

DRAFT
MINUTES OF THE REGULAR BOARD MEETING
of the
LAKE COUNTY WATER AUTHORITY
December 13, 2017

1 The Regular Hearing of the Board of Trustees of the Lake County Water Authority was held at
2 3:30 p.m. on Wednesday, December 13, 2017 in the Lake County Administration Building,
3 County Commissioners Chambers at 315 West Main Street, Tavares, Florida.

4 **Members Present-District #**

Staff Present

5 Doug Bryant, Chairman (#4)
6 Amy Stone, Vice Chair (#5)
7 Peggy Cox (#1)
8 Diana M. Mullins (#3)
9 Adam Dufresne (At Large)
10 Keith A. Farner, (At Large)

Michael J. Perry, Executive Director
Patricia Burgos, Land Resources Liaison
Ben Gugliotti, Land Resources Director
Ron Hart, Water Resources Director
Sergio Duarte, Water Res. Proj. Mgr.
Ben Garcia, IT Manager
Christina Rider, Executive Office Manager
Carole Barice, LCWA Attorney
Anna Ely, Recording Secretary

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

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

17 The meeting was called to order at 3:30 p.m. and everyone stood and recited the Pledge of
18 Allegiance.

19 **2. APPROVAL OF MINUTES**

20 **MS. MULLINS MADE A MOTION TO APPROVE THE MINUTES OF THE LAKE**
21 **COUNTY WATER AUTHORITY MEETING OF WEDNESDAY, NOVEMBER 15, 2017 -**
22 **REGULAR MEETING.** Vice Chair Farner seconded the motion.

23 **Motion approved 6-0.**

24 **3. ELECTION OF OFFICERS**

25 Vice Chair Farner nominated Doug Bryant for Board Chairman. There were no other
26 nominations and the Board voted unanimously (*Peggy Cox, Diana Mullins, Adam Dufresne,*
27 *Keith Farner, Doug Bryant and Amy Stone*) to elect Doug Bryant and Chairman of the Board for
28 the Lake County Water Authority.

29 **Doug Bryant elected Board Chairman.**

30 Amy Stone nominated Adam Dufresne for Vice Chair and current Vice Chair Farner nominated
31 Amy Stone for Vice Chair. There were no other nominations and the Board voted unanimously
32 (*Peggy Cox, Diana Mullins, Adam Dufresne, Keith Farner, Doug Bryant and Amy Stone*) to elect
33 Amy Stone as Vice Chairman of the Board for the Lake County Water Authority.

34 **Amy Stone elected Vice Chair.**

35 **4. EXECUTIVE DIRECTOR REPORT**

36 Mr. Perry stated that it is a bittersweet moment as he had to report that one of our Board
37 Members is leaving. He asked that the Board assemble in front of the dais as he recognized Ms.
38 Mullins. He noted that Ms. Mullins knows the science, the people, the issues and the politics
39 that it takes to be a great Board Member and she has been an asset to the Water Authority. He
40 presented Ms. Mullins with framed picture and thanked her for her commitment.

41 Mr. Perry gave the water level and rainfall report and stated that Lake Apopka is currently above
42 the regulation schedule and almost at maximum desirable. He stated the St. Johns River Water
43 Management District is currently releasing water at approximately 24-25 cfs through the NuRF,
44 as well as more water downstream through the Burrell Lock and Dam.

45 He reported that the Middle Lakes/Superpond (Lake Eustis, Lake Dora, Lake Harris and Lake
46 Beauclair) are slightly above regulation schedule, but below maximum desirable, and the flow
47 through the Burrell Lock and Dam structure is about 350 to 400 cfs at this time.

48 He noted that Lake Griffin has been above the regulation schedule for quite a while and the flow
49 at the Moss Bluff Lock and Dam is approximately 800 cfs.

50 Mr. Perry noted that county-wide we are 5.12 inches above average rainfall for this time of year,
51 having received 110% of the year rainfall year-to-date.

52 He reported that the flow through Big Creek is at 24 cfs with 32 cfs through Little Creek. He
53 also reported that the Clermont Chain and Lake Minnehaha haven't had much activity in the last
54 month, and that currently the lake level is at 97.06 msl, which is the same level it was at this time
55 last year.

56 Mr. Perry updated the Board regarding Lake County's Fertilizer Ordinance. He reminded the
57 Board that they had sent their recommendations for the ordinance to the Lake County Board of
58 County Commissioners. He noted that the Board agreed to most of our recommendations and
59 voted 3 to 2 to accept the ordinance.

60 Mr. Perry also updated that Board on the Clermont Boat Ramp issue. He stated that the City of
61 Clermont had taken action to keep the current boat ramp open temporarily until there is an
62 alternative boat ramp in place.

