

# Key Largo Wastewater Treatment District Board of Commissioners Meeting Agenda Item Summary

Meeting Date:

April 15, 2025

Agenda Item Number: K-1

Action Required:

No

Department:

Field Operations

Sponsor:

Rudy Perez

Subject:

**Field Report - March 2025**

Summary:

Mr. Perez will present the Field monthly report.

## Reviewed / Approved

Operations: \_\_\_\_\_

Administration: \_\_\_\_\_

Finance: \_\_\_\_\_

District Counsel: \_\_\_\_\_

District Clerk: \_\_\_\_\_

Engineering: \_\_\_\_\_

## Financial Impact

\$

Funding Source:

N/A

Budgeted:

N/A

## Attachments

1. Monthly Report
2. Oil Change Process
3. Installation of the Low Pressure Monitoring

Approved By: \_\_\_\_\_

General Manager



Date: 04/10/2025

## Wastewater Field Operations

There was a total of 26 service calls for the month of March of these 11 were system-generated alarms, mostly by low vacuum detection at a vacuum station. The system-generated alarms were addressed quickly by the field staff 8 of those system generated were found using the Flo vac monitoring. The reports below detail the remaining 15 calls.

Date	Address	Incident	Response	KLWTD Issue
3/5/25	851 Narragansett Ln	A customer called regarding standing water coming up from the ground.	Field Tech arrived and found that our system was working properly. Clean out was observed and pit was manually discharged. Water was from tied coming up in this area  (Homeowner notified)	NO
2/8/25	98790 Overseas Hwy	Customer called to report a vacuum noise coming from the air terminal.	On Tech's arrival. Pit was found with the vacuum hose disconnected from the controller. Hose was placed back in place pit was back I service.	YES
3/12/25	188 Atlantic Blvd	Tech received a call from a customer experiencing a backup.	On arrival the pit was found operational. The pit was simulated and cleanouts inspected. Homeowner notified. (Homeowner issue)	NO
3/13/25	1 Harbor Dr	Customer called to report a possible back up and stated that sewer was coming out from there clean out.	On arrival techs found the pit to be overwhelmed. They found that a hose was kinked inside the air terminal. Causing the pit to malfunction. Once correcting the problem pit was placed back in service. All sewage was cleaned up and the area was disinfected.	YES

3/15/25	52 Coral Dr	A homeowner called stating they were experiencing a backup.	Tech found everything to be working as it should. Pit and cleanouts were inspected. The homeowner was notified. It was determined the puddle was from a leaking water service.	NO
3/17/25	114 Arbor Ln	The customer called to report a backup at his property.	The field tech arrived on site and found our system working accordingly. Pit and cleanout were observed. The homeowner was advised to call a plumber.	NO
3/18/25	219 S Ocean Shores Dr	A customer called in to report a backup.	Tech arrived and inspected all components and found our system working accordingly. Customer was notified. (Homeowner issue.)	NO
3/19/25	107 Long Ben Dr	The customer called to report sewage coming up in front of his home.	Field Tech's arrived and manually discharged pit and observed our cleanouts. Back up was on the homeowner's side. The homeowner was advised to call a plumber. (Homeowner issue.)	NO
3/20/25	21 Still wright Way	The plumber suggested to the customer to have KLWTD to check up on our system to verify that the backup wasn't on our side.	On arrival the Tech found that the buffer tank was clear. He then proceeded to check the cleanouts and found them to be dry and cleared. Customer was notified and plumber was advised as well.	NO
3/21/25	21 Jenny Ln	The customer called in to report sewage in front of the driveway.	Field tech arrived and found everything was working accordingly. The cleanout was found dry, and the pit was manually discharged. The homeowner was modified.	YES

3/22/25	Calusa Lot#79	Received a call from a customer regarding a backup.	All components were checked pit was manually discharged and working. (Issue on Homeowner side)	NO
3/23/25	28 Bahama Ave	Received a customer call regarding a backup.	Tech arrived and found the pit to be operating normal. Opened cleanout and found no sign of a backup. The homeowner was notified. (HOMEOWNER ISSUE)	NO
3/24/25	108 W Ave C	Customer called to report an odor.	On Tech's arrival found no odor coming from the air terminal and our cleanout was observed and dry. Tech did find dried out solids in the homeowner's cleanout side. (Homeowner Appreciated on techs respond)	NO
3/25/25	19 N Ocean Dr	A customer called to report a grinder pump going off.	On arrival tech found pump not active. The pump was changed, and the system was back in service.	YES
3/31/25	12 Swallow Rd	Customer called to report a sewer odor.	Techs found no odor coming from KLWTD's components. While observing cleanout on homeowner side they found grease build up. The homeowner was notified of our findings.	NO

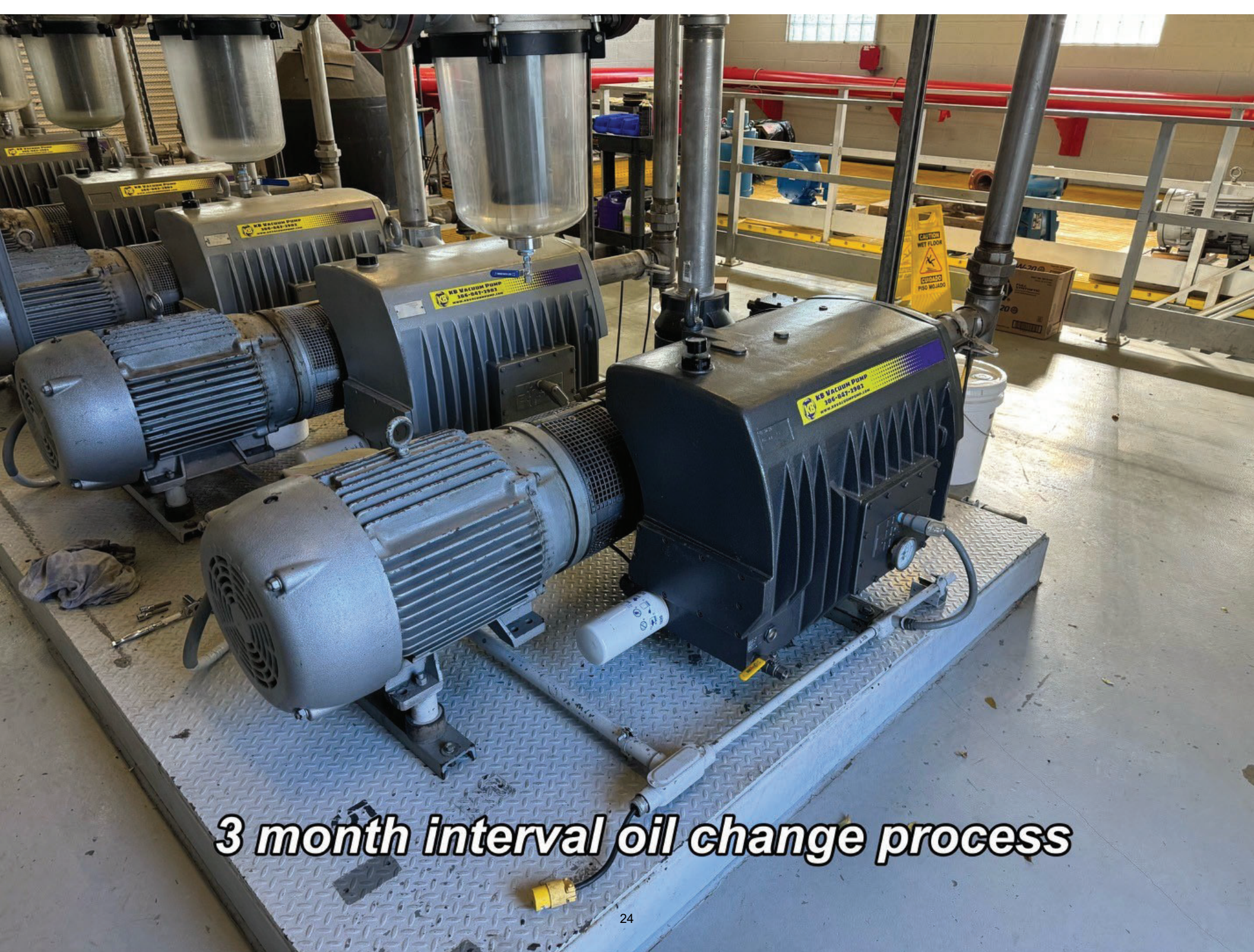


## Area Addressed with the Flow Vac Monitoring System

Date	Address	Incident	Response	Issue Found
3/1/25	Calder Buffer Tank	Received a low vacuum alarm call from Vac Station D	Tech checked on the Flo Vac Monitoring and went straight to the address with issue.	Fernco
3/3/25	2 Thurmond St	Received a low vacuum alarm call from Vac Station G	Tech went to the vac station to isolate an area. Once determining an area. The Flo Vac Monitoring system was used to find the issue.	Pit was diagnosed with having a bad controller.
3/6/25	1033 Adams Dr	Received a low vacuum alarm from Vac Station D	Tech Isolated tank valves to an area. Once determined they used the Flo Vac Monitoring to find the issue.	Pit was diagnosed with a bad controller.
3/7/25	1046 Adams Dr	Received a low vacuum call from Vac Station D	Tech isolated the tank to determine an area. Once they did so they used the Flo Vac Monitoring to find the issue.	Pit was diagnosed with a bad valve.
3/10/25	1013 Adams Dr	Received a low vacuum call from Vac Station D	Using the Flo Vac Monitoring tech went straight to the issue.	Debris in valve.
3/11/25	1000 Shaw Dr	Received a low vacuum call from Vac Station D	Isolated Issue using tank valves to C-1-3. Then they used the Flo Vac Monitoring to find the issue.	Pit was diagnosed with having a bad valve.


3/20/25	37 South Dr	Received a low vacuum alarm from Vac Station A	Using Flo Vac Monitoring tech was able to find the issue right away.	Bad controller.
3/23/25	37 South Dr	Received a low vacuum alarm from Vac Station A	Being the second time in a week this address issue was diagnosed with a bad controller again. The pit broke down and it was determined grease build up was in the sensor tube.	It was diagnosed to grease in the sensor tube.
			The remaining 3 generated calls: Are not under the monitoring system.	





***3 month interval oil change process***



A close-up photograph showing a person's hand holding a black corrugated vacuum hose, which is inserted into a white bucket. The bucket is partially filled with yellowish oil. A clear stream of oil is being poured from a metal spout on a dark grey machine into the bucket. A white flexible duct with blue safety symbols is also visible, connected to the machine. The background shows a metal grate and a diamond-plate floor.

***Drain the oil  
Using a wet/dry vac to catch it***



**KB VACUUM**  
**386-847-2900**  
**WWW.KBVACUUMPUMP.COM**

***While the oil drains,  
begin removing service plates***







**KB VACUUM PUMP**  
**386-847-2982**  
[WWW.KBVACUUMPUMP.COM](http://WWW.KBVACUUMPUMP.COM)

***Inspect gasket for tears,  
Inspect helicoils making sure they're flush with the surface***



***Remove service plate***





***Inspect gasket***  
***Inspect helicoils***






***Clean plates***







***Removing this bolt from the radiator  
Allows for air to travel through the lines  
And effectively lets us clear out  
Debris and build up from the lines that  
keep the pumps cool.***



***Remove debris screen.***





***Remove lower screen***





*Clean screens*







***Clean and inspect inside the pump.  
Making sure there isn't any debris, build up or old oil left behind.***



***Vacuum up left over oil/debris***







***Clean plate surface***



A photograph showing the interior of a mechanical housing. A rectangular metal mesh screen is being positioned at the bottom. Above the screen, there is a metal plate with a series of bolts or screws along its perimeter. The housing is made of a light-colored material, possibly aluminum or plastic, and has several mounting points and slots. The text "Reinstall lower screen" is overlaid on the image in a bold, white font with a black outline.

***Reinstall lower screen***



***Reinstall debris screen***







***Reinstall service plates***



***Apply oil to the rubber gasket  
on the oil filter***







***Reinstall oil filter.***





***Pour new oil.***





**Clean the work area  
Wipe down the pump.  
Check oil level**

**And run the pump on hand  
For up to 5 minutes allowing it to**

**Get to operating temperature and inspecting for any leaks.**



Installation of the Low Pressure Monitoring by Field Staff at 95450 Overseas Hwy



The Low Pressure Monitoring helps provide field staff monitor KLWTD's , Unique Grinder Pump Program. Gives us access to monitor the activations, runtimes and alarms.

