

**MINUTES OF THE REGULAR BOARD MEETING**  
**of the**  
**LAKE COUNTY WATER AUTHORITY**  
**May 25, 2016**

The Regular Hearing of the Board of Trustees of the Lake County Water Authority was held at 3:30 p.m. on Wednesday, May 25, 2016 in the Lake County Administration Building, County Commissioners Chambers at 315 West Main Street, Tavares, Florida.

**Members Present-District #**

**Staff Present**

Peggy Cox, Chairwoman (#1)  
Adam Dufresne, Vice Chair (At Large)  
Charles Clark (#5)  
John Harris (At Large)  
Carolyn Maimone, (#3)

Michael J. Perry, Executive Director  
Patricia Burgos, Environmental Prog. Mgr.  
Ron Hart, Water Res. Prog. Mgr.  
Sergio Duarte, Water Res. Proj. Mgr.  
Ben Garcia, GIS Manager  
Carole Barice, LCWA Attorney  
Linda Marino, Administrative Assistant  
Anna Ely, Recording Secretary

A list of others present that signed the attendance roster is filed in the permanent files of the Water Authority.

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The meeting was called to order at 3:33 p.m. and everyone stood and recited the Pledge of Allegiance.

**2. APPROVAL OF MINUTES**

**MS. MAIMONE MADE A MOTION TO APPROVE THE MINUTES OF THE LAKE COUNTY WATER AUTHORITY BOARD MEETING OF WEDNESDAY, APRIL 27, 2016 - REGULAR MEETING.** Vice Chair Dufresne seconded the motion.

**Motion approved 4-0.**

*Mr. Harris not present for vote.*

**3. EXECUTIVE DIRECTOR REPORT**

Mr. Perry gave the water level report and stated that Lake Apopka slipped below minimum desirable last week and the St. Johns River Water Management District turned off the flow of water from Lake Apopka through the NuRF. He stated that previously the flow from Lake Apopka was at 19 cfs (cubic feet per second), but is at zero flow at this time.

He stated that with the rain over the last week, there was a decent spike in the Lake Apopka water level but the water levels are beginning to drop with the drier weather this week. He stated that it is likely to be at or below minimum desirable shortly. He explained that the flow through

the NuRF is likely to remain at zero flow for another couple of weeks. He noted that the rainy season usually kicks in about the middle of June, which is still about three weeks away.

*Mr. Harris entered the meeting.*

He stated that the water levels of the Superpond/Middle Lakes also continue to fluctuate according to the amount of rainfall received. He noted that Lake Griffin has been below regulatory schedule since early spring.

He stated that this time of year the regulatory level is lower, and with Lake Apopka, the Superpond/Middle Lakes and Lake Griffin all below regulatory level, the flow through both Burrell and Moss Bluff remain at minimum flow.

Mr. Perry reported that the water level of the Clermont Chain spiked to slightly about 97 feet msl due to recent heavy rainfall, but the level is beginning to drift back down at this time. He noted that the water level is about three tenths of a foot higher this year than it was at this time last year. He stated that 26 cfs is flowing into the system from the combined flow of Big and Little Creek and noted that the flow was at a combined flow of 6 cfs at this time last year.

He explained the water level of the Clermont Chain started to recover in early 2015 after a very wet winter. He stated that the lakes are regulated to keep the water level as near as possible to 97 feet above mean sea level. He stated that there is no active plan to bring water levels down in advance of the tropical weather season and noted that all the structures on the Clermont Chain are closed at this time.

Mr. Perry explained that the Clermont Chains needs at least 50 cfs of water flowing into the chain to offset the losses from irrigation use and evapotranspiration. He stated that with only 26 cfs of water flowing into the chain through Big and Little Creek at this time, the water level of the chain is declining.

He stated that the overall average rainfall for Lake County was less than normal during the past month, but at this time we are still at 112% of yearly average rainfall.

Mr. Perry explained that the St. Johns River Water Management District had contacted the Lake County Water Authority about placing a gauge for Lake Griffin behind the Bourlay house to replace one that is being removed from the Emeralda Marsh area. He stated that they had sent a Permissive Use Agreement, but he didn't want to commit to allowing them to place the gauge without first speaking to the Board.

He showed a photograph of the type of walkway and gauge they are asking to install. It was noted that the walkway would not be available for public use, and that one of the reasons for the requested location, is that it is in an area that has very little access to the public.

**MS. MAIMONE MADE A MOTION TO ALLOW THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT TO PUT A WATER GAUGE AT THE BOURLAY HISTORIC NATURE PARK.** Mr. Harris seconded the motion.

**Motion approved 5-0.**

Mr. Perry also updated the Board regarding the proposed volleyball fieldhouse. He stated that several Board members had met with Robert Chandler and Commissioner Cadwell at the site and had spoken to them about the Board's concerns. He stated that since that time, Robert Chandler had called him to inquire as to how much it had cost to build the new Water Authority office. He noted that Mr. Chandler had stated that their cost estimators are estimating approximately twice as much to build the proposed volleyball fieldhouse.

Chairwoman Cox stated that to build a two story building would be more expensive, and Mr. Perry stated that they are talking about a longer and narrower building rather than a two story. Ms. Maimone noted that the proposed fieldhouse would contain a lot of plumbing, which is expensive. Mr. Perry stated other than that, he hasn't heard anything else regarding the fieldhouse.

Chairwoman Cox stated that with the Water Authority's contribution of land, and Lake County and Economic Development and Tourism contributing funds, maybe the County and Tourism should ask the Volleyball Association to contribute part of the funding for the building.

Mr. Perry informed the Board that the St. Johns River Water Management District is looking for an area to install from one to four groundwater and aquifer monitoring wells. He stated that this would be in support of the Central Florida Water Initiative. He stated that they are looking for an area that is maintained in a more natural condition and are looking at Scrub Point Preserve.

He stated that he had informed them that they need to discuss their request, and representatives of the District are going to meet with Ms. Burgos to discuss the amount of area and the access they would need.

Chairwoman Cox asked what type of monitoring they were planning to do and Mr. Perry explained that they had stated that they are looking at monitoring the Upper and Lower Floridan Aquifers and the Intermediate and Superficial Aquifers for water levels and possibly water quality.

Chairwoman Cox asked if Scrub Point Preserve is located in the Ocklawaha Watershed running north or the Apopka Watershed and Mr. Hart explained that it is located within both watersheds.

Mr. Perry stated that he would update the Board with more details once they have met with the District.

#### **4. CONSENT ITEMS**

**MS. MAIMONE MADE A MOTION TO APPROVE THE CONSENT AGENDA.** Vice Chair Dufresne seconded the motion.

#### **Motion approved 5-0**

- a. Request from Kid's Central for In-County Rental Rate

**AUTHORIZE STAFF TO CHARGE KIDS CENTRAL THE IN-COUNTY RATE OF \$220 FOR THEIR SEPTEMBER 24, 2016 FAMILY FUN DAY PICNIC EVENT.**

5. **DISCUSSION ITEMS**

a. Audit Report

Ms. Marino stated that she would like to thank Chief Deputy Clerk, Kristy Mullane, and her staff for the great job they do for the Water Authority. She introduced Pat Sykes-Amos who presented the audit report.

Ms. Sykes-Amos addressed the Board and stated that Kristy Mullane and her staff do a wonderful job of preparing the audit. She stated that the biggest change in the audit report is the addition of the required supplementary information and the pension note that is now required by Accounting Standards Board. She explained the Accounting Standards Board requires the employees' share of any unfunded liability in the Florida Pension Plan as of June 30<sup>th</sup> has to go in the Agency's Financial Report. She noted that this information is included on page 9 of the report. She explained that a truer reflection of the General Fund and the day to day operations could be found on page 12.

She stated that the Water Authority has great internal controls, they found no fraud, and there is very minimal risk. She noted that the minutes are put together in a good format, with actions in all caps, which makes reading and following the minutes easy.

Chairwoman Cox stated that she wanted to thank the staff and the County audit department as they work very hard at keeping the records straight. She noted that as a Trustee you don't really realize the amount of financial responsibility the Lake County Water Authority has.

**MS. MAIMONE MADE A MOTION ACCEPT THE FY 2014-2015 AUDIT FROM GREENLEE KURRAS RICE BROWN GARNER AND DONOFRIO.** Vice Chair Dufresne seconded the motion.

**Motion approved 5-0.**

b. Apopka-Beauclair Canal Nutrient Evaluation Project Status and Authorization to Proceed to Phase II

Mr. Hart stated that last year the Board had authorized a contract with Amec to do a preliminary analysis of the Apopka-Beauclair Canal and the two ditches that flow in from the farms on the eastern side of the canal just downstream of the NuRF.

He explained that the ditches are important to the study because we had experienced exceptionally large flows of very turbid water that was discoloring the water within the Apopka-Beauclair Canal during heavy rainfall. He stated that the concern was that excessive nutrients were coming in from that source, that may be addressed.

Lance Lumbard explained that the objective of Phase I of the Apopka-Beauclair Loading Study was to give us a better understanding of this basin, so that they could identify locations to place samplers and locations to conduct further flow monitoring, and collect water quality samples.

He stated that another objective of this phase was to delineate the watershed and determine the boundaries of the area contributing to the two ditches. He noted that they also wanted to spot flow some of the conditions so they would have a better idea where to place the auto samplers and where they need to do further flow measurements.

He noted that Phase II will be the main part of the study, with determining the nitrogen and phosphorous loading coming in the canal downstream of the NuRF.

He explained that they started with an inventory of the existing structures in the area. He showed a map and pointed out the north outfall/ditch that drains into the Apopka-Beauclair Canal and the south outfall/ditch flowing into the canal. He stated that these are the terminus ends of the big ditch that runs around the Lake Jem Sod Farm.

He pointed out the flow of water throughout the area and stated that there are some fairly significant ditches, that convey water from the agricultural areas, as well as structures to convey the water underneath County Road 448. He stated that there are several structures that help move the water through the ditches and into the rim ditch around the Lake Jem Sod Farm.

He pointed out Structure #11, stating that it is at a fairly high elevation, so most of the water during base flow conditions goes along Jones Avenue/Duda Road and to the south along County Road 448 and into the southern ditch. He stated that the northern ditch appears to only discharge water during significant rain flow events.

He also pointed out Structure #3 and stated that it is the staging pond for Lake Jem Sod Farm and noted that most of the water that moves through Lake Jem Sod Farm is pumped into this staging pond and the water discharges into the ditch.

He stated that their monitoring stations are north outfall, south outfall, and flow on the north and south sides of Jones Avenue/Duda Road. He noted that most of the land in this area is used for agriculture, with ditches throughout the basin, and the water generally heads to one ditch or another.

He stated that the base flow along the Jones Ave. southern ditch at this time is about .4 cfs (cubic feet per second) with nothing moving through the Jones Ave. northern ditch at this time. He pointed out the Rim Ditch around the sod farm and stated that was a bit more flow, with the northern ditch conveying about 1.4 cfs and the southern ditch conveying about .8 cfs on that particular day.

He explained that during a significant rain fall event the cumulative flow coming into the Lake Jem Sod Farm from Jones Ave. is about 9 cfs. He stated that at the terminus ends of the ditches around the sod farm have a combined flow of approximately 14 cfs with 9 cfs of the flow coming from the area north of Lake Jem Sod Farm.

Mr. Lumbard stated this information provides some guidance on where to place the monitoring stations for Phase II. He noted that because the outfall ditches at the Apopka Beauclair Canal are subject to tailwater conditions, which means they rise and fall with flow, it makes it difficult to put in a pressure transducer to determine flows based on stage. He explained that they are suggesting to monitor the base flow by manually measuring the flows every three weeks, as well as collecting water samples during base flow conditions at north and south locations. He stated

that this will give them a pretty good idea about what is coming through the system, which they suspect is primarily water coming from the staging area on the Lake Jem Sod Farm.

He explained that for storm water conditions there will be auto-samplers, some of which will be located on the Lake Jem Sod Farm property and will allow storm water runoff to be analyzed following significant storm events.

He stated that the dry and wet season water samples will help to characterize the water quality typically associated with storm events. He explained that once all the data is completed they will put a model together that will allow them to determine the annual run-off and loading from the area.

Chairwoman Cox asked if the large pond in the northern area of Lake Jem Sod Farm is used as storage area for irrigation water or for staging water they are going to discharge. Mr. Lumbard answered that it is understanding that area of open water was mined at one time, and by permit it is required to be isolated, meaning there is no hydrologic connection with the water being discharged into the Apopka-Beauclair Canal.

Chairwoman Cox also asked about the pipes that are about 30 or 40 feet apart along County Road 448 and about two feet below the ground. She asked if the pipes discharge into the canal and Mr. Lumbard stated that there are a lot of internal piping systems with the Lake Jem Sod Farm. He stated that would check into the pipes and determine their use.

Mr. Harris asked about a previous request by the owners of Lake Jem Sod Farm to exchange the sod farm property to the St. Johns River Water Management District for property that the District owned on the Lake Apopka North Shore. Mr. Hart explained that no action was taken on the proposed trade and no land changed hands.

Ms. Maimone noted that the Apopka-Beauclair Canal flows north and asked about the flow of water in the two ditches and Mr. Lumbard explained that the water will flow both north and south and the flow will be more pronounced following rain events. He stated that the water tends to prefer the northern route, with more of the water moving to the north.

- 1) **VICE CHAIR DUFRESNE MADE A MOTION TO AUTHORIZE THE DIRECTOR TO EXTEND THE CONTRACT WITH AMEC FOR PHASE I OF THE POLLUTANT LOADING EVALUATION ON THE APOPKA/BEAUCLAIR CANAL UNTIL MAY 25, 2016.** Ms. Maimone seconded the motion.

**Motion approved 5-0.**

- 2) **VICE CHAIR DUFRESNE MADE A MOTION TO AUTHORIZE THE DIRECTOR TO EXECUTE A CONTRACT WITH AMEC FOR PHASE II OF THE POLLUTANT LOADING EVALUATION ON THE APOPKA/BEAUCLAIR CANAL FOR AN AMOUNT NOT TO EXCEED \$50,341.00.** Ms. Maimone seconded the motion.

Chairwoman Cox asked about the time frame for Phase II and Mr. Hart stated that the time frame for Phase II will be ten months.

**Motion approved 5-0.**

c. M-5 and M-6 Structure Replacement 90% Design

Mr. Hart explained that this is part of an on-going project for the restoration of the Palatlahaha River. He noted that replacement of the gates at M-1 and M4 have already been completed.

He stated that the Water Authority has contracted with DMC (Dredging Marine Consultants) to do the design and permitting for the M-5 and M-6 Structures.

Shailesh Patel, Senior Project Manager, addressed the Board and introduced the DMC team that has worked on the project since its inception.

He explained that the overall goal is to replace the manual operation radial gates at each of the Palatlahaha River Control Structures with fixed weirs to simplify the regulation of the river stages and make it easier and safer for the staff, and safer for wildlife and users of the river, as well as reducing structural maintenance costs with less moving parts.

He stated that the replacement of the M-1 and M-4 Structures was completed in 2014 at a cost of approximately \$400,000. He showed pictures of M-1 and M-4 and stated that they consist of a steel pile weir with a concrete cap. He explained that rip rap scour was placed in front and back of each structure to protect from the turbulence created when water flows over the structure.

He explained that they have tried to keep the weir length more linear with wingwalls that attach to the bank. He noted that instead of rip rap they have incorporated flowable fill to help reduce the turbulence and loss of energy as the water flows over the structure.

4:29:48

He stated that the permits have been secured after working with the St. Johns River Water Management District for approximately a year regarding the elevation. He noted that the 90% Plans have been completed and are being reviewed by Water Authority personnel. He stated that it will take an estimated four and a half months to complete the construction as the location is more remote than the M-1 and M-4 Structures. He noted that the design also called for stop logs, so that the flow of water can be stopped to allow for maintenance should it be needed.

Ms. Maimone asked about the flowable fill and Mr. Patel explained that it a fluid cement material, and once you pour it in, it makes a smooth surface, unlike the rip rap, which helps to lessen the turbulence during high flow events.

**MS. MAIMONE MADE A MOTION TO AUTHORIZE STAFF TO RELEASE A BID FOR THE STRUCTURE MODIFICATIONS AT M-5 AND M-6 AND AUTHORIZE THE EXECUTIVE DIRECTOR TO APPROVE DREDGING MARINE CONSULTANT'S TASK-I BID MANAGEMENT SERVICES FOR A COST NOT TO EXCEED \$4,940.** Vice

Chair Dufresne seconded the motion.

**Motion approved 5-0.**

d. Approval to Award Alum Tank Bid

Mr. Duarte addressed the Board and stated that the Water Authority had released a bid on March 21, 2016 for the purchase of a 316L stainless steel tank for the Nutrient Reduction Facility. He stated that by April 21, 2016 they had received four bids, three of which were Florida based companies. He noted that the fourth bid was from a Canadian-based business.

He explained that shipping costs prohibited most northern based companies from participating in the bid. He noted that shipping costs included in the Canadian bid was \$11,000.

He stated that stainless steel tanks are expected to last eight to ten times longer than the current tanks at the NuRF, and the cost per year over the life of the tanks for the steel tanks ends up being five to six times less compared to the existing tanks.

He reminded the Board that recently there had been an issue with one of the existing poly tanks leaking, and they had to have PolyProcessing repair the tank. He noted that PolyProcessing had offered to sell the Water Authority one poly tank for \$20,000. He stated that even at this reduced price, the cost per year is still higher than the cost per year for a stainless steel tank.

Mr. Duarte also noted that stainless steel tank are more environmentally friendly and can be welded and repaired, where the existing poly tanks are not easily repaired.

He stated that lowest and most responsible bidder was Dixie Tanks in Jacksonville. He explained that they have been in business since 1943, with a manufacturing facility of 78,000 square feet on six acres. He stated that the bid submitted by Dixie Tanks is \$37,750 for one tank.

Mr. Duarte stated normally it is the Water Authority's policy not to make payment until products have been delivered. the bid price is good for the cost of one tank, but one of the requirements of Dixie Tanks is for a ten percent down payment for cost of materials. He noted that some companies require as high as a fifty percent down payment.

He stated that based on the reduced life cycle cost of the stainless steel tanks, staff recommendation is to award the tank replacement contract to the lowest bidder, Dixie Tank Company; with a ten percent down payment and the rest upon delivery.

**MS. MAIMONE MADE A MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH DIXIE TANK COMPANY FOR AN AMOUNT NOT TO EXCEED \$37,750.00, TO MANUFACTURE & DELIVER A 316L STAINLESS STEEL ALUM STORAGE TANK FOR THE NURF AND TO AUTHORIZE A 10% DEPOSIT.**

Vice Chair Dufresne seconded the motion.

**Motion approved 5-0.**

e. Proposed Volleyball Fieldhouse at Hickory Point

Mr. Perry stated that there was nothing new to report at this time.

f. Lake Louisa Bathymetry

Mr. Hart gave a presentation on the bathymetry of Lake Louisa and talked about staff's recent findings and how it will affect how they manage the Clermont Chain of Lakes, particularly water levels, and how the system differs from the Harris Chain of Lakes.

He showed a diagram from the USGS depicting a cross section view of Lake County and pointed out the section showing the underlying geology through the Clermont Chain.

He explained that diagrams such as these are based on well locations and only gives data regarding that particular location. He noted that everything in between has to be interpolated and we assume that conditions are the same between the wells.

Mr. Hart explained that we don't have wells under our lakes, so there isn't a good knowledge of the geology under the water bodies to use for comparison. He stated that the USGS estimates what is under the lakes, based on wells located in upland areas.

He showed a cross section depicting Lake Apopka, the Lake County line, the Lake Wales Ridge along the Clermont Chain of Lakes and the Lake Minnehaha area. He pointed out the Surficial Aquifer, which is where the lakes are located, and directly underneath the Surficial Aquifer there is a clay area called the Intermediate Confining Unit (also known as the Hawthorne Layer), which separated the Surficial Aquifer from the Floridan Aquifer.

He explained that beneath the lakes, it appears that the Floridan Aquifer is very close to the surface. He pointed out that further out into the Green Swamp, Intermediate Confining Layer is completely gone, and the Surficial Aquifer and Floridan Aquifer are directly connected. He likened this to a bowl with no bottom with the water that is added, going down to whatever elevation and the downward loss of water connecting directly to the Upper Floridan.

He explained that on the Clermont Chain of Lakes the aquifer is close to the surface, and the confining layer is very sandy, and doesn't contain water as well as the Harris Chain of Lakes.

He noted that the Harris Chain has many areas where there is a discharge of water from the Floridan Aquifer, which helps to keep the water levels up. He stated the Clermont Chain is a total recharge area, which means the water only moves downward into the aquifer and there is no upward movement of water from the Floridan, like there is on the Harris Chain.

He talked about potentiometric surface pressure and stated that the pressure on the Harris Chain allows for upward leakage into the lakes and helps keep the water levels from dropping as readily. He noted that potentiometric surface pressure and the sea level elevations on the Clermont Chain, combined with the sandy confining layer pressure, contributes to the loss of water into the Upper Floridan.

Mr. Hart noted that Lake Louisa showed some remarkable underwater geology. He showed the newest bathymetric map for Lake Louisa and explained that Lake Louisa is riddled with subsidence features. He explained the different types of underwater sinkholes and noted that the water from the Green Swamp flows directly into Lake Louisa and is highly acidic (tannic acid) and erodes the limestone confining layer.

He noted that staff was interested in whether the sinkholes were new or had been there for a while. He stated that in order to determine if any of the collapse features were just created, staff took the new bathymetric layer and overlaid it on the 2002 drought aerial photography and found that all the sinkhole features were present prior to 2002.

He explained that sinkholes further out in the lake have gentle slopes that are subsidence features, where the limestone is dissolving underneath, and being slowly replaced by the sand above. He stated that closer to shore there are cavity features that are created by drier periods where the top collapses and you end up with a sinkhole that is very steep with immediate drops of 15 to 30 feet. He stated that this is an ongoing process in Lake Louisa and most likely on the rest of the Clermont Chain.

Mr. Clark asked, considering that the confining layers are compromised, and the potentiometric level is low, is it true that the higher you keep the lake level, the more water that will be lost into the Upper Floridan. Mr. Hart agreed, that the higher the water level, the higher the pressure, which means more water being recharged into the aquifer. Mr. Harris then noted that the more water that is discharged into the aquifer the higher the potentiometric level and the more the aquifer pushes back to slow the input of water. Chairwoman Cox asked about the cones created by the pumping of water and Mr. Hart stated that that these cones of pressure work just the opposite.

Chairwoman Cox noted that eventually, between the two different processes, the level of the aquifer will continue to go down without enough recharge and Mr. Hart added that the lower the aquifer, the more the lakes will drain into the aquifer.

Mr. Clark stated that by pumping water from the Floridan Aquifer, it increases the leakage of water from the lakes into the aquifer. Mr. Perry explained that if water is pumped from the deeper Lower Floridan rather than the Upper Floridan, there is less of an influence on the lake levels.

Mr. Clark noted that the water in the Lower Floridan is considered less desirable and Mr. Hart stated that it tends to be of lesser quality below approximately 2000 feet in the Clermont Chain. He stated that above that level, it is fairly fresh water, but below that level, it tends to be salty. He stated that closer to the St. Johns River the salty water is closer to the surface with it being about 100 feet below the ground's surface near the Ocklawaha.

Mr. Hart noted that at spring locations you get an upwelling of seawater. He stated that in some areas the salt water is nearer to the surface than in other areas.

*The Board took a short break at 5:11 pm and returned at 5:37 pm.*

## **6. PUBLIC COMMENT**

There was no one wished to make public comment.

**DISCUSSION ITEMS CONTINUED**

g. Listing and Marketing of Old Office Building

Ms. Maimone stated that she had spoken with her broker and stated that he is willing to allow her to list the property without charging a listing fee, but he us feels that it should not be the buyer's or buyer's agent's responsibility to pay the broker's commissions, and that should be the Water Authority's responsibility.

Chairwoman Cox stated that as they would be representing the Water Authority, we should be willing to pay for that service.

Attorney Barice explained that she had studied Ethic Commission's opinions and stated that in their opinion it doesn't matter whether of not the realtor or the broker gets a commission, it is still a conflict of interest for Ms. Maimone to act as listing agent. She explained that the only way around that would be for the Water Authority to go out for a sealed bid from real estate companies and if the the company she works with should submit a bid, Ms. Maimone would not be able to vote.

She also noted that from what she read, it it the Ethic Commission's opinion that the buyer should pay any commissions and that the Water Authority should not pay any commissions.

Ms. Maimone stated that the Water Authority could wait until November, when she is no longer on the Board, and she would then be able to list the property with no issues. She explained that asking the the buyer to pay the commissions is not something that is done and she didn't think the Water Authority would find a Real Estate Broker who would agree to those terms.

Ms. Maimone asked if Lake County had said anymore about purchasing the property. Mr. Perry stated the he had hand delivered the bid documents to the County, so the County is aware that the building is available. He stated that they did not respond to the bid and he has heard nothing else indicating they are interested in purchasing the property.

Mr. Perry asked Ms. Maimone is she could recommend any commercial brokers and she said she could give staff suggestions, but with the requirement that the buyer pay any commissions, they are going to have a hard time finding a broker that will list the property.

Members of the Board requested that large For Sale signs stating that the property is zoned commercial, be placed on each corner of the property, so it is apparent that both the parking lot and the building are for sale.

They also requested that the notice be reposted on the Water Authority Facebook account, the Water Authority website, as well as posting it to Craig's List under commercial properties for sale.

Mr. Clark stated that once the signs are in place, they should give it a couple of months to see if there are any inquiries.

h. Status of Bourlay House

Mr. Perry updated the Board regarding the repairs to the Bourlay House. He stated that new kitchen cabinets had been installed and showed photos of the kitchen before and after the installation. He also showed photos of the refinished wood flooring in the kitchen and living room and pointed out the newly installed crown molding.

He noted that the repairs in the downstairs restroom had been completed as well as the hole in the ceiling below the upstairs bathroom. He stated that most of the major repairs have been completed and that the most of the work left to be done is painting the upstairs.

**7. LEGAL STAFF REPORT**

Attorney Barice informed the Board that Lake County will not recommend approval of the vacation petition for Wolf Branch Sink unless the adjacent landfill has legal access. She explained that at this time the owners of the landfill access their property from State Road 46, then across the railroad tracks into their property. She stated that the Water Authority needs to be able to insure that the landfill has legal access to their property whether it be via the railroad property or other adjacent property owners. She asked for permission to check into the options that might be available and bring that back to the Board for approval. The Board was in agreement with her doing so.

**8. BOARD MEMBER COMMENTS**

Vice Chair Dufresne thanked Attorney Barice for her work regarding the Wolf Branch Sink vacation petition and Chairwoman Cox thanked staff and Mr. Perry for all their work.

**9. BOARD MEMBER ITEMS FOR FUTURE AGENDA**

**10. INFORMATION ITEMS**

- a. Staff Reports
- b. Monthly Financial Reports – April 2016

**11. ANNOUNCEMENT OF UPCOMING MEETINGS AND EVENTS**

- Mt. Dora Earth Day, Saturday, April 16, 2016 (10 am to 4 pm)
- Invasive apple snail egg removal with Lake Prep at Venetian Gardens, Thursday, April 28, 2016 (9am)
- Clermont Elementary 5th grade at Hickory Point, Thursday, May 5, 2016 (9pm to 1pm)
- Grassy Lake Elementary Science Night, Thursday, May 5, 2016 (5:30pm to 7:30pm)
- Minneola Elementary K-3 Science Fair, Tuesday, May 10, 2016 (5:30 pm - 7:30 pm)
- Sorrento Elementary K-5 at Bourlay, Friday, May 13, 2016 (10am to 1pm)
- Beverly Shores STEM night, Thursday, May 19, 2016 (5pm – 7pm)

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- Sawgrass Bay Elementary at Lake Louisa State Park, Friday, May 20, 2016  
(9am to 1pm)
- Board Meeting - Wednesday, May 25, 2016 (3:30 pm)  
BCC Chambers/Admin. Building

**12. ADJOURNMENT**

The meeting was adjourned at 6:28 p.m.