

**WATER AND SEWER EXPANSION AUTHORITY  
BOARD MEETING MINUTES**

Date: October 10, 2007  
Time: 2:00 P.M.  
Location: City Hall, Committee Room A

**Attendees:**

Jeanell Wilson, Chair  
Harriet McDonald  
John Craddock  
Lawrence Jones  
Susan Rudd

Chair Wilson called the meeting to order / quorum determined. The Board approved the minutes from the September 12, 2007 Board Meeting.

**General Update**

1. FDEP Grant for Sampling and Monitoring Ground Water and Nutrient Quantification Study-EQD to take study over.
2. BJP S.T.P.O. Oakwood Villas-Project continues to develop. Finalizing design. Drainage shortfall from BJP. WSEA is making up the difference in funds. Working with Public Works to come up with amicable solution.
3. Lincoln Villas Pilot Project- The goal of this project is to find all problem areas. Project has brought this forward. With gravity sewer, the cost for each home would be approximately \$40-\$50K. Looking at other project area called, "Kinard" near Lincoln Villas which impacts a tributary. This area has central water, but no central sewer. After looking at the connection costs for the homes, it is obvious that additional funding will be needed to assist this area. UTIP only has a limited amount of funds to cover connection costs.
4. Iroquois Avenue- Finalizing agreement with JEA/WSEA. WSEA to provide 90% funding to JEA within 30 days of signing and provide SWA as par of a firm fixed price.
5. Ortega Blvd- 5 homes in Forest Park Project area installing lift stations to connect to Low Pressure System. New sewer line was too high for connection to homes.
6. PDT-finalizing things with the PDT.
7. Funding-Working with EQD to finalize \$12 million from SJRWMD to build Oakwood Villas. The plan is to combine funding from Lincoln Villas and Oakwood Villas in one contract.
8. WSEA/JEA Service Agreement- Interlocal agreement was never signed between the WSEA and JEA. A "Service Agreement" is being drafted to define what each party is doing.

General Discussion: Mr. Jones expressed his concern for the low-income areas with failing septic tanks. How are these areas going to be handled and where will the funding come from to connect these homes? Mr. Odom agreed that this is an issue and there will need to be funding to assist these homes. UTIP is inadequate for such a large number of homes. The septic tank phase out cannot move forward until this issue is resolved. Mrs. McDonald asked if there is particular funding for these areas after the recent rain which made a big impact. Mr. Odom stated that it would be difficult to have additional funds in the city's recently decreased budget right now for such causes. Mr. Jones shared with the board an issue of a citizen in a low-income area who is experiencing flooding in her home. She expressed her concern at the City Council meeting held on Tuesday, October 9, 2007. Mr. Jones is concerned for the citizens who experience these problems and feels that more should be done to address the issue. Mr. Jones doesn't feel like these citizens are getting the attention they need.

Mr. Jones addressed the new JEA stormwater fee which will be 3% of the customer's water and sewer bill. He stated that the customers without sewer will be much more hesitant to connect and receive a sewer bill including the additional fee. Mrs. McDonald asked how the stormwater fee will be measured for each parcel. The issue of satellite imagery was discussed and how it can be used to measure stormwater runoff for all parcels in Duval County. Danny Turner, the WSEA GIS Analyst, explained that due to the tree coverage in Jacksonville, it is impossible to get an accurate measurement of all parcels by using only aerial imagery.

Mrs. McDonald discussed having the board draft a letter to the City Council President and Mayor which will address this issue of funding for low income areas and their connection to the future sewer lines. Jenny Gleeson stated that this issue would be discussed in upcoming one-on-one meetings with all council members. Mr. Odom added that the first objective is to ensure homeowners are incapable of paying for connections. The second objective is to assist with first few monthly sewer bills. Mrs. McDonald questioned whether charities could work to raise money for this type of cause. Mr. Odom stated that it's a very large amount of money that would need to be raised. He also added that it would be difficult because the cause is a government related issue. With the help of Mr. Jones, Mrs. McDonald expressed interest in volunteering to draft the letter (to City Council and Mayor Peyton).

### **Status of Current Projects**

➤ Shakir Economy Motel-water

- Project is on hold. Clearing up outstanding liens for finalization of loan.

➤ Glendale Road-water

Have received 6 out of 8 contracts. Will proceed forward once all contracts have been received.

- Iroquois Avenue-sewer
  - Finalizing agreement with WSEA, JEA, and COJ. Construction will be starting soon. Using this as a pilot agreement for moving forward.
- Tree Hill Nature Center-sewer
  - Closing took place last month and project is complete.
- The Hartley Press-sewer
  - Proceeding through City Council for approval.

### **Other Items for Discussion**

- Jeanell Wilson announced Dr. Aiken's resignation from the Board. He has been asked by the Mayor to join the Jacksonville Aviation Authority (JAA) board. Dr. Aikens expressed his thanks and gratitude for being part of what the WSEA is doing for the community.
- The election of the board officers was held. **John Craddock nominated Jeanell Wilson to continue her position as Chairman. Motion was seconded by Harriet McDonald and voted in favor by all members present. Harriet McDonald nominated John Craddock as Vice Chair. Motion was seconded by Susan Rudd and voted in favor by all members present. Jeanell Wilson nominated Susan Rudd to continue her position as secretary. Motion was seconded by Harriet McDonald and voted in favor by all members present. Jeanell Wilson nominated Mr. Sinclair to continue his position as Finance Chair. Motion was seconded by Harriet McDonald and voted in favor by all members present.**
- Susan Rudd was unable to attend last month's board meeting. Mrs. Rudd asked about the minutes from the meeting. The minutes stated that there could be a possibility that the WSEA no longer finance commercial loans due to the questions and concerns from the Mayor's Office regarding The Hartley Press sewer project. After meeting with the Mayor's Office and City Council, Mr. Odom assured Mrs. Rudd that as of now, the WSEA will continue to assist residential and non-residential properties.

### **Next Meeting**

November 14, 2007- City Hall Committee Room A

### **Request for Public Comment**

None

**Meeting adjourned**