63 He noted that although the Water Authority and everyone concerned were in favor of the Bell
64 Ceramic site and the location of the new boat ramp, the City of Clermont chose the Lake

65 Hiawatha Preserve Site that they had originally proposed. He stated that there will be more
66 developments to this issue before the actual boat ramp is built.

67 Ms. Cox stated that nothing is going to happen very quickly and that Mr. Perry did an excellent
68 job explaining the Water Authority's position to the City of Clermont.

69 Vice Chair Stone asked if there something that the Water Authority needed to do or if they just
70 needed to wait. Mr. Perry stated that the Water Authority doesn't have any policing or
71 permitting powers, and other than keeping an eye on it, that is all we can do at this time.

72 Ms. Cox stated that the navigable portion of the Clermont Chain down to Cherry lake is almost
73 8900 acres and there is only one public boat ramp. She stated that she is keeping her ears and
74 eyes open for locations because one boat ramp is not sufficient and it will only get worse.

75 Vice Chair Stone asked what the Water Authority's role is at this time and Mr. Perry explained
76 that the Water Authority has no formal or official role in choosing the location for the new boat
77 ramp.

78 Chairman Bryant noted that the City of Clermont asked the Water Authority for input and
79 recommendations regarding the new site, which the Agency provided. He stated that even
80 though formally the selection may be out of our hands, we still have an obligation to provide
81 commentary and input once they start their selection.

82 Mr. Perry updated that Board regarding the proposed speed zone on the Palatlahaha River. He
83 stated that Mr. Hart had a conference call yesterday with staff from the Florida Fish and
84 Wildlife Conservation Commission (FWC) and they won't say whether it is permissible or not
85 without an actual permit application in hand.

86 He explained they will be looking for the actual draft ordinance to be submitted with the
87 application along with an accident count for that area. He stated that even though FWC is the
88 agency that tracks the number and types of accidents, they want the Water Authority to obtain
89 that information and provide it with the application.

90 He noted that the width of the canal is measured from bank to bank, and not from the outer end
91 of any boat docks, which in this case does not meet the criteria for a speed zone. He also noted
92 that the absence of accident history may not meet the criteria either.

93 Mr. Perry asked the Board how they wanted staff to proceed.

94 Mr. Farner asked what Water Authority resources would be needed and Mr. Perry explained that
95 staff would have to draft the ordinance, which would be based on existing ordinances and fill out
96 the application, so other than a little bit of staff time, there were no major resources needed.

97 Mr. Farner stated he would like to proceed with the application and Ms. Cox was in agreement.
98 Ms. Cox stated that she felt more accidents are bound to happen due to the increased boat traffic
99 and the increase in the number of docks.

100 The Board directed staff to proceed with the Speed Zone Application.

101 Mr. Perry reported that staff still working double shifts at the NuRF. He stated that 6,000 pounds
102 of phosphorous have been removed since Hurricane Irma. He explained that they don't really
103 have a way of measuring the solids removed from the water, but judging from the pile of debris
104 behind the disposal area, it is pretty evident how much sediment has been kept from going
105 downstream.

106 He stated that he personally went out and measured Secchi depths of 3 ½ feet in Lake Beauclair
107 which, although it is not that 8 ½ that was reported by some residents, is still a decent reading.

108 Mr. Perry noted that floc is not settling out as it should, and Chemtrade has stated that the
109 organic content of the water coming in from Lake Apopka is higher than they have ever seen.
110 He stated that they may have to increase the alum dose to get the performance and water clarity
111 that they are looking for.

112 Mr. Perry noted that NuRF has never ran at peak capacity for such a long time. He stated that
113 Chemtrade is doing testing to see what options might be available to increase the performance.
114 He noted that in the meantime, staff will increase the alum dosage to see if that will improve the
115 settlement rate.

116 Mr. Farner asked about the water coming from Lake Apopka and Mr. Perry explained that most
117 of the water is coming throw the flow-way, but some of the water is coming straight from the
118 lake and that water is high in particulates and sediment.

119 Mr. Perry informed the Board of recent staffing changes. He explained that Sergio Duarte has
120 submitted his resignation and will be returning to Columbia to help run his family's business.
121 He stated that Mr. Duarte would be missed greatly.

122 He also informed the Board that Bill Guenther (NuRF Operator) would be retiring in January and
123 Eli Willis has been hired to fill Mr. Guenther's position and Russ Keifer and Travis Snow had
124 hired as additions to the Field Services team.

125 He also stated that Ben Gugliotti would will be taking the position of Land Resources Director
126 and Patricia Burgos would take over the new position of Land Resources Liaison, working on
127 conflicts with property owners and adjacent property owners.

128 **5. CONSENT ITEMS**

129 **MS. COX MADE A MOTION TO APPROVE THE CONSENT ITEMS.** Vice Chair Stone
130 seconded the motion.

131 **Motion approved 6-0.**

132 a. Approval of Agreement with Supervisor of Elections

133 **AUTHORIZE THE CHAIRMAN TO EXECUTE AND AGREEMENT BETWEEN THE**
134 **WATER AUTHORITY AND THE LAKE COUNTY SUPERVISOR OF ELECTIONS TO**
135 **CONDUCT ELECTIONS ON BEHALF OF THE WATER AUTHORITY.**

136 b. Approval of a No-Cost Time Extension for City of Tavares Downtown Treatment Pond

137 **AUTHORIZE THE EXECUTIVE DIRECTOR TO PROVIDE A NO-COST TIME**
138 **EXTENSION FOR THE CITY OF TAVARES DOWNTOWN STORMWATER**
139 **TREATMENT PROJECT BY EXTENDING THE CONTRACT DEADLINE TO APRIL**
140 **30, 2018.**

141 **6. DISCUSSION ITEMS**

142 d. Reinvestment of Maturing CD & Money Market Account

143 Ms. Rider stated that the Board had previously approved staff to request for quotes for
144 reinvestment of the CD with TD Bank and the money market account currently with Seaside
145 Bank.

146 She explained that currently the Water Authority has \$6.4 million in a Money Market account
147 with Seaside National Bank and Trust earning 0.5%. LCWA also has a \$2 million CD with TD
148 Bank earning 0.95% that matures on December 21, 2017.

149 She stated that on November 27, 2017 she sent out a request for quotes to 20 banks. She stated
150 that she received eight quotes back and presented a summary of those quotes (*included as an*
151 *Exhibit in the back-up documentation*), and pointed out that Florida Community Bank has the
152 highest annual percentage yield on CDs.

153 She pointed out two other quotes and stated that Wells Fargo quoted a rate of 1.27% which is
154 only .02% higher than Seacoast Bank. She noted that Wells Fargo is a Brokered House and the
155 Water Authority prefers to deal directly with banks.

156 She stated that Seacoast quoted a flat 1.25% annual percentage yield and Seaside, where the
157 Money Market Account currently resides, tied it to the Federal Funds Rate. She explained that
158 the she had just received an email from Seaside bank noted the rise in the Federal Funds Rate
159 and stating that it would increase their quote at this time to 1.35%, tied to the Federal Funds
160 Rate.

161 She noted that the Federal Funds Rate is forecast to have three more rate hikes this year and
162 explained that the quote with Seaside is variable, where the Seacoast rate is a fixed rate.

163 She noted that all three banks are qualified public depositories and are in good financial
164 condition.

165 She stated that staff is recommending investing the \$2 million in a CD with Florida Community
166 Bank and noted that it is up to the Board to decide to invest the \$6.4 million with Seacoast Bank
167 with a flat rate, or with Seaside Bank with the higher variable rate at this time.

168 Ms. Cox asked if there was a time frame for the Money Market Account, where it would have to
169 stay in the same account and Ms. Rider stated that there wasn't a time restraint.

170 Mr. Farner asked if they needed to make a decision right away and Ms. Rider explained the CD
171 would be maturing on December 21, 2017, but they did not have to make a decision on the
172 Money Market Account at this time. She noted that currently the Money Market Account is only
173 making 1%.

174 **VICE CHAIR STONE MADE A MOTION TO AUTHORIZE THE EXECUTIVE**
175 **DIRECTOR TO INVEST \$2 MILLION IN A CD WITH FLORIDA COMMUNITY**
176 **BANK AND \$6.4 MILLION IN A MONEY MARKET ACCOUNT WITH SEASIDE**
177 **BANK.** Mr. Farner seconded the motion.

178 **Motion approved 6-0.**

179 a. Eddy Groves and Scrub Point Preserve Road

180 Ms. Burgos reported that staff has no recommendation regarding the access to Scrub Point
181 Preserve at the time. She stated that staff is waiting for the survey, and once it has been received
182 staff will be able to review it and form a recommendaion.

183 She showed an aerial of Scrub Point and explained the location of the proposed development.
184 She also showed a site plan of the proposed development indicating the location of the current
185 access. She noted that staff needs to also clarify whether there are an encumbrances on the
186 property before making any decisions on relocation the easement to the property.

187 Mr. Farner asked what the short and long term plans were for the property and Ms. Burgos stated
188 that presently there is a public boat ramp, picnic table and fire ring and people come by boat
189 from around the area of Johns Lake to hike and enjoy the property.

190 Staff stated that staff has been working on clearing an area of the property to create a parking
191 area and once the access issues are resolved, staff is hoping to put a canoe rack at the point, so
192 that people can enjoy canoeing on the lake. She stated that it is up to the Board to decide on
193 what else they would like to do with the property.

