

**Homosassa Special Water District
Regular Meeting
June 16, 2014**

A regular meeting of the Board of Commissioners of the Homosassa Special Water District was held on Monday, June 16, 2014, at the Water District office located at 7922 W. Grover Cleveland Blvd., Homosassa, FL.

Present were:

Commissioner Seibert	Commissioner Jeeves
Commissioner Bitter	Commissioner MacRae
David Purnell (Superintendent)	Denise Lyn (Attorney)
Teresa Olds (HSWD Staff)	George McDonald (Engineer)
Tami Jo Watson (HSWD Staff)	Marian MacRae (Guest)
Ron Schultz (Guest)	Dee Dee Pierce Wilcox (Guest)
Wilma MacRae (Guest)	Kathy Foulk (Guest)
Tera Griffin (Guest)	Angela DeJesus (Guest)
Judy Biston (Guest)	John Grannon (Citrus County Historical Society)

Commissioner Sipos was not present at the meeting.

Commissioner Seibert called the meeting to order at 3:00PM.

1) Additions, Corrections, Deletions to Regular Meeting Minutes May 19, 2014

Commissioner Bitter made a motion to approve the minutes of the Regular Meeting. Commissioner Jeeves seconded the motion. Vote yes. Motion carried.

2) Public Input:

A) Kevin Cunningham for Mary Street LLC (Adjustment due to leak)

Commissioner MacRae made a motion to remove the conservation rate. Commissioner Seibert seconded the motion. Vote yes. Motion carried.

3) Elevated Tank:

Dennis Seibert: Glad to see that you have organized a group to speak today.

Marion MacRae: Good afternoon, everybody. Thank you for hearing us. On May 29, 2014 we had a town hall meeting in Homosassa. We created a group called Old Homosassa Historical Preservation Society. We have elected a committee to approach you guys. The committee consists of: Judy Biston, Myself,(Marion MacRae), Ron Schultz, Dee Dee Wilcox, Kathy Foulks. Our primary focus at this time is to take the water tower off your hands and to preserve it as a Landmark. This will keep it as the wishes of the community. We have several paths that we will undertake. I guess Ron Schultz will start with the not for profit aspect.

Ron Schultz: I live at 4215 S Purslane Drive.

Dave Purnell: Ron you can remain seated.

Ron Schultz: No I rather stand to be closer to the light. I had my eyes dilated an hour ago. My task is to set up the Corporation structure for Not for Profit. I have found it to be a frustrating process. I have discovered you have to deal with Division of Corporation, IRS, Department of Revenue, Department of Agriculture and a Bank Account. It turns out that the way the Government has it structured. Is that 2 or 3 of them say when you make this application. You must provide proof that you done the previous one. You cannot do these concurrently. You have to do them in sequence. Which is really turning out to be a real problem in terms of speed. The government quite simply won't let us go that fast. This is going to take some time. I have prepared the Division of Incorporation and Bylaws of the Organization that will be submitted with permitting to do on line. We will have the Board of Directors and what have you. Then when I get the acknowledgement back from them, I can go to the IRS for the C-3 status and to the Department of Revenue for Sales tax status. This is because of the problems in the last few years with fraud in the not for profit sector, we have to register with the Department of Agriculture, before we can solicit any funds. Once that is done I can set up a Bank Account. So, it becomes several things that have to be done in Sequence.

Jim Bitter: Excuse me Ron, What is the Department of Agriculture?

Ron Schultz: Department of Consumer Affairs, before you could solicit funds. This year Legislator has said you must register with them as a Soliciting Organization, consumer protection type idea. It just puts another step in the process. We have the Old Homosassa Historical Preservation Society now. We have our Website now, OHHPS.ORG, I have registered the Domain Name, that will all be put together in the next week or so. I think the most important thing I need to mention to you today is. Yes, we are going about this with all possible speed. But I am finding just impediments to doing these things quickly, because the

government wants you to do this in a sequence. We call, you wait, you get a form in the mail and fill it out and send it back. Then you get another form to do all over again. So yes, this will take time. We will be working on the website starting at the end of the week. Beginning of next week we will get it hosted. It should be complete in two weeks. I will respond to any questions. If I may?

Dennis Seibert: Do you have a ball park period?

Ron Schultz: I think merrily to get all the way up to 3 or 4 weeks. If I push everything I think 3 weeks. I will do as much as I can on line. I will expedite everything. Just physically creating the entity is 3 weeks. I have hopes it won't take any longer. This is my first time creating a not for profit corporation. I have created several for profit corporations over the years. Some have turned out nonprofit. Of course, not on purpose. So this is my first time on a not for profit point of view. I have had a learning curve here. I thank you.

John Grannon from the Citrus County Historical Society: I grew up, native until I was drafted and went off to war. When I returned from war I moved to Tampa but still visited Family and Friends in this area. Now that I am retired I moved back home. I am here today to encourage you all to preserve this Historical Structure. We already have the precedence with the Old Courthouse in Inverness, The Museum in Crystal River. We lease from the County. The county maintains the Building and some cost. The group here today that has come forward to save something that is very special to them. People that are newcomers to this area 95 percent volunteers get credit for helping preserving the Courthouse in Inverness. Everybody might have a different view of what is Historical to them. But it is what you experience growing up. I didn't know when I was in High School in 1965 that some of my fellow classmates lived in homes without running water. I just took for granted in early sixties that the water tower reflects a sea change. It changed a way of people's life for one thing. The ended up with more free time they didn't have to get water and bring it back to the house. But it is so significant in the sixties on how it changed people's life. I heard it to the rumor mill that folks up in Crystal River, City Counsel want to take down our water tower. We will be gearing up to another fight. Because I understand by reading the minutes of the Special meeting the figures that were thrown around on what you're facing. I would hope that the formation of the group like this to help you raise the funds. We have the presence here, the water park the largest in the State of Florida. The Friends of the Park, Friends of Chassahowitzka, Friends of Fort Cooper, Friends of Wild Life Reserve. Some are all ready to do this, some better than others. For me this is a personal issue. This Building matter of fact up front, my father was a bookkeeper for the Mosquito Control back in 1959, 60, 61. I'd come down here on Sundays with him to work. I would do homework and get away I was the Oldest of 5. Many here know of my brothers and sisters. Plus this Building had an air conditioner unit in the window. That was nice. This is where the pave road ended on Chicken Farm Road. I learned how to drive on Chicken Farm Road. I had a hard time driving on a road with curves, but I was good at a straight away. I just wanted to come and speak on behalf of the Historical Society. Our mission is to preserve the history. I hope you give these folks the extra time to try to come up with a solution. Like Mr. Schultz says it's a learning curve. It can be done. I have done this in Tampa. The rules have changed somewhat because of

charity abuse. Now is the time to start this group, before you start raising money. I would hope you would give them a chance to come up with another plan not slam the door. I understand because of the physical year end. I appreciate this time to talk the Historical Society wants to do what they can to be supportive they do not want to own the property. The Historical Society already did that once. Property in Lecanto was given to them in 1981. We can't do much with it. Originally the Historical Society was going to put a museum on that property. But then the opportunity came up with restoring the courthouse in downtown Inverness. Then the Historical Society applied for grants to get money. The grant money went to the county of course. We have 3 Heritage Councilors now. Mrs. Marsha Beasley and her husband arrived here in the early eighties after retiring from the Army. This farm girl from Indiana knew how to get things done. She was a Retired Lt Colonel that kicks us in the butt and got us organized. Since then we have had the Historical Society, we gathered a group of people to save a School in the City of Hernando, instead of letting it turn into a CVS. Then a group started up to save the Museum in Crystal River 1986 and then again in 1993. The Historical Society would like to have a group in the Homosassa Area. I like the name of the group. I am very supportive of the organization since it is preservation society. That means the group can work with other Building and structures also. Thank you for a chance to talk today.

Dennis Seibert: Thank you for your input.

John Grannon: It means a lot to me. I am very fortunate to grow up here and come back here to live out the rest of my life. I have done my part on what I can do to maintain and preserve history. As a little boy I grew up here, my grandparents lived in Lecanto. My mother's side of the family. I learned a lot from my grandmother, my great grandparents homesteaded here in the 1850's. They were the Kings, from Kings Bay Drive but the Kings and the Allen's moved back to Lecanto. Crystal River wasn't a healthy place to live back then. My grandmother said she hoped for a Historical Society someday. She talked about Mrs. MacRae, Rodney's grandmother. She would come over and interview my great grandfather. She had learned a lot of information on the area since he moved here when he was 2 years old in the 1850's. Little did I know that I would be President of the Historical Society for eight years. I don't know if I will run another term. I don't want to die in office. I do expect a big funeral you know. The casket will be a rotunda.

Jim Bitter: It will be a Historical Artifact.

Dennis Seibert: We appreciate your input. I have a question. You made a comment, I heard you say the Historical Society does not want to buy property? That is a problem with Homosassa Special Water District. We don't want to own it either. That is one thing that caught my ear.

John Gannon: Maybe, hopefully this group of people can help you maintain the property. There is enough people here to help raise funds.

Dennis Seibert: That is a question we have to legally find out how to go about things.

John Grannon: Governor Scott just signed yesterday I think non-profit one of the groups that was concerned was Friends of the Park. They raise money all the time. They have a separate Board of Directors to raise funds or 501 C. If they don't spend it they give it back to the State of Florida.

Dennis Seibert: Homosassa Special Water District would have to investigate since they are a Special District.

John Grannon: You have some presence since you are a government or public entity. Thank You

Marion MacRae: DeeDee, do you have anything to add to all of this?

Dee Wilcox: My task is to make the water tower a Historical Landmark. That is where I have come up with a challenge also with the timeframe. We have met with the Historical Society and we have lots of people that want to help. But we know we have to do the not for profit and there are a lot of guide lines we have to follow. Right now our predicament is time. I am here to request time.

Marian MacRae: Winding it up, the grants are in stop this year and come back later this year. So we would, respectfully, like to ask for six months. We need time to get our acts together, get grants applied for, and the not for profit going. The Citrus Historical society is going to work with us and give us guidance. So if you could give us six months.

Kathy Foulk: Dennis that might give you all time to find out how the property could be transferred or our group could purchase it or something. You might have those details by then, also.

Dennis Seibert: We already have answers on that detail.

Rodney MacRae: Are the numbers in this packet?

Dennis Seibert: No

Rodney MacRae: Are you keeping that a secret?

Dennis Seibert: Yea, I will bring it up at the meeting, we just found out today. I appreciate everything. Listen to it and see. Appreciate something. We are not here to fight you all. I would love for you all to take it over. We're looking at the facts. We are trying to run a business. We are looking at the budget next year. We are running into some issues now. Cost wise, on how can we run an efficient water Department. That is what we were elected to do. Appreciate your thoughts, our thoughts and our feelings. Everyone says, why do you want to take it down? I don't really want to tear it down. I do because of Business. Yes, I will say it. That is what I was elected for to run a good efficient water department. Our charter calls for that. It doesn't call for us to be a Historical Society. I appreciate your concerns and stuff to work with you is what

we would like to do to save it and get it off our books. It is a Liability. So far this is the reason we brought it up. It is to get this off our books. We have other needs to meet.

Kathy Foulk: So then, is it a possibility to purchase it then?

Dennis Seibert: Oh yes, we have to put it out for bid, Put it up for Bid.

Rodney MacRae: Having said that Dennis, if you don't mind if I speak, as a Board member, I would like to speak for the Board, in as much as we would like to work with the Community to get this done. If there is a transfer of ownership that could be worked into having the O.H.H.P.S. take over ownership of the tank. Having heard what they have to do. Ron Schultz mentioned 3-4 weeks. Well that is a very small portion of it. The group needs time to raise funds. So I don't think it to be unreasonable for this Board to work with them and give them an additional 6 months to make this happen. So is there anything that we plan to do to that tank as far as retiring it. Retiring it maybe so, if you need to disconnect the tank and get it off line. So it is not part of the system anymore, then that is fine. But I think we should hold off for at least 6 months on doing anything at all to this tank. Until this group can get formally form and get a mechanism in place to raise funds to do the purchase and then the ultimate rehab of the tank itself. I would ask, I would put forth a motion to the Board that we do that. I so move, to make that motion.

Bob Jeeves: 6 months from?

Rodney MacRae: 6 months from the 2 months from now, 8 months, No

Bob Jeeves: 6 months from July 1, 2014.

Marion MacRae: Yes, July 1, 2014.

Rodney MacRae: That's fine.

Commissioner Seibert made a second to discuss.

Rodney MacRae: Thank you Dennis.

Bob Jeeves: I will make the Second.

Dennis Seibert: I already did. I would like to see this resolved by October or November the latest. I would like to see it resolved next month. But now I understand after hearing all that I understand the situation, but I would like to see this resolved before year end. I am willing to work with that not a specific date.

Rodney MacRae: If I may add they would like to get this resolved sooner than later, also. But I don't want to put a time limit on them. Just saying, if this group doesn't have everything in place by October 1, 2014 and then the Board say's too late. I think that is too harsh and unreasonable. So I would say give them 6 months with a question mark. Whatever it takes for this organization to get through this. We should help facilitate the moment.

Dennis Seibert: I have a question for Dave? Because if we leave the tank with the shape it's in, do we need to do anything? Can we take the tank off line?

Dave Purnell: We can take the tank off line.

Dennis Seibert: Without having any real concerns? I know we are concerned with storms and stuff and it coming down.

Rodney MacRae: Let me ask it this way, not to be argumentative. Let me ask this. If we were going to keep that tank for 6 months, what would we need to do to insure the stability of the tank for 6 months?

Dave Purnell: The cross bar member needs repaired that the Board has read about in earlier reports.

Rodney MacRae: Then let's repair it.

Dennis Seibert: At what cost are we looking at Dave?

Dave Purnell: I have no idea of the cost since it was part of the package.

Rodney MacRae: We don't want to sell them something used that don't work. Let's fix it. Let discuss this at the regular meeting. We can't expect this organization to keep working on this if we're not going to work with them. They would just be spinning their wheels for nothing then.

Dennis Seibert: Denise, do you have something to say?

Denise Lyn: No, except Mr. Schultz needs a lawyer.

Ron Schultz: I have been well trained.

Denise Lyn: I could never do it.

Bob Jeeves: This is for our Attorney. Do we have the authority to transfer property and or the tank?

Denise Lyn: I hope no one is thinking they are just selling 'the tank'. Hopefully you all need to get that thought out of your minds. Because H.S.W.D. cannot sell only the tank. You need to sell the property and all the improvements that are made to the property. So you are selling the property. Not the tank. The tank is a fixture to the property.

Bob Jeeves: So everything goes at once. So we have the authority to do it?

Denise Lyn: You have always had the authority to sell surplus property. Once you declare it surplus. Meaning you do not need it anymore. Remember all the district does is hold on to its real property in a trust for the people. It's not yours. Per say, if you no longer need property for business use for it with in your charter. Once it is considered surplus you can get rid of it. Just as if it is a computer, truck or anything else.

Bob Jeeves: If keeping the tank, is Homosassa Special Water District responsible for the liability of the tank if the tank should collapse?

Denise Lyn: Yes, whatever property you own. You need to make sure you have proper Insurance.

Dennis Seibert: The Tank and Property are insured.

Rodney MacRae: So to sum this up with my motion, If we work with these people and give them time they need. If there is something that has to be done to the tank for safety purposes? We can talk about that during the general meeting discussion in the next meeting. The cost and what that might entail. That is not part of my motion.

Dave Purnell: Wouldn't our motion come after that?

Dennis Seibert: No, my motion

Rodney MacRae: Yes.

Denise Lyn: Yes, You have to decide what you are doing first.

Rodney MacRae: We cannot ask these people to do all of this stuff if Homosassa Special Water District is not going to give them the time.

Denise Lyn: Rodney that is your motion. To give them 6 months, it has been seconded to discuss. if you decide on this motion. Then we can move on to have a motion to discuss what will be done to the property in the meantime at the regular meeting.

Bob Jeeves: 6 months is a reasonable time.

Jim Bitter: Is there a date in mine that there will be a light at the end of the tunnel? Can we be updated with reports in the mean time?

Marion MacRae: Yes, we will be happy to keep you informed.

Dennis Seibert: Yes, that will work. I would like to see something. George McDonald, You are sitting back there, you are our engineer.

Denise Lyn: George is not involved in this motion.

Denise Lyn: You have to give a motion on the 6 motion.

Dave Purnell: We have already gone out to bid by instructions of the Board; we are excepting those bids at next month's meeting.

Rodney MacRae: We don't legally have to except or open or act on those bids.

Denise Lyn: You have the power to accept or reject the bids.

George McDonald: These demolition contractors are from out of state, You probably don't want them to come here because of cost. You might want to put a motion to delay this bid for a period of time.

Rodney MacRae: I would be glad to do that as a second motion. If that is required after this one

Dennis Seibert: I would take the motion. I would like to have a decision made by December 2014. I think that is fair, personally.

Ron Schultz: Looking at the calendar, that puts us into December 2014. I think that would be rational.

Dave Purnell: That should be at a Board meeting; if you extend, the tank is a liability. You have the liability. It will no longer be our liability on the day set. Either which way it goes it needs to be at a Board Meeting. Where we open all the bids on the property.

Rodney MacRae: Buy the property? You are going overboard on this. We haven't decided how to dispose of the property. Don't imply that.

Dave Purnell: It should be a certain time thing at a board meeting.

Marion MacRae: We need time.

Dennis Seibert: December 15, 2014 Purpose.

Rodney MacRae: December 15, 2014 Board meeting amend my motion to delay, to delay to December 15, 2014.

Dennis Seibert: Seconded the motion. Vote yes. Motion Carried.

Rodney MacRae: All these people who are working on this have worked hard, put a big effort they will continue on a big effort. I don't think they need a drop dead date. The Board needs to keep an open mind that comes December 15th, they may need more time.

Dave Purnell: I would say make it December 15, 2014 they are going to report bi-monthly to the meeting with progress. We can make a motion at that time on results.

Dennis Seibert: The motion has been made to delay evacuating tank until December 15, 2014.

Teresa Olds: I need an amendment for the second

Dennis Seibert: I will make that amendment. All in favor say I. All commissioner present Voted yes. Motion carried.

Rodney MacRae: Thank You

4) Attorney Report:

Nothing to report at this time.

5) 2013-2014 Budget Report

Discussion

6) Staff Report:

A) Banking Information (Attached)

Discussion

B) Schedule Budget Workshop

July 21, 2014 @ 1:00PM

C) Purchase new vehicle for office

Teresa discussed with the Board purchasing a new vehicle for the office. The deadline for purchasing a vehicle from the State Bid List has come and gone. The earliest now that a vehicle can be ordered off the Bid List is September when they start marketing the 2015 models. Right

now the office staff is using their own vehicles to go to the Bank, Post Office and any errands that need to be done.

Discussion.

Board agreed for the limit for a new vehicle to be at \$18,000.

D) Spending limit increase

Superintendent Purnell would like to have the Board increase his spending limit to \$15,000.00? It has not been reviewed for an increase in several years. Commissioner MacRae made a motion to increase the spending limit for supplies to \$15,000.00. Superintendent Purnell will make the Board aware of what is being purchased. Commissioner Seibert seconded the motion. Vote yes for Commissioner MacRae, Commissioner Seibert, Commissioner Bitter, Commissioner Jeeves voted no. Motion carried.

7) Superintendent's Report:

A) Water Tower Bid Delayed

Superintendent Purnell would like a discussion on providing the contractors a letter Stating that the bid to tear down and remove the water tower is on hold until further notice? Commissioner Bitter made a motion to send a courtesy letter to the contractors to notify them of the time delay until December 15, 2014. Commissioner Seibert seconded the motion. Vote yes. Motion carried.

B) Water Loss

Please note that during the month of May the crew had repaired 13 leaks and installed 500' of main. This will hopefully lower the percentage of water loss.

C) Willard Ave Bridge Projects

Discussion

D) Hiring New Employees

To be discussed at next month budget meeting, bring breakdown of all necessary cost.

E) Spreadsheets

The spreadsheet attached is a list of the crew's future projects. This spreadsheet has the breakdown of the cost involved also. The highlighted projects are complete.

8) Reports to the Board:

- A) Shut off list**
- B) Adjustment Report**
- C) Yearly Timeline**

Discussion

9) Board Comments:

Commissioner Bitter wanted to thank the staff for such a prompt repair at the Civic Center. Commissioner MacRae wanted to thank Superintendent Purnell on a great spreadsheet report. He also wanted to thank the Board for a very nice meeting with the O.H.H.P.S.

10) Pay Bills/Adjournment

Commissioner Seibert made a motion to pay bills and adjourn the meeting. Commissioner Jeeves seconded the motion. Vote yes. Motion carried.

Superintendent Purnell would like confirmation from the Board if the Staff can purchase a Vehicle or does the board need to authorize?

Denise Lyn:

Attorney Lyn had asked for the meeting to be put back in temporary session.

Commissioner MacRae made a motion based on staff findings that a purchase cannot be made from the State of Florida vehicle list because of delay in delivery date. Staff needs vehicle now. Staff is authorized to purchase a vehicle that will meet company needs from a local car dealer but not to exceed \$18,000.00. Commissioner Seibert seconded the motion. Vote yes. Motion carried.

Meeting adjourned