



WATER AND SEWER EXPANSION AUTHORITY  
BOARD MEETING MINUTES

Date: August 10, 2005  
Time: 2:00 p.m.  
Location: City Hall, Committee Room A

Attendees:

Jeanell Wilson, Chair  
John Craddock, Vice Chair  
Dr. Chester Aikens  
Lawrence Jones  
Susan Rudd

Chair Wilson called the meeting to order / quorum determined. The Board approved the minutes from the July 13, 2005 Board Meeting and the July 13, 2005 Finance Committee Meeting.

**Development of FY05/06 Budget**

Report from Fred Odom: The FY05/06 Budget is in process at this time, and is in discussion with the City Council and the Mayor's Office. A meeting is scheduled today, 8/10/05, with the City Auditor to discuss budget proposals. This year holds the leanest budget proposals in many years for the city. The distribution package included for review today contains two proposals. The first one is the current proposal – \$1,282,000 (soft costs – made up of contributions by JEA). The city has not yet come forward with any contribution amounts. This proposal with no other capital funding, will be most limited. The second proposal shows what is needed to move forward – \$7,106,000 needed from JEA and city. This amount will allow WSEA to move forward. The WSEA has been authorized for \$25 million funding from Congress – Corrine Brown; however, this will not be handed to us, it will require a lot of work to get those funds. The city needs to put forth funding to allow us to get the funding from Congress. The original State Revolving Fund (SRF) deadline is tomorrow, 8/11/05; however, an additional 30 days extension has been granted. The budget presentation before City Council will occur on 8/18/05. We are 100 percent optimistic that we will obtain the \$25 Million; however, we must come up with 25 percent of that to get such, since a substantial amount of those funds are committed. The 8/18/05 budget presentation meeting is crucial. Councilwoman Jones and Councilman Corrigan offer great support for the WSEA. An approved budget will not be final until 9/30/05.

**Interlocal Agreement**

All parties have completed their review effort, except for the city.

### **General Items/Discussion/Update**

- EPA funds – should receive within the next two months.
- Update on Procurement of the PDT – Outline of Scope and Services – states what we are striving for – Part A, Program Development; Part B, Program Management; and Part C, Construction Management – and are breaking with the past; being more proactive. The Program Development Team (PDT) will allow the chosen entity to do above and beyond the normal tasks to demonstrate savings to the city. In addition, the program will be performance-based to ensure delivery of success and quality. JEA Procurement, our attorney and the city have spent much time to create this program outline, which has never been done before. We will be ready for advertisement on Monday, 8/15/05 – only for Part A, will do other parts once Part A is completed. Part A first only to give all – city, Mayor, and JEA – the confidence that WSEA will do all it has said it will do.
- Introduction of Deborah Lamb and Ken Hawkins as support for the WSEA team.

### **Status of Current Projects**

Triangle Estates – Sewer – under construction; will be complete this month.

Drury Lane – Water – complete.

Clark Road – Water – no response received; loan request is now closed.

Lavilla Sportsman Club – Sewer – finalizing contracts; should have closing this week.

Nate Circle – Water – project nearing completion.

Wagner Road – Water and Sewer – on hold; waiting to hear back from church (Hope Chapel).

Iroquois/Milam and Country Club/Forest Park – Sewer – approved by Council 5/10/05. Project is being designed. Letters of intent were mailed to homeowners. Town meeting will be held once final construction numbers are known (approximately October).

Pine Forest – Sewer – approved by council on 6/14/05. WSEA's largest project to date. Overwhelming turnout for the celebration service held 8/04/05; well received with great media coverage; Mayor and several Board Members, and Council Members were also in attendance.

### **Outreach/Communication Update**

Pine Forest Event – viewed video of Heather Murphy interview with Fred Odom – Multi-Million Dollar Upgrade, which was conducted and aired on 8/04/05 in the AM before the event. Great press coverage was given by Heather Murphy. Additional coverage from other television media was also aired from the event itself, which Sherry is reviewing. Distribution of event photographs reviewed. Also distributed/reviewed an article featured in the Jacksonville Business Journal's edition of August 5, 2005 – **Pine Forest to get affordable housing**.

Tarpon Cove – 76 homes. \$2.5 Million project if they go forward. Do not want to shut out any interested parties; however, must caution them in regards to the available funds now with no budget clearance to date. Community meeting scheduled for September 6.

### **Other Items for Discussion**

Nest meeting scheduled for September 14, 2005.

### **Request for Public Comment**

Jackie Brown (audience attendant): what will the Program Delivery Team do; what will they be responsible for?

Fred Odom – the WSEA has no staff, other than the four of us now; the entity will do Part A, Program Development, to include funding and grant development; Part B, Program Management, to include design support services and communication services; and Part C, Construction Management, to include construction engineering and inspection services and deliverables.

Jackie Brown: WSEA will outsource all of its projects?

Fred Odom: yes, will not do any projects in-house.

Jackie Brown: completely independent from JEA?

Fred Odom: yes, as much as can be.

Jackie Brown: I am excited about what I have seen with viewing the Pine Forest project; I hope that it will be modeled and taken throughout the city.

Fred Odom: Thank you very much; WSEA and this Board are also excited with the work being done for the residents of our city.

**Meeting adjourned.**