194 Chairman Bryant stated that making Scrub Point accessible to the public has always been one of
195 the Water Authority's long term goals, but since St. Johns River Water Management improved
196 the access to the property in order to place deep-water monitoring wells, it has shortened the
197 timeframe needed to make the property accessible to the public.

198 Ms. Cox noted that staff is still waiting on the survey, and stated that once the survey has been
199 received the Board will need to make a decision on what needs to be done in order to maintain
200 access to the property.

201 The Board requested that they be informed before anything before any work is done to move the
202 easement to Scrub Point Preserve. Mr. Perry stated they would be visiting the site and taking an
203 inventory of the trees and will be reporting back to the Board next month.

204 b. Moving the Easement between the Soccer Fields and the Parking Lot at Hickory Point

205 Mr. Perry showed an aerial of the soccer fields and stated that the Soccer Club had contacted
206 staff about moving the easement running along the southern edge of the soccer field. He stated
207 that he informed them that it was not the Water Authority that they needed to speak to, but rather
208 the adjacent property owners who own the easement.

209 He explained that the 25-ft. easement allows for the grove owner to the west to have access to the
210 groves. He stated that the easement has been hardened with crushed rock to allow for fruit trucks
211 and other equipment to access the groves from State Road 19. He noted that with the development
212 of the soccer fields, the easement now runs between the parking area and the soccer fields.

213 He stated that fencing has been installed to separate the easement from the playing fields, however
214 anyone who wants to get to the soccer fields from the parking area must cross the road. He
215 explained that there are potential ADA (Americans with Disabilities Act) issues associated with
216 accessing the fields across the easement.

217 Mr. Perry explained that in the past, the owner of the property to the west has requested a wider
218 easement from the Water Authority and most recently in 2003 requested to exchange a 66-ft.
219 wide strip of Water Authority land on the Northern boundary of the Hickory Point Recreational
220 Facility for a strip with an equal amount of land (in square feet) that he owns on the Western
221 boundary of the facility.

222 He stated that presently there is a 50-ft. wide easement between the Northern property line and
223 the area the Board has allowed the Lake County Soccer League to utilize for their soccer fields,
224 and there is not sufficient room to accommodate that request.

225 Mr. Perry explained that the Soccer Club contacted the owner the easement, who stated that they
226 were willing to discuss moving the easement. He explained that staff met with representatives of
227 the grove owner and the Lake County Soccer Club. He noted that during that meeting, it was
228 stated that the only advantage to the Hockberg/Mattis family would be if the easement were
229 wider to be able to accommodate a future development of the current grove property to the west.

230 He stated that if the easement were to remain at 25 ft. the family is likely not interested, but if it
231 were expanded to 50 ft., they probably would be interested. He explained that the Soccer Club
232 feels that if the easement is relocated to the northern boundary a 30-ft. or more easement would
233 encroach into the soccer fields.

234 Mr. Perry noted that Attorney Sandy Minkoff was in the audience to represent the owners of the
235 easement.

236 Mr. Dufresne stated that the reason the Soccer Club is asking to move the easement is that they
237 need to have an ADA accessible path to the soccer fields from the parking lot on Water
238 Authority property.

239 The Board discussed the fact that the easement could be moved to the north of the soccer fields
240 and the soccer fields could be shifted south into the current easement, and the possible issues
241 with doing that. It was then noted that by doing so, there would then be an issue with accessing
242 the parking lot. It was also noted that the easiest solution to the problem would be for the Soccer
243 Club to improve a section of the road and put an ADA compliant crossing to soccer field from
244 the current parking area.

245 When asked who would be responsible for making the road ADA accessible and Mr. Perry stated
246 that the Soccer Club would be responsible.

247 Attorney Barice stated that moving the easement to the north would allow for a wider easement
248 and would increase chances of development in the future.

249 Mr. Farner stated that he felt they should inform the Soccer Club that the Water Authority is not
250 interested in moving the easement at this time and inform them that if needed, they should
251 portion of the road to make it ADA compliant.

252 Mr. Perry stated that he was understanding from the discussion was that the Board is not
253 interested in moving the easement to the north.

254 Attorney Sandy Minkoff addressed the Board and explained that the adjacent property owners
255 have no interest in selling or developing their property at this time and he was only here because
256 the soccer club contacted them.

257 Mr. Perry stated that the Board didn't need to make a final decision at this time unless they are
258 not interested in moving the easement.

259 Chairman Bryant stated that the Board consensus was to leave the access road where it is for
260 now with the Soccer Club improving the section of the road needed for ADA Compliance.

261 c. Potential Alum Package Plant

262 Mr. Hart stated that what happened at the NuRF with the hurricane was unprecedented with
263 extremely high rainfall amounts and high flows, which generated some issues that we never
264 anticipated.

265 He explained that in all previous contracts the Water Authority has always been assured by the
266 supplier (originally General Chemical and then Chemtrade) that they would be able to produce
267 and deliver enough alum to meet our needs at any given time, which could be up to 12 tanker
268 loads per day when running at peak capacity.

269 He explained that as General Chemical sold off to Chemtrade, they changed their operating
270 procedures and instead of having their own trucks and drivers, they started contracting out all
271 their deliveries through a trucking company (Makenzie Tank Lines). He noted that before
272 Hurricane Irma hit Florida, most truck drivers were being sent to Houston, as that was where the
273 greatest need was at that time, so that meant there was a shortage of truck drivers.

274 He stated that with flows at 25 cfs, the Water Authority didn't have any problems getting
275 deliveries.

276 Mr. Hart explained that when Hurricane Irma started to approach Florida, staff had asked St.
277 John River Water Management if they planned to increase flows, so that the Water Authority
278 could plan orders and deliveries ahead of time.

279 He stated that the District assured staff that they would keep flows the same, and didn't plan on
280 changing or adjusting them. He noted that as the hurricane got closer the Governor began to put
281 pressure on the District to release water from Lake Apopka in anticipation of the hurricane.

282 He explained that in response the District increased the flow from Lake Apopka and to the NuRF
283 by three or four times the normal rate, going from 25 cfs to 100 cfs on the Friday before the
284 hurricane. He stated that when the District did that, it meant that staff had to immediately
285 increase the orders for alum by four times the amount.

286 He explained that the alum companies start manufacturing the chemicals two days in advance of
287 when they are needed and the companies wouldn't ask their employees or the trucking
288 companies to come in and work the weekend. He stated that this meant the Water Authority
289 couldn't get the alum supply it needed.

290 He stated that the very next day the District went from 100 cfs to 300 cfs, but were still only
291 receiving deliveries based on 25 cfs, which resulted in enough alum available to run 4 to 7 hours
292 a day before running out of alum.

293 Mr. Hart explained that he had called each of the other chemical manufacturing companies in the
294 state to see if they could provide the alum needed. He stated that besides asking high prices to
295 deliver, they also were not willing to divert their trucks to the NuRF. He explained that they
296 guarantee deliveries first to their regular consistent customers and second to occasional
297 customers like us.

298 He stated that he contacted companies in Georgia to see if they could supply alum, but they were
299 unwilling to send trucks to Lake County because they were worried that the truck drivers would
300 not be able to get back to Georgia, due to the traffic of people evacuating the state.

301 He stated that at that time Chemtrade was the Water Authority's source for alum, and the plant in
302 Tampa went down for over five days during and following the hurricane and they were unable to
303 provide any alum from that location, leaving only the Jacksonville plant in operation.

304 He explained that this left the Water Authority unable to treat the water coming through the
305 NuRF as much as they wanted to. He stated that with the peak flows coming through the facility,
306 and during that time period the water that passed through the NuRF was of terrible quality, as all
307 the muck and mud that had been sitting behind the gates for four years became fluid again and
308 flowed through.

309 He stated that staff ran everything they could through the facility. He explained that considering
310 the amount of alum available and the condition of the water, the NuRF still functioned the way it
311 should, and the ponds served as stormwater ponds so that the heavier settlements were able to
312 settle out in the ponds.

313 Mr. Hart explained that it took approximately five days after the hurricane before the Agency
314 was able to get enough deliveries to meet the daily need of nine tanker loads a day. He noted
315 that the Water Authority had to purchase from four different companies in order get the amount
316 of alum needed.

317 He explained that in order to address these issues and to come up with potential solutions, staff
318 met with representatives of all the current chemical companies and has asked for options that
319 will solve these issues. He noted that only Affinity Chemical had an option that appears to
320 resolve these issues. The following are the details to Affinity's proposal:

- 321 • Construct an Alum Plant within 20 miles from the NURF.
- 322 • Set delivered price for (ATH) low iron alum at \$180/TN (dry weight) for 2 years.
- 323 • Price would adjust based on raw material cost changes.
- 324 • Guarantee 100% of LCWA supply.
- 325 • If unable to meet demand, LCWA will be compensated for price differential of sourcing
- 326 material on open market.
- 327 • Plant will be operational within 7 months of agreement with Affinity.
- 328 • Affinity requires a guaranteed contract for 7 or 10 years.

329 Mr. Hart stated that this option seems to be the most favorable option to date. He stated that
330 Affinity Chemical has suggested that Water Authority staff visit a similar plant they operate in
331 Virginia to observe its operation. He noted that Affinity Chemical has also requested to present
332 their proposal to the Board.

333 He explained that the plan is only conceptual at this time and that the Board was not being asked
334 to commit to anything at this time. He stated that once they have the full details of the proposal,
335 if the Board felt it looked like a viable option, then staff could out a bid request.

336 Vice Chair Stone asked if the Water Authority would need to purchase a minimum amount of
337 alum and Mr. Hart replied that they would not. Ms. Cox asked if they would have other
338 customers, and what would happen should there be another drought and the Water Authority had
339 not no need for alum for a couple of years.

340 Mr. Hart explained that Affinity Chemical has back-up plans for that type of situation and they
341 would have other customers, but the Water Authority would be their primary customer. He
342 noted that the plant is designed so that if it is not in operation, they don't have to have an
343 employee on site.

344 Ms. Cox asked if the plant would produce the better grade of alum and Mr. Hart stated that it
345 would. Mr. Farner stated that he was interested but would like more information regarding costs,
346 etc.

347 Chairman Bryant noted that staff should make plans to visit the plant in Virginia to see for
348 themselves how it operates. He also requested that staff have representatives from Affinity
349 Chemical give the Board a presentation regarding their proposal.

350 Mr. Hart stated that they could probably expect some blowback from the larger companies.

351 Vice Chair Stone stated that when you approach a situation like this, a lot of the concerns gets
352 taken care of in the contract side of it. She stated that she would like to see a presentation and
353 stated that it seems like a win-win situation for the Water Authority and she would recommend
354 pursuing it.

355 Mr. Perry stated that in pursuing this, the Agency needs to be careful not to give any company
356 bidding advantage.

357 The Board consensus was for staff to visit the plant in Virginia, and to also request a presentation
358 to the Board.

359 **7. PUBLIC COMMENT**

360 None

361 *The Board took a short break at 5:20 pm. They returned at 5:48 pm and the meeting was*
362 *continued.*

363 *Ms. Cox left the meeting.*

364 Chairman Bryant stated that as Diana Mullins needed to leave before the meeting was over, he
365 wanted to say that once elected Ms. Mullins was active, going to meetings, meeting with staff
366 and going out with staff to see the preserves. He stated that she has done a wonderful job and is
367 going to be missed. He thanked her for her service on the Board.

368 Ms. Mullins stated that being on the Board has been a pleasure and a very pleasant experience
369 and she has learned a lot during this time.

370 **CONTINUATION OF DISCUSSION ITEMS**

371 e. Approval to Purchase Boat for Sheriff Marine Unit

372 Mr. Perry stated that one of the requirements of the agreement between the Lake County Water
373 Authority and the Sherriff's Department is that the Water Authority will provide a boat, motor
374 and trailer for the the Sherriff's Marine Unit.

375 He explained that currently they are using a Shearwater that the Water Authority bought in 2011.
376 He stated that it has about 1,600 or 1,700 hours on the motor itself and the same number on the
377 hull itself and noted that this is equivalent to putting 300,000 miles on a car and it is time to
378 either re-power the boat or replace it

379 He stated that staff discussed it with representatives from the Sheriff's Marine Deputies and it
380 was noted that it would take approximately \$25,000 to re-power the Shearwater. He explained
381 that selling the Shearwater and purchasing a new boat would come to approximately the same
382 expenditure, so staff is recommending the purchase of a new Pathfinder for \$51,000 to be
383 transferred over to the Sheriff's Department. He noted that the Shearwater would then be put on
384 consignment at Millers Marine in Ocala.

385 **VICE CHAIR STONE MADE A MOTION TO AUTHORIZE THE EXECUTIVE**
386 **DIRECTOR TO PURCHASE A 2017 PATHFINDER BOAT, MOTOR AND TRAILER**
387 **FOR THE USE PRIMARILY BY THE TWO SHERIFF'S OFFICE DEPUTIES FUNDED**
388 **BY THE WATER AUTHORITY IN ACCORDANCE WITH THE INTERLOCAL**
389 **AGREEMENT BETWEEN THE LAKE COUNTY WATER AUTHORITY AND THE**
390 **LAKE COUNTY SHERIFF'S OFFICE.** Ms. Mullins seconded the motion.

391 **Motion approved 5-0.**

392 f. Approval of M-6 Easement Memorandum of Understanding

393 Mr. Hart spoke about the recently reconstructed M-6 dam structure and explained that when the
394 structure was costructed, it was not built at the original planned location.

395 He explained that the large equipment used for the reconstruction of M-6 was unable to access
396 the property from the existing narrow easement. He stated the owners of the property (Floribra)
397 agreed on a temporary easement that would allow access of the large equipment until the work
398 was completed, with the understanding that the Water Authority would work with the property
399 owners to adjust the easement if and when they should decide to develop the property.

400 Attorney Barice explained that the initial proposal from Floribra was for the Water Authority to
401 vacate the easement. She stated that she had requested that the agreement be modified to state
402 that the Water Authority would be agree to relocate the easement, but not vacate the easement.
403 She noted that she and staff had also requested an additional easement for access to the Water
404 Authority owned property that had been the original planned location of M-6.

405 She stated that Floribra was agreeable to the changes in the agreement.

406 **MR. DUFRESNE MADE A MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR**
407 **TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH FLORIBRA FOR**
408 **RELOCATION OF EASEMENTS AT THE M-6 DAM SITE.** Mr. Farner seconded the
409 motion.

410 **Motion approved 5-0.**

411 *Ms. Mullins left the meeting.*

412 g. Tussock Harvesting at Marsh Park Boat Ramp

413 Mr. Duarte gave a PowerPoint presentation regarding the tussocks blocking navigation in and out
414 of the Marsh Park Boat Ramp. He stated that back in January, staff had looked at the possibility
415 of clearing the canal, but the project had to be put on hold due to low water levels.

416 He explained that Hurricane Irma restored the water levels in Lake Yale to normal and now the
417 County is interested in working with the Water Authority to clear the canal. He noted that the
418 proposal being presented is for the removal of approximately 4 acres of tussocks at Lake Yale's
419 March Park Boat Ramp.

420 He explained that the Florida Fish and Wildlife Conservation Commission have also stated that
421 they would like to partner with the Water Authority on this project and may provide additional
422 funding. He noted that there is a possibility that the Water Authority would be able piggyback
423 off one of the term contracts that FWC has with aquatic plant harvester companies.

424 He explained that cost could be approximately \$10,000 per acre, more or less, depending on the
425 site conditions and the results of the bid. Mr. Duarte stated that staff will bring quotes back to
426 the January at the Board meeting.

427 Mr. Duarte noted that there is a total of 16 acres of tussocks that need to be removed. He stated
428 that Lake County Parks is willing to allow the use of their ramp and provide two areas to stage
429 the plant matter. He noted that the County is also willing to provide hauling for the disposal of
430 the plant material to an approved site, like was done for the 2015 project. He stated that the
431 disposal cost is almost as much as the cost to harvest the material, making it a 50/50
432 contribution.

433 He stated that there is also the possibility that FWC will also provide funding, which would
434 enable the Water Authority to remove more than the four acres that are being proposed. He
435 explained that one issue with FWC is that they want to shred some of the material. He stated that
436 Water Authority staff have stressed that they would prefer the plant material to be removed, but
437 FWC stated that shredding some of the material would provide a cost reduction on their part. He
438 stated that this was something that would need to be discussed in January along with the cost
439 proposal.

440 Mr. Farner asked if the additional acreage is in the same area as the four acres and Mr. Duarte
441 stated that they are. Mr. Farner asked if the Whole Lake Alum Treatment Project is still planned
442 for Lake Yale and Mr. Perry stated that it is in the budget and is a project that will be developed
443 over the next year or two. Mr. Farner stated that would be in favor of considering clearing all 16
444 acres as the Water Authority already has a major restoration project planned for the lake.

445 Mr. Hart stated that this is what staff is working toward, but at this time neither Lake County or
446 FWC have committed to a particular amount. He explained that staff is hoping to have details by
447 the time they bring it back to the Board in January.

448 The Board directed staff to bring quotes to the January Board meeting for removing the tussocks
449 at Marsh Park.

450 h. General Concerns for Developments Adjacent to LCWA Properties

451 Ms. Burgos stated that Vice Chair Stone had requested that staff prepare a guideline to be given to
452 developers and adjacent property owners looking to develop property that is adjacent to any of
453 the preserves owned by the Water Authority.

454 She gave a brief overview of the proposed document and stated that the full document could be
455 found in the Board Memo.

456 Topics covered in the document included:

- 457 • 6.07.02 Development Review Required.
- 458 • 6.07.03 Management Plan.
- 459 • Exotic, Invasive Fauna and Flora
- 460 • Prescribed Fire Program
- 461 • Buffering the Preserve
- 462 • Public Access
- 463 • Fences
- 464 • Dumping of Trash and Yard Waste
- 465 • Boundary Vegetation
- 466 • Shooting across the property boundary
- 467 • Water Quality
- 468 • Proprietary Considerations Regarding LCWA Conservation Lands

469 Mr. Dufresne stated that while he liked the the content of the document, he suggested they
470 should also have a shorter, more consise document that could be given at a first meeting.

471 Vice Chair Stone stated that she thought this would be helpful to the Water Authority for a lot of
472 reasons. She stated that she would much rather talk to someone who has been given information
473 ahead of time and know what is exected before they come to speak to the Board. She noted that
474 it would also provide staff with a guideline.

475 Chairman Bryant also suggested removing the rationals or reasons why, as that adds a lot of
476 verbiage and he would rather give people guidance of what can and can't be done.

477 Board consensus was that the document is headed in the right direction, but is a bit wordy. They
478 directed staff to work toward a more concise document, such as a list of things that the Water
479 Authority expects, and removing the explanations as to why, etc.

480 **8. LEGAL STAFF REPORT**

481 Attorney Barice informed the Board that come January she will be in practice on her own. The
482 Board was okay with a 1 million/1 million professional liability insurances. Chairman Bryant
483 stated that should this require a new agreement, to bring it back to the Board.

484 She updated the Board on the title issue regarding the conservation easement on the Bear Track
485 Preserve purchase.

486 Attorney Barice informed the Board that there is an issue with purchase of the Lake Norris
487 property from Brian Richards. She explained that DEP (Department of Environmental
488 Protection) had found a conservation easement encompassing the property and dedicated to Lake
489 County. She noted that so far nothing has been found indicating that the conservation easement
490 was accepted and approved by Lake County.

491 She stated that three of the largest title insurance companies had not discovered the issue, noting
492 that it also wasn't discovered when Mr. Richards purchased the property. She questioned
493 whether the Board wished to go back to the title company with the fact that they didn't do due
494 diligence. She stated that if we were to make a claim the title company may want us to file an
495 action against him.

496 Chairman Bryant stated that the conservation easement affects both properties, the initial smaller
497 property that the Water Authority bought along with co-funding from the Green Foundation, and
498 the larger piece the Agency is purchasing in partnership with DEP.

499 He stated that he understood that someone was going to contact Lake County regarding the
500 easement, as the conservation easement is recorded and dedicated to Lake County.

501 Mr. Perry stated that property owner, Brian Richards, is supposed to be checking with Lake
502 County to determine whether they had accepted the easement or if they even know about the
503 possible easement.

504 Vice Chair Stone stated that she is not as concerned about the loss of value, as much as she is
505 about where on the property the easement is located and if the easement is valid.

506 Chairman Bryant asked Attorney Barice if the Board could postpone any decisions at this time,
507 in order to allow time to follow up with Lake County.

508 Attorney Barice stated that they could, but that she felt they needed to follow up with Lake
509 County as soon as possible.

510 Mr. Farner suggested giving staff a month to see if they can resolve the issue. He stated that they
511 need to know by the next board meeting whether they need to take it to the next level and make a
512 claim to the title company.

513 Board members asked Mr. Perry and staff to follow through with Lake County and find out as
514 much as possible about the status of the conservation easement and report back to the Board in
515 January. Mr. Farner noted that if the issue cannot be resolved in that time frame, they may wish
516 to file a claim with the title company that handled the title insurance at the time of purchase.

517 **9. BOARD MEMBER COMMENTS**

518 No action needed

519 **10. BOARD MEMBER ITEMS FOR FUTURE AGENDA**

520 None

521 **11. INFORMATION ITEMS**

522 a. Staff Reports

523 b. Monthly Financial Reports – November 2017

524 **12. ANNOUNCEMENT OF UPCOMING MEETINGS AND EVENTS**

- 525 - Minneola Elementary 4th & 5th grade STEM Night, Thursday, December 7,
526 2017 (6 pm to 7:30 pm)
- 527 - Sorrento Elementary STEM Night, Monday, January 1, 2018
- 528 - Spring Creek Elementary STEM Night, Tuesday, January 16, 2017 (6 pm to
529 7:30 pm)
- 530 - Board Meeting - Wednesday, January 24, 2018 (3:30 pm)
531 BCC Chambers/Admin. Building
- 532 - Flat Island Preserve Long Hike, Saturday, January 27, 2018 (9 am to 12:00
533 pm)
- 534 - Minneola Elementary 1st - 3rd grade STEM Night, Thursday, January 30,
535 2018 (6 pm to 7:30 pm)
- 536 - Montverde Academy at NuRF, Wednesday, February 7, 2018 (9 am - noon)
- 537 - Pre-Sweetheart Open House Hike at Wolfbranch Sink Preserve (if waterfall is
538 present), Saturday, February 10, 2018 (8:30 am to 3 pm) or Alternate
539 Hike at Crooked River Preserve (9 am to 12:00 pm)
- 540 - Flat Island Preserve Bat Hike, Saturday, March 10, 2018 (5 pm to 10 pm)
- 541 - Master Naturalists at NuRF & Hickory Point, Monday, March 12, 2018
542 (9 am - 4 pm)
- 543 - Hickory Point Fishing Clinic, Saturday, March 17, 2018 (8 am – noon)

544 - Hidden Water Preserve Nature and Fitness Hike, Saturday, April 14, 2008
545 (8 am to 11:30 am)

546 **13. ADJOURNMENT**

547 The meeting was adjourned at 6:43 p.m.

DRAFT