CALL TO ORDER (A)
Chairman Asdourian called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE (B)
Ms. Connie Fazio led the Pledge of Allegiance.

ROLL CALL (C)
Present were Chairman David Asdourian, and Commissioners Nicolas Rodriguez, Robert Majeska, Andrew Tobin, and Susan Heim. Also present were General Manager, Peter Rosasco; General Counsel, Nicholas Mulick; District Clerk, Diane Bockelman; District Managers, Connie Fazio, Ryan Dempsey, Mike Dempsey and Jered Primicerio; District Engineer, Steve Suggs; and Senior Support Analyst, Kevin Becerra.

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)
Approval of Agenda (D-1)
- Mr. Rosasco requested that Item L-1 be changed to Action.

Motion: Commissioner Heim made a motion to approve the agenda as amended. Commissioner Rodriguez seconded the motion. The motion passed without objection.

PUBLIC COMMENT (E)
No speakers.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS (F)
Minutes of September 17, 2019 (F-1)

Motion: Commissioner Rodriguez made a motion to approve minutes of September 17, 2019. Chairman Asdourian seconded the motion. Commissioner Tobin abstained. The motion passed without objection.

GENERAL MANAGER'S REPORT (G)
August 2019 Monthly Report (G-1)
Mr. Primicerio, Plant Operations Manager, presented the wastewater treatment plant section. Mr. Mike Dempsey, Field Operations Manager, presented the field operations section. Mr. Ryan Dempsey, Maintenance Manager, presented the maintenance section. Mr. Suggs presented the
construction section. Mr. Becerra presented the IT section. Ms. Bockelman presented the administration and customer service section. Ms. Fazio, Senior Finance Manager, presented the finance section.

BUDGET AND FINANCE REPORT (H)
No report.

ADMIN AND CUSTOMER SERVICE REPORT (I)
Reversal of Waiver – AK#1606901 – BK 2 LT 7 Sunset Point (I-1)
Ms. Bockelman presented a request by the owner of AK#1606901, for reversal of waiver and reinstatement of wastewater service.

Motion: Commissioner Heim made a motion to approve Resolution 17-10-19. Commissioner Majeska seconded the motion.

Vote on Motion
Commissioner Heim - Aye
Commissioner Majeska - Aye
Commissioner Rodriguez - Aye
Commissioner Tobin - Aye
Chairman Asdourian - Aye
Motion Passed: 5 to 0

OPERATIONS REPORT (J)
FDEP Annual Compliance Evaluation Inspection (J-1)
Mr. Rosasco announced that the District's Wastewater Treatment Plant passed a Compliance Evaluation Inspection conducted by the Florida Department of Environmental Protection and Mr. Primicerio presented the report.

CONSTRUCTION REPORT (K)
No report.

ENGINEER’S REPORT (L)
Purchase of Replacement Pump for Vac Station E (L-1)
Mr. Suggs and Mr. Ryan Dempsey presented two estimates for a replacement pump at Vac Station E and recommended approval of the estimate from Tom Evans Environmental, Inc. in the amount of $23,449.13.

Motion: Commissioner Majeska made a motion to approve Staff’s recommendation. Commissioner Rodriguez seconded the motion.

Vote on Motion
Commissioner Majeska - Aye
Commissioner Rodriguez - Aye
Commissioner Tobin - Aye
Commissioner Heim - Aye
Chairman Asdourian - Aye
Motion Passed: 5 to 0

LEGAL REPORT (M)
No report.

COMMISSIONERS' ITEMS (N)
Discussion on Amended Resolution Prepared by Commissioner Tobin (N-1)
Mr. Tobin presented Resolution 18-10-19 to amend Resolution 16-09-19 to include specific findings of fact.

The Board voted unanimously to change item N-1 to Action.

Motion: Commissioner Rodriguez made a motion to accept this as written. Commissioner Majeska seconded the motion.

Vote on Motion
Commissioner Rodriguez - Aye
Commissioner Majeska - Aye
Commissioner Heim - Nay
Commissioner Tobin - Aye
Chairman Asdourian - Aye
Motion Passed: 4 to 1

ROUNDTABLE DISCUSSION (O)
Unfinished Business (O-1)

ADJOURNMENT (P)
The Meeting was adjourned at 5:31 PM.

David Asdourian, Chairman

Diane Bockelman, Clerk

Seal
Vacuum Station E Sewage Pump Replacement

Summary of Discussion:

Attached are estimates to replace the current sewage pumps in Vacuum Station E that are aging and are no longer in production.

The pumps from Tom Evans Environmental, INC. are a direct replacement and will not required piping modifications. The pumps from FJ Nugent would require piping modifications which would increase the cost to be greater than the Tom Evans estimate.

Financial Impact:

- **Expense**: $23,449.13
- **Funding Source**: Rate Revenue
- **Budgeted**: Yes

Attachments:

1. Weiler Engineering Memo
2. Tom Evans Estimate
3. FJ Nugent Estimate
RESOLUTION NO. 16-09-1918-10-19

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") VACATING AND SUPERSEDING RESOLUTION NO 16-09-19 AND ADOPTING DISTRICT STAFF’S RECOMMENDATION TO RECALCULATE THE SYSTEM DEVELOPMENT CHARGE ("SDC") ASSESSMENT AND INCREASE THE EQUIVALENT DWELLING UNIT ("EDU") ASSIGNMENT FOR THE PROPERTY LOCATED AT 97801 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, WITH PARCEL IDENTIFICATION NUMBER 00090820-000000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, PL Ocean Residence Holding LLC, is the owner of real property located at 97801 Overseas Highway, Key Largo, Florida, with Parcel Identification Number 00090820-000000, legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, upon review of the development of the Subject Tax Parcel from a vacant parcel to single family dwellings, District staff has determined that the development will increase the demand on the District’s wastewater facilities; and

WHEREAS, District staff has recommended that the District Board of Commissioners ("the Board") recalculate the SDC assessment and increase the EDU assignment for the Subject Tax Parcel to more accurately reflect the anticipated impact on the District’s wastewater facilities; and

WHEREAS, the owner is actively engaged in constructing 28 single family homes on the Subject Tax Parcel, including preparing engineered plans; applying for building permits for 14 homes, four of which have been issued and almost complete; installing water meters for each single family home; installing a wastewater collection system to service each home which has been connected to the District’s central wastewater system.

WHEREAS, K LWTD General Rules and Regulations, Section 10.01(b)(vi), provide that upon development of a vacant Resident Tax Parcel, the District may revise the SDC assignment to the Subject Tax Parcel to reflect actual or permitted construction.

WHEREAS, the Board has had previously considered staff’s recommendation at a regularly scheduled meeting of the Board held on September 3, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by reference.
Section 2. *Adoption of Recommendation.* The Board finds that there is good and sufficient cause to adopt staff’s recommendation to recalculate the SDC assessment and increase the EDU assignment for the Subject Tax Parcel.

Section 3. *SDC Recalculation.* The outstanding SDC assessment for the Subject Tax Parcel is hereby increased to $77,050.00.

Section 4. *EDU Recalculation.* The EDU assignment for the Subject Tax Parcel is hereby increased from 1.0 EDU to 28.0 EDUs.

Section 5. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

Section 6. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

The foregoing Resolution was offered by Commissioner _, who moved for its approval. The motion was seconded by Commissioner _, and being put to a vote, the result was as follows:

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<th>Commissioner</th>
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<td>Commissioner Tobin</td>
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The Chairman thereupon declared this Resolution duly passed and adopted the 3rd day of September 2019.

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: ____________________________
    David Asdourian, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: ____________________________
    Nicholas W. Mulick,
    General Counsel

By: ____________________________
    Diane Bockelman, Clerk

SEAL
RESOLUTION NO. 17-10-19

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") APPROVING THE REQUEST BY LISA LAGREW ("THE OWNER") FOR REINSTATEMENT OF ASSESSMENT OF ONE TAX PARCEL TO THE 2009 NON-AD VALOREM WASTEWATER ASSESSMENT ROLL; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District assessed the vacant parcel listed below in Section 1 ("the Subject Tax Parcel") via Resolution No. 20-05-09, dated May 19, 2009; and

WHEREAS, in accordance with Section 10.06(a)(i) of the District’s General Rules and Regulations, the District is authorized to remove from its non-ad valorem wastewater assessment vacant tax parcel(s) in common ownership with an adjacent improved tax parcel assessed by the District, provided that the vacant tax parcel is subsidiary to the use of the improved tax parcel and will not be improved with structures or facilities capable of generating wastewater that will enter the District’s wastewater facilities; and

WHEREAS, having determined that the Subject Tax Parcel satisfied the criteria set forth in Section 10.06(a)(i), the District granted the Owner’s request to suspend collection of the System Development Charge ("SDC") and all future non-ad valorem assessments on the Subject Tax Parcel; and

WHEREAS, Resolution 27-08-13 removing the Subject Tax Parcel from the District’s 2009 Non-ad Valorem Wastewater Assessment Roll was recorded in the Office of the Monroe County Clerk of Court, in Official Records Book 2646, at Page 341 on August 21, 2013; and

WHEREAS, the Owner of the Subject Tax Parcel has requested that it be restored to the non-ad valorem wastewater assessment roll, and having paid the SDC assessment on the Subject Tax Parcel in full; and

WHEREAS, the District finds good and sufficient cause to approve the request of the Owner to reinstate the Subject Tax Parcel to the District’s 2009 Non-ad Valorem Wastewater Assessment Roll.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT THAT:

Section 1.
PARCEL ID: 00490660-000000 AK NO.: 1606901

LEGAL DESCRIPTION: Lot 7, Block 2, SUNSET POINT, according to the plat thereof, as recorded in Plat Book 2 at Page 81, of the Public Records of Monroe County, Florida.
AMENDMENT OF RESOLUTION

Section 2. Resolution No. 20-05-09, dated May 19, 2009 is hereby amended to include the Subject Tax Parcel.

Section 3. The owner has paid the SDC in the amount of $6,395.00 plus the administrative fee of $200.00.

Section 4. APPLICABILITY AND EFFECTIVE DATE. This Resolution shall take effect upon adoption by the Board of Commissioners.

Section 5. AUTHORIZATION OF DISTRICT OFFICIALS. The General Manager and/or his designee(s) are authorized to take all actions necessary to implement the terms and conditions of this Resolution.

RESOLVED AND ADOPTED THIS 1st DAY OF OCTOBER 2019.

The foregoing RESOLUTION was offered by Commissioner Heim, who moved for its approval. The motion was seconded by Commissioner Majeska, and being put to a vote, the result was as follows:

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The Chairman thereupon declared this Resolution duly passed and adopted this 1st day of October 2019.

KEY LARGO WASTEWATER TREATMENT DISTRICT

David Asdourian, Chairman

ATTEST:

Diane Bockelman, District Clerk

Approved to as to form and legal sufficiency:

By: Nicholas W. Mulick, General Counsel

SEAL
RESOLUTION NO. 18-10-19

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") VACATING AND SUPERSEEDING RESOLUTION NO 16-09-19 AND ADOPTING DISTRICT STAFF'S RECOMMENDATION TO RECALCULATE THE SYSTEM DEVELOPMENT CHARGE ("SDC") ASSESSMENT AND INCREASE THE EQUIVALENT DWELLING UNIT ("EDU"). ASSIGNMENT FOR THE PROPERTY LOCATED AT 97801 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, WITH PARCEL IDENTIFICATION NUMBER 00090820-000000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, PL Ocean Residence Holding LLC, is the owner of real property located at 97801 Overseas Highway, Key Largo, Florida, with Parcel Identification Number 00090820-000000, legally described in Exhibit “A” attached hereto and made a part hereof by reference ("the Subject Tax Parcel"); and

WHEREAS, upon review of the development of the Subject Tax Parcel from a vacant parcel to single family dwellings, District staff has determined that the development will increase the demand on the District’s wastewater facilities; and

WHEREAS, District staff has recommended that the District Board of Commissioners (“the Board”) recalculate the SDC assessment and increase the EDU assignment for the Subject Tax Parcel to more accurately reflect the anticipated impact on the District’s wastewater facilities; and

WHEREAS, the owner is actively engaged in constructing 28 single family homes on the Subject Tax Parcel, including preparing engineered plans; applying for building permits for 14 homes, four of which have been issued and almost complete; installing water meters for each single family home; installing a wastewater collection system to service each home which has been connected to the District’s central wastewater system; and

WHEREAS, KLWTD General Rules and Regulations, Section 10.01(b)(vi), provide that upon development of a vacant Residential Tax Parcel, the District may revise the SDC assignment to the Subject Tax Parcel to reflect actual or permitted construction; and

WHEREAS, the Board had previously considered staff’s recommendation at a regularly scheduled meeting of the Board held on September 3, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by reference.
Section 2.  Adoption of Recommendation. The Board finds that there is good and sufficient cause to adopt staff's recommendation to recalculate the SDC assessment and increase the EDU assignment for the Subject Tax Parcel.

Section 3.  SDC Recalculation. The outstanding SDC assessment for the Subject Tax Parcel is hereby increased to $77,050.00.

Section 4.  EDU Recalculation. The EDU assignment for the Subject Tax Parcel is hereby increased from 1.0 EDU to 28.0 EDUs.

Section 5.  Effective Date. This Resolution shall be effective upon adoption by the Board.

Section 6.  Implementation. The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

The foregoing Resolution was offered by Commissioner Rodriguez, who moved for its approval. The motion was seconded by Commissioner Majeska, and being put to a vote, the result was as follows:

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The Chairman thereupon declared this Resolution duly passed and adopted the 1st day of October 2019.

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: [Signature] David Asdourian, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: [Signature] Nicholas W. Mulick, General Counsel

By: [Signature] Diane Bockelman, Clerk

SEAL
EXHIBIT "A"

A portion of Lots 8 and 15, according to the Plat of Government Lots 5 & 6 and the NW 1/4 of the NW 1/4 of section 5 and Lots 1 & 2 of Section 6, Township 62 South, Range 39 East, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northeasterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J.B. Albury property; thence Southeasterly along the said Northeasterly side of the J.B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning. Together with that certain parcel of submerged land, described in T.I.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald's Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38' East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38' East along the said Southeasterly side of Old State Road 4-A, for a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22' East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22' East, a distance of 269.7 feet; thence South 40°22'30" West, a distance of 145.8 feet, thence North 44°22' West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of
Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L MacDonald and recorded in Plat Book I at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows:

Commence at the A Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run 110.00 feet; thence deflect 90° right and run South easterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeast easterly along the Northwesterly line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning.