

MINUTES

Key Largo Wastewater Treatment District (KLWTD) Meeting



May 7, 2013

98880 OVERSEAS HWY, KEY LARGO, FL 33037

The Key Largo Wastewater Treatment District Board of Commissioners met for a Commission Meeting at 4:07 PM. Present were Chairman Majeska, Commissioners Norman Higgins (arrived 5:43 PM), Andy Tobin, Steve Gibbs, and David Asdourian. Also present were General Manager, Margaret Blank, General Counsel, Ray Giglio, Acting District Clerk Susan Pritchard, and other appropriate District Staff.

Peter Rosasco led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Asdourian moved the Laundromat Item before Item 6. Commissioner Gibbs pulled the Minutes of April 23 from Bulk. Ed Castle, Weiler Engineering added an item on the "Tobin Valve". Paul Christian requested that Items 13 and 17 be dealt with together. General Manager Margaret Blank moved Items 4 and 5 to right after Public Comment. Chairman Majeska will have Peter Rosasco give a report on the Tallahassee trip.

Motion: Commissioner Tobin made a motion to approve the agenda as amended. Commissioner Asdourian seconded the motion.

Vote on Motion

Member	Yes	No	Other
Commissioner Higgins			Absent
Chairman Majeska	X		
Commissioner Gibbs	X		
Commissioner Tobin	X		
Commissioner Asdourian	X		

Motion passed 4 to 0

PUBLIC COMMENT

Name & Address

James Saunders, Letter (Exhibit "A")
Sue Heim, Key Largo

Subject

Public Coin Laundry
Resolution No. 13-05-13
Exemption for AK's 1093149, 1093301, 1094625, 1094650
Exemption for AK's 1539561, 1614017, 1650021
Exemption for AK's 1544949, 1544949, 1545074, 1545082,
1545091, 1591998 (Exhibit "B")
Laundromat Definition

Greg Powell, Key Largo

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Nick Mulick, Key Largo

Refund of 12 months monthly charged

Hold Harmless Agreement

Ken Korshin, Key Largo

Hold Harmless Agreement

FINANCIAL REPORT

Audit Presentation

Tony Grau presented the report to the Board.

Quarterly Report

Peter Rosasco reviewed the Quarterly Report.

Tallahassee Trip

Mr. Rosasco explained what happened to the Bond funding and why the Florida Keys will not be getting any funding this year.

BULK ITEMS

Minutes of April 16, & 23, 2013

Commissioner Gibbs corrected the minutes of April 23 by pointing out that he was absent from the meeting and could not have made a seconded for the motion to approve the minutes and it is a Coral Coast Update not Coral Shores Update on page four.

Motion: Commissioner Tobin made a motion to approve the minutes as amended. Commissioner Asdourian seconded the.

Vote on Motion

Member	Yes	No	Other
Commissioner Higgins			Absent
Chairman Majeska	X		
Commissioner Gibbs	X		
Commissioner Tobin	X		
Commissioner Asdourian	X		

Motion passed 4 to 0

EDU Reduction for AK# 1643556 (100660 Overseas Hwy)

RESOLUTION NO. 13-05-13

A RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING THE REMOVAL OF ONE TAX PARCEL FROM THE 2007 NON-AD VALOREM ASSESSMENT; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE

Motion: Commissioner Gibbs made a motion to approve Bulk Items. Commissioner Tobin seconded the motion.

Vote on Motion

Member	Yes	No	Other
Commissioner Higgins			Absent
Chairman Majeska	X		
Commissioner Gibbs	X		
Commissioner Tobin	X		
Commissioner Asdourian	X		

Motion passed 4 to 0

COMMISSIONER ITEMS

Laundromat Definition

Commissioner Tobin explained that the Laundromat at the RV Park will be reviewed in a year based on actual water consumption.

FINANCIAL REPORT

RESOLUTION NUMBER NO. 14-05-13

A PRELIMINARY RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED SPECIAL ASSESSMENTS AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR NOTICE AND ADOPTION OF ASSESSMENT ROLLS AND FOR CORRECTION OF ERRORS AND OMISSIONS; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Motion: Commissioner Higgins made a motion to accept Resolution No. 14-05-13 in concept. Commissioner Tobin seconded the motion.

Vote on Motion

Member	Yes	No	Other
Commissioner Higgins	X		
Chairman Majeska	X		
Commissioner Gibbs	X		
Commissioner Tobin	X		
Commissioner Asdourian	X		

Motion passed 5 to 0

Pending Payments

Motion: Commissioner Gibbs made a motion to approve Pending Payments of May 7, 2013 contingent upon the availability of funds. Commissioner Higgins seconded the motion.

Vote on Motion

Member	Yes	No	Other
Commissioner Higgins	X		
Chairman Majeska	X		
Commissioner Gibbs	X		
Commissioner Tobin	X		
Commissioner Asdourian	X		

Motion passed 5 to 0

Impact of Refunding All Fees Instead of Sixty Days

Paul Christian reported on the impact of refunding no more than a full year of base charge instead of 2 months.

Motion: Commissioner Gibbs made a motion to accept the staff recommendation of returning up to 12 months of the base charge. Commissioner Asdourian seconded the motion.

Vote on Motion

Member	Yes	No	Other
Commissioner Higgins	X		
Commissioner Gibbs	X		
Commissioner Tobin	X		
Commissioner Asdourian	X		
Chairman Majeska	X		

Motion passed 5 to 0

Exemption for AK's 1093149, 1093301, 1094625, 1094650

Exemption for AK's 1539561, 1614017, 1650021

Exemption for AK's 1544949, 1544949, 1545074, 1545082, 1545091, 1591998

The Board discussed the proposed exemptions.

COMMISSIONER'S ITEMS

Hold Harmless Agreement

The Board discussed the Hold Harmless Agreement.

ENGINEER'S REPORT

Tobin Valve

Ed Castle, Weiler Engineering gave a report on the over flow valve. Commissioner Asdourian is going to work with Mr. Castle on the valve.

OPERATIONS REPORT

FDOT UPDATE

Dan Saus gave a report on the cost of the FDOT engineering and it will be much lower than their original estimate.

ISLAMORADA FDOT UPDATE

Dan Saus reported on the work Islamorada is doing in Key Largo.

ADJOURNMENT

The KLWTD Board adjourned the Board Meeting 8:21 PM.

The KLWTD meeting minutes of May 7, 2013 were approved on June 4, 2013



Chairman Majeska



Carol Walker, CMC District Clerk

Exhibit "A"



Key Largo Waste Treatment District
RE: Public Coin Laundry at POV Campground (Agenda item 12)
May 7, 2013

Dear Commissioners,

I am unable to attend today's meeting, as I will be out of town during the time of the meeting.

In March 2013, Northstar Resort Enterprises Corp. with a DBA of Point of View Key Largo RV Resort (POV) opened to the public. As part of the project, there was a public coin operated laundry planned. Prior to committing to the addition of the Laundry, a call was placed to the KLWTD office to inquire about the sewer impact the laundry would have. We were asked "is this laundry open to the public"? We responded yes. We were told the laundry would be calculated as one EDU as our use fits the public laundry definition for KLWTD. POV continued with the process, and leased the laundry facility to Island Coin Laundry, LLC.

The laundry at POV is not similar to hotel laundries. The proposed language to broad brush all RV park laundries and hotel laundries is misguided. POV does not launder linens and towels such as hotels must do. The coin operated laundry is not used for commercial application. The operations of the campground do not use the coin operated laundry. The laundry is not staffed as is necessary with a commercial hotel application laundry, and is open for the public access 7 days a week.

We cannot speak for all RV Park operations, but there is a glaring difference in the public use of a coin operated laundry in a RV operation, and a commercial laundry that may be in a hotel operation. We ask the Board not to adopt language that would lump all of these laundry operations together, and rather judge each situation by the specific use and access.

In the specific case of POV we have made significant financial investment to have a coin operated laundry installed based upon the KLWTD definition of a public access laundry. To attempt to change the definition at this time would place an undue financial burden that could force the POV laundry to cease operation. The POV laundry is clearly not the same as a commercial hotel laundry, and should not be treated as such. The KLWTD should uphold its original explanation of how the POV coin operated laundry should be assessed.

Sincerely,

A handwritten signature in blue ink that reads "James C. Saunders". The signature is written in a cursive style with a large, sweeping initial "J".

James C. Saunders

Exhibit "B"

5/7/13 Items 9-10+11

<u>AK #</u>	<u>ASSESS</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>
1093149	5050	388.51 DUE	420.68 PD	428.89 PD	420.52 PD	387.2 PD	395.92 PD
1093301	5050	388.51 DUE	420.68 PD	428.89 PD	420.52 PD	387.2 PD	395.92 PD
1094625	5050	436.75 DUE	456.86 DUE	465.71 DUE	482.62 PD	407.55 PD	395.92 PD
1094650	5050	388.51 PD	420.68 PD	428.89 PD	420.52 PD	387.2 PD	395.92 PD
1539651	5200	432.63 DUE	469.01 DUE	451.6 DUE	441.96 DUE	405.38 PD	X X
1614017	5200	444.35 DUE	481.71 DUE	491.05 DUE	480.58 DUE	405.38 DUE	X X
1650021	5200	470.48 DUE	510.05 DUE	491.05 DUE	480.58 DUE	405.38 DUE	X X
1544949	5200	440.31 DUE	477.89 DUE	461.6 DUE	450.96 DUE	X X	X X
1545074	5200	440.31 DUE	477.89 DUE	461.6 PD	450.96 PD	X X	X X
1545082	5200	440.31 DUE	477.89 DUE	461.6 DUE	450.96 DUE	X X	X X
1545091	5200	440.31 DUE	477.89 DUE	461.6 DUE	450.96 DUE	X X	X X
1591988	5200	417.14 DUE	452.74 DUE	461.6 DUE	450.96 DUE	X X	X X