

OKEECHOBEE UTILITY AUTHORITY**MEETING MINUTES**

Tuesday, May 20, 2025 8:00 A.M.

Okeechobee Utility Authority

100 SW 5th Avenue

Okeechobee, Florida

Chairperson Nelson called the meeting to order at 8:00 A.M.

Chairperson Nelson determined the voting members and led all participating attendees and visitors in the Pledge of Allegiance.

Chairperson Nelson addressed Agenda Item No. 1; the following Okeechobee Utility Authority Board Members were present:

Board Members:

John Gilliland*

Harry Moldenhauer*

Steve Nelson*

Alternates:

Melanie Anderson

Glenn Sneider**

Absent:

Steve Hargraves

Tabitha Trent

*Voting Board Members

**Voting in Tabitha Trent's absence.

OUA Members:

John Hayford

Greg Kennedy

Lauriston Hamilton

Jamie Mullis

Steve Conteaguero

Michelle Willoughby

Agenda Item No. 2 'Agenda Additions or Deletions' Executive Director Hayford discussed that there was an addition to the agenda. Item 2A, Invoice from CHA for the Pine Ridge Park Utility Improvements.

Agenda Item No. 2A 'Invoice from CHA – Pine Ridge Park Utility System Improvements'

Executive Director Hayford discussed that CHA had submitted the invoice for the Pine Ridge Park Utility System Improvements project on Friday, May 16, 2025; therefore, it did not make the board package before it was distributed. Executive Director Hayford discussed that this should be the final invoice submitted for the project. **Motion by Glenn Sneider to approve the invoice to CHA Solutions in the amount of \$720.00. Second by Harry Moldenhauer. Vote unanimous (4-0), motion carried.**

Chairperson Nelson addressed Agenda Item No. 3 'Consent Agenda' Motion by Glenn Sneider to approve the Consent Agenda as presented.

Consent Agenda Item No. 4 'Invoice from CHA – Pine Ridge Park Utility System Upgrade in the amount \$504.00'

Consent Agenda Item No. 5 'Invoice from Sumner Engineering & Consulting, Inc. – SW Wastewater Service Area Project (Part E) in the amount of \$21,097.50'

- Consent Agenda Item No. 6** 'Invoice from Sumner Engineering & Consulting, Inc. – SW Wastewater Service Area Project – NW 15 Assessment (Part F) in the amount of \$2,404.50'
- Consent Agenda Item No. 7** 'Invoice from Sumner Engineering & Consulting, Inc. – SW 5th Avenue LPSS Design and Permitting in the amount of \$19,550.40'
- Consent Agenda Item No. 8** 'Invoice from Sumner Engineering & Consulting, Inc. – SW Wastewater Service Area Project – Vacuum Station 4 Force Main Services in the amount of \$3,465.00'
- Consent Agenda Item No. 9** 'Invoice from Sumner Engineering & Consulting, Inc. – Consumptive Use Permit Consulting in the amount of \$390.00'
- Consent Agenda Item No. 10** 'Invoice from Andersen Andre Consulting Engineers, Inc. – SWSA Project 2 Vacuum Collection System in the amount of \$7,045.00'
- Consent Agenda Item No.11** 'Invoice from Holtz Consulting Engineers, Inc. – SR 78 Watermain Improvements in the amount of \$4,809.50'
- Consent Agenda Item No. 12** 'Invoice from Holtz Consulting Engineers, Inc. – GIS Mapping Project in the amount of \$1,244.00'
- Consent Agenda Item No. 13** 'Invoice from Lewis, Longman, & Walker, P.A. – USDA Loan Legal Services in the amount of \$25,500.02'
- Consent Agenda Item No. 14** 'Invoice from Nason Yeager Gerson Harris & Fumero, P.A. – Legal Services in the amount of \$10,536.60'
- Consent Agenda Item No. 15** 'Invoice from Conely and Conely, P.A. – Legal Services in the amount of \$3,456.25'
- Consent Agenda Item No. 16** 'Invoice from Thorn Run Partners in the amount of \$3,500.00'
- Consent Agenda Item No. 17** 'Invoice from MacVicar Consulting, Inc. in the amount of \$250.00'
- Consent Agenda Item No. 18** 'Surplus Property'

Second by Harry Moldenhauer. Vote unanimous (4-0), motion carried.

Chairperson Nelson addressed Agenda Item No. 19 'Meeting Minutes from April 15, 2025' Motion by Harry Moldenhauer to approve the Meeting Minutes from April 15, 2025 as presented. Second by John Gilliland. Vote Unanimous (4-0), motion carried.

Chairperson Nelson addressed Agenda Item No. 20 'Employee Recognition' There were no employees to recognize at this time.

Chairperson Nelson addressed Agenda Item No. 21 'Public Comments' There were none.

Discussion Agenda

Chairperson Nelson addressed Agenda Item No. 22 'Vantage Oaks, LLC Connection Charge' Executive Director Hayford discussed that Vantage Oaks, LLC, owns several properties in the Treasure Island area, serving over 200 residents. Vantage Oaks, LLC was noticed of the pending changes to the

Schedule of Rates, Fees and Charges for the connections to the OUA utility systems. Executive Director Hayford discussed that staff had multiple telephone and email discussions as well as meetings with Vantage Oaks personnel regarding the project and the pending deadline. Executive Director Hayford discussed that as the deadline approached Vantage Oaks tried to offer up a different payment agreement and requested an extension, all of which they were told could not be considered or granted by the OUA Board prior to the April 30th deadline. Executive Director Hayford discussed that Vantage Oaks finally made payment on the OUA 25% Payment Plan several days after the deadline. This payment was returned to Vantage Oaks. Executive Director Hayford discussed that the attorney for Vantage Oaks, Hugo Benitez was present to speak to the Board. Mr. Benitez discussed that Vantage Oaks had to consider the costs associated with shutting down their existing wastewater treatment plant, the costs to connect to the OUA and the effect on its current customer base. Mr. John Wisk, founder of Parakeet Properties and Vantage Oaks, LLC was present to make apologies to the Board for the late payment and to ask the Board to grant an extension of the reduced fees associated with connection to the OUA wastewater system. Attorney Conteaguero discussed that there would be no legal issue with the board extending the reduced rate to Vantage Oaks. There was a brief discussion. Chairperson Nelson called for a motion. No Motion was made. No action required or taken.

Chairperson Nelson addressed Agenda Item No. 23 ‘April 2025 Meeting’ Executive Director Hayford discussed that the regularly scheduled OUA Board Meeting for April 15, 2025 failed to reach a quorum. Board member present agreed to move forward with the meeting without voting. Executive Director Hayford discussed that all items needing direction and or votes would be sent to each OUA Board member by way of email to solicit votes. Executive Director Hayford discussed that each item would be brought back to the next OUA Board Meeting for consideration and discussion publicly to reaffirm. Executive Director Hayford advised the Board that each of the items could be discussed and affirmed separately or as a group. There was a brief discussion. **Motion by Glenn Sneider to approve Agenda Item No. 23A through Agenda Item No. 23J as presented, noting that Board Member Gilland opposed Agenda Item No. 23H. Second by Harry Moldenhauer. Board Member Gilliland did not vote in favor of Agenda Item 23H. (3-1), motion carried.**

Chairperson Nelson addressed Agenda Item No. 24 ‘Pine Ridge Park Pavement Restoration’ Executive Director Hayford discussed the Okeechobee County has proposed to split the cost of paving multiple roads in the Pine Ridge Park neighborhood. Executive Director Hayford discussed that the County has stated that the OUA contractor has damaged the roadway during the process of installing water and wastewater piping. Executive Director Hayford discussed that the County submitted a Cost Share Agreement in which the OUA would be responsible to pay \$149,839.50, which is half the total cost to pave the streets listed in the Agreement. There was a brief discussion. **Motion by Glenn Sneider to approve the Cost Share Agreement and payment of \$149,839.50 as presented. Second by Harry Moldenhauer. Vote unanimous (4-0), motion carried.**

Chairperson Nelson addressed Agenda Item No. 25 ‘2025 Employee Evaluation Results’ Executive Director Hayford discussed that the 2025 Employee Merit Evaluations have been completed. Executive Director Hayford discussed that a 4% merit allocation was budgeted for this year and that evaluations ranged from 3.05% to 5.06%. This item is for informational purposes only.

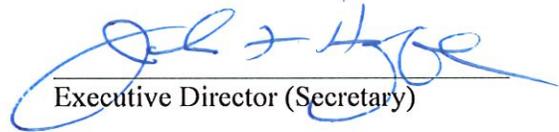
contractor that was hired by the developer for the Lakefront Estates Development will be completing the construction for the piping and they will also be responsible for the restoration of the roads as necessary.

There being no other business, meeting adjourned at 9:32 A.M.

PLEASE TAKE NOTICE AND BE ADVISED that if a person decided to appeal any decision made by the Okeechobee Utility Authority with respect to any matter considered at this meeting, he/she may need to ensure that verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. A CD recording of this meeting is on file in the Executive Director's office.



Chairperson



Executive Director (Secretary)