MINUTES

The Key Largo Wastewater Treatment District Board of Commissioners met for their regular scheduled meeting at 4:00 PM on July 25, 2017. Present were Chairman David Asdourian and Commissioners Andrew Tobin, Susan Heim, Stephen Gibbs and Robert Majeska. Also present were General Manager Peter Rosasco with Bishop, Rosasco & Co., General Counsel Nicholas Mulick, District Clerk Katherine Jackson and other appropriate District Staff.

Mr. James Moore led the Pledge of Allegiance.

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)

- Commissioner Heim requested that a discussion of commissioner’s independent actions be added under Roundtable Discussion.
- Chairman Asdourian requested that item G-2 be moved after item D-1.
- Mr. Rosasco requested that a discussion of a meeting with Chairman Ben Albritton be added under General Manager’s Report.

APPROVAL OF AGENDA (D-1)

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

GENERAL MANAGER’S REPORT (G)

Cyber Key Replacement Project (G-2)

Mr. Rosasco informed the Board that Mr. Becerra had prepared a proposal for replacement of the locks at the plant and vacuum stations for the Board’s consideration. Mr. Becerra presented a memo and contract to install a Medeco key system for 52 locks, 25 padlocks and 37 keys and recommended that A Able Locksmiths be awarded the contract in the amount of $10,255. The Board discussed the current lock system and the proposed traditional lock and key system.

Staff answered questions from the Board.
Motion: Commissioner Gibbs made a motion to approve the contract for A Able Locksmiths in an amount not to exceed $10,225, and Commissioner Majeska seconded the motion.

Vote on Motion
- Commissioner Gibbs – Aye
- Commissioner Majeska – Aye
- Commissioner Heim – Aye
- Commissioner Tobin – Aye
- Chairman Asdourian – Aye

Motion Passed: 5 to 0

PUBLIC COMMENT (E)

Name and Address          Subject
Howard Gelbman              Public Comment
799 Hazel Street           Key Largo, FL
James Moore                 Wastewater Utility Manager Position
8630 Banyon Court          Tamarac, FL

Public Comment: Mr. Howard Gelbman read a letter, a copy of which is attached to these minutes as “Attachment A.” The Board and Mr. Ray Giglio addressed Mr. Gelