

WATER & SEWER EXPANSION AUTHORITY
MEETING MINUTES

Wednesday, August 11, 2004

Meeting Time: 2 p.m.

Location: Office of General Council conference room

Members attending:

Jeanell Wilson, Chair

John Craddock, Vice Chair

Lawrence Jones

Susan Rudd

Chair Jeanell Wilson called the meeting to order. The Board approved the minutes from the July 14, 2004 meeting. Chair Wilson welcomed Fred Odom back and asked Mr. Odom to give an update. Mr. Odom said he was just settling in to an office at the JEA building and was setting up meetings with council members and that Sherry Hall, on loan from the city's Public Works Department, would be working with him as communications director. He indicated he had been meeting with Walt Bussells on planning issues and to discuss a future bond issue and approximate timing for 12 to 18 months out. Mr. Odom also noted he had met with JEA's Don Boggs to review the role of JEA's design and construction group and overview WSEA.

Christian Blalock with the city's Office of General Counsel related that the City Council had approved the Triangle Estates and Arlington YMCA projects that had been submitted. She discussed the proposed documents for projects and that they had been reviewed by the city's bond counsel, bankruptcy counsel, environmental law counsel and that comments would be compiled and discussed.

There was general discussion about when customers would be required to connect to the system and what exceptions would be if any. Nancy Kilgo explained how the current septic tank phase out projects are handled and that deferrals were required for people who did not connect within one year. Chair Jeanell Wilson asked if a lien could be placed on the property so there would be a record so people would connect. Brenda Forbes indicated that JEA had developed a tracking system with the city and Health Department to identify those properties in the system that had utilities available. Christian Blalock explained that the documents would contain a covenant to run with the land in the Master Lease. Ms. Blalock asked for Board Members and others to send further document comments to her.

Brenda Forbes updated on various project activities. Brenda gave an update on Lincoln Villas and an upcoming meeting. She indicated that the residents on Drury Lane, where the street is under review for a water project, did not express interest in a sewer project. More information will be presented on the Drury Lane water project at a future meeting.

The YMCA may not use all the approved financial allowance based on the bidding and construction method chosen by the YMCA. The documents are near completion and staff is waiting on direction from YMCA.

There was additional discussion on Triangle Estates around the percent of people participating and how that would impact the project. All the residents that planned to participate need to execute or sign documents before a project is bid. Otherwise, the actual dollars per household may change due to fewer or greater participants and the agreements would need to be adjusted accordingly.

Mr. Lawrence Jones indicated he had talked with Mr. Ben Harris about Kennon Estates off Edgewood Avenue as a possible project.

Pastor Leonard Love and Mr. Wes Westmoreland attended the meeting as pastor and contractor, respectively, for the Truth for Living Church on Clark Road. The church has a septic system that could accommodate expansion plans. They were interested in a water line extension for a fire protection system. They were looking for financing alternatives for approximately \$20,000 to \$25,000 to construct the water line for the church. They were to talk in more detail with JEA's development group and others to determine alternatives.

Fred Odom asked Sherry Hall to present sample logos that may be used for WSEA. Mr. John Craddock asked if "Jacksonville" could be incorporated into the design so that the authority's geographic location would be distinguished.

Mr. Odom acknowledged the commitment of the support staff at JEA and the city.

There was a request that the member/attendance roster be updated. There was also discussion about having creating a WSEA Web site and information on the city and JEA Web sites.

Chair Wilson asked if there were any other comments and thanked Christian Blalock for her efforts in preparing the draft project documents. The meeting was adjourned.