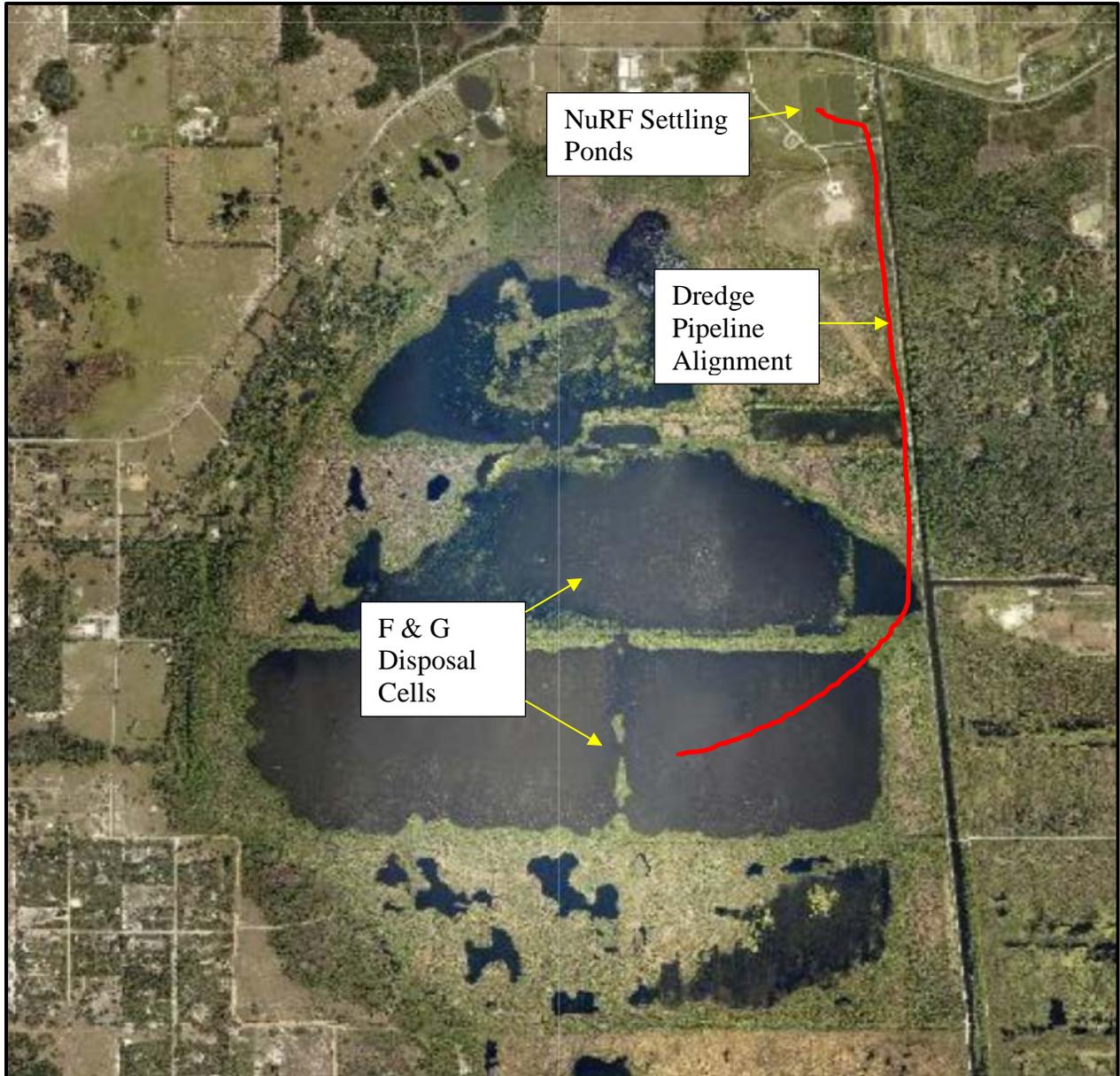


Figure 1. Dredge pipeline alignment from the NuRF settling ponds to cells F & G.

The larger dredge and the 10-inch pipeline is capable of pumping almost 2 times the volume of our two existing dredges combined. Jahna has provided the following hourly and weekly rates as an estimate of expected cost:

Mobilization and Demobilization	\$ 75,600
Crane to relocate dredge	\$ 21,000
Base Operation (13 wks @ \$42,181/wk)	\$ 548,353
Polymer (based on 98,000 cu/yds)	\$ 77,420
DO meter	\$ 1,500
<b>Total Estimate</b>	<b>\$ 723,873</b>

Staff has attached the formal proposal from Jahna at the end of this memo.

Should the dredging take less time than indicated then our cost will be reduced accordingly. However, if flows continue at the present or higher rate, the cost could rise significantly. Unfortunately, our options are somewhat limited in retaining sediments on site with the expected flow rates and the pressure to increase flows.

Staff will have further discussions with the SJRWMD for authorization to utilize the F & G cells on Monday, June 25 and will report the result of these discussions as they become available.

Should the board desire to take these additional measures, staff recommends utilizing the money earmarked for the Lake Yale Whole Lake Alum Treatment. The Board may desire to prioritize money back into the Lake Yale project in future years.

