

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

Date: September 12, 2007
Time: 2:00 P.M.
Location: City Hall, Renaissance Room

Attendees:

Jeanell Wilson, Chair
Harriet McDonald
John Craddock
Lawrence Jones

Chair Wilson called the meeting to order / quorum determined. The Board approved the minutes from the August 8, 2007 Board Meeting.

General Update

- PDT Demobilization-Scorecards are being finalized for the PDT.
- BJP S.T.P.O. Oakwood Villas-Project continues to develop. Funding will be available from the CIBR (\$12 million) as well as the remaining BJP 2.2 million. Public Works will be funding the drainage portion. A funding schedule is also being developed. The DEP is working to get funding encumbered.
- 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.
- FDEP: Grant For Sampling and Monitoring Ground Water and Nutrient Quantification Study- An approach is developing. Currently, engaging with city to find out who would like to head it up.
- Lincoln Villas Pilot Project-There are many issues on how to move forward regarding the Septic Tank Phase Out area: Connection costs, grants that are involved, etc. Currently, the WSEA is engaging with the JEA to determine an internal strategy and how it will be developed.
- Infill Projects- LAB Investments- Developer, JEA, and WSEA are working out agreement to install sewer lines in the area in the STPO area. Most likely, with “Century 21” area, 140 septic tanks will be installed unless there is some innovation. This option is most cost feasible for the developer.
- Funding- Agreement/SOW’s- Started process of all funding agreements including: St. Johns River Water Management District (SJRWMD) and COJ, WSEA and COJ, WSEA and SJRWMD, WSEA and DEP.

- General Discussion- Mr. Odom stated that there are 8 new council members. The WSEA will be presenting to the new members as well as the remaining 11 members. Mr. Odom also informed the board of the article recently written in the Florida Times Union regarding Septic Tanks and the enforcement of hooking up to sewer if line is available. Chair Wilson stated the importance of recording liens on title searches which will eliminate problems when home ownerships transfer and home is still on septic tank.

Mr. Odom explained recent issue regarding The Hartley Press, one of the current non-residential projects the WSEA is assisting with. This project went through the Mayor's Budget Review Committee and a question was raised- "Why is WSEA assisting a commercial property which is capable of finding a loan elsewhere? Shouldn't this money help homes in failing, low income areas?" Mr. Odom explained that the WSEA is a voluntary program and our charter does not state that we can turn down those that are interested in hooking up to sewer based on whether or not they are in a failure area or if they are able to receive loans elsewhere. We assist those who are interested in eliminating their septic tanks. Mr. Odom suggested that we discuss this issue in the future, revisit our charter, and perhaps eliminate assisting non-residential properties. Mrs. McDonald stated that the financing has been a success. Mr. Odom suggested the board draft a letter to the Mayor's Office stating their opinion on this matter.

Status of Current Projects

- Shakir Economy Motel-water
 - Updating title insurance and finalizing with engineer. Once this is complete, closing can take place.
- Church Fellowship Worship-sewer
 - 2nd loan closing is complete.
- 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.
- Tree Hill Nature Center-sewer
 - Closing will take place today.
- The Hartley Press-sewer
 - Approved through Mayor's Budget Review Committee on 9-11-07. Will proceed through City Council for approval.

Other Items for Discussion

- Election of Board Officers- Chair Wilson requested postponing election of officers for next month when all board members can be present. **Mr. Jones motioned to approve postponing elections. Motion was seconded by Harriet McDonald and voted in favor by all members present.**

Next Meeting

October 10, 2007- City Hall Committee Room A

Request for Public Comment

None

Meeting adjourned