**Executive Director's Recommendation:**

Authorize the Executive Director to enter an agreement with Jahna Dredging by piggy-backing off Jahna's existing contract for services being provided to the St. Johns River Water Management District to dredge the two NuRF settling Ponds for a cost not to exceed \$723,873.

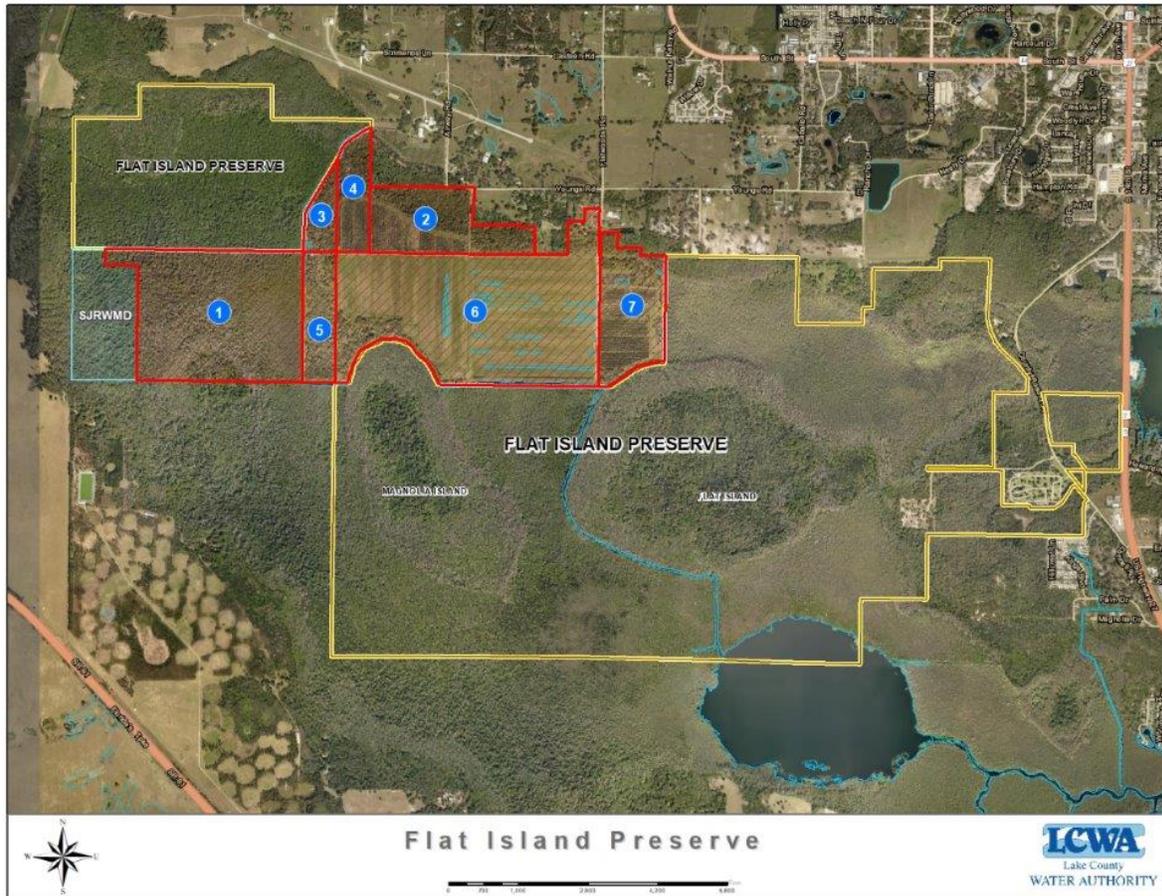


TO: Lake County Water Authority Board of Trustees
FROM: Ron Hart, Water Resources Program Director
DATE: June 8, 2018
SUBJECT: Lake Denham Acquisition

Discussion Item

Lake Denham Acquisition

Last month, the Board approved for staff to work with the St Johns River Water Management District (SJRWMD) in acquiring an appraisal and phase I environmental assessment on the Lake Denham Muck Farm. The farm consists of 344 acres of muck cropland, 407 acres of wetlands, and 18 acres of agricultural homesite and camp cabins.



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LCWA staff conferenced with SJRWMD staff and discussed how we can proceed in a cooperative partnership in acquiring the farm. The staff at SJRWMD informed us that they typically acquire 2 appraisals and have a third appraiser review the results. They agreed to handle this process and cover the cost. They also indicated that they would continue to discuss the project in-house to see what additional funds they have available.

Just recently, staff was contacted by SJRWMD and was informed that Florida Department of Transportation's (FDOT) mitigation funding may be available for the acquisition. The SJRWMD is the recipient of all FDOT mitigation money throughout the district. The SJRWMD then has the discretion as to where the money can be utilized. They have indicated that the money can be used on projects where forested wetlands are created. They are looking to establish approximately 18 acres of forested wetlands. This could be accomplished by pushing soils into islands and planting the site before allowing flooding. It may also make the area more suitable for bird rookeries as well as improved habitat for fisheries due to the edge effect created by the islands. Staff will continue to investigate this option as a means of funding a portion of site cost. We will also work within our network to locate additional funding sources as the project makes continual progress toward fruition.

The SJRWMD has requested that as part of their participation in funding the acquisition that the LCWA accept the donation of a 75-acre parcel west of the farm just inside the Sumter county line. Because this area is in a natural state and should not require any active management, staff recommends that the Board accept this addition to Flat Island Preserve as part of any funding received from the District.



SJRWMD staff indicated that they typically would place the property under contract with contingencies that protect the District. These contingencies require that the properties appraise at the asking price, they receive a clean environmental assessment, and have board approval to purchase. The requirements allow the SJRWMD to cancel the contract at any time should the board not approve the purchase. It also locks the seller so that the property cannot be sold to another party for the specified time in the contract. This process allows their Executive Director to bind property until the board has had adequate time to review all conditions and make a final determination. As an alternative, the LCWA could authorize the chairman to execute a purchase contract with the added contingency that the final purchase has to be approved by a majority of the Board.

Staff has contacted the farm owners and asked them to put together an asking price for the properties. We also discussed the possibility that any sales price below the appraised value could be considered a donation. This may have positive tax consequences for the owners over several years. The owners indicated that they have other offers that they will also be considering and

need to know if we need an immediate response. I informed them to take their time, talk to their tax accountant, and come up with a price that makes them feel comfortable. It is not our intention to pressure them into a decision they may regret at a later date.

**Executive Director Recommendation:**

Consider authorizing the Chairman to enter an agreement to purchase the Lake Denham Muck Farm contingent upon the selling price being below the reviewed appraised value, the environmental assessment having no issues, and the Board approving the final purchase; or wait until the appraisals are complete to review the appraisals and the budget prior to considering further action.



TO: Lake County Water Authority Board of Trustees
FROM: Ben Gugliotti, Land Resources Director
DATE: June 11, 2018
SUBJECT: Lake Norris Acquisition Agreement with the State

Action Item

Lake Norris Acquisition Agreement with the State

At the April 2017 meeting, the Board agreed to enter into a Memorandum of Understanding (MOU) with the Florida Department of Environmental Protection, Division of State Lands (DSL), to partner on the purchase of 85± acres of Lake Norris Acres. Unfortunately, do to two exceptions found during the title search, the project was pulled from the funding process and sidelined until the exceptions could be addressed. Staff has worked with the DSL, the landowner Brian Richards, Lake County and LCWA Attorney Barice to surmount the hurdles and it looks like we may have finally achieved success. The State has put the project back in the funding process, and in anticipation of the acquisition, they have requested that the Lake County Water Authority sign an updated MOU.

The only things that would change would be the name of the Chairman of the LCWA Board, who would sign the agreement, and the termination date of the agreement from November 30, 2018 to June 28, 2019. The conditions of the agreement would be the same:

- 1. The DSL will order and pay for all pre-acquisition due diligence products; including but not limited to the appraisals, boundary surveys or sketches, title search products, environmental assessments and the like and any other studies, inspections to accurately value and ascertain the actual condition of the parcels.
2. Vendor selection will be the responsibility of the DSL.
3. If negotiations are successful for the parcels, the total purchase price contribution from the LCWA shall be \$225,000. and DSL will pay the remainder of the purchase price. The LCWA shall pay \$225,000. first for the acquisition, then DSL shall pay for the remainder.
4. Title would be retained by the Board of Trustees of the Internal Improvement Trust Fund (Governor and Cabinet).
5. The Florida Forest Service has committed to managing the 85±acres as part of the Seminole State Forest.

A copy of the MOU is attached.

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Lake Norris presently is one of the most popular and pristine undeveloped large lakes in the County and the Lake Norris Acres meets the criteria imposed by the Water Authority Board for consideration of future acquisition parcels:

1. Adjacent to existing Water Authority property and
2. That the subject property has a hydrologic connection.

**Executive Director Recommendation:**

Approve entering into an MOU with the Florida Department of Environmental Protection's Division of State Lands for the purchase of the 85± Acre Lake Norris property. The Lake County Water Authority shall pay \$225,000 with the understanding that FDEP would provide the remainder of acquisition funds, negotiate the sale, perform all due diligence, pay for closing costs, retain title to the property and that the Florida Forest Service would manage the property as part of the Seminole State Forest.



**TO:** Lake County Water Authority Board of Trustees  
**FROM:** Christina Rider, Executive Office Manager/Financial Coordinator  
**DATE:** June 4, 2018  
**SUBJECT:** Public Records Request Policy

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*Discussion Item*

*New Board Policy for Public Records Request*

After discussion and noting that Authority staff have received quite a number of Public Records Requests over the last few months that have taken quite a bit of staff’s time, Chairman Bryant directed staff to draft a Policy for Public Records Request. The attached draft Policy outlines the following:

- Purpose
- Designation
- Definitions
- Procedures
- Exceptions
- Fees
- Records Retention

**Executive Director Recommendation:**

- 1) Adopt Policy Number 012 Public Records Request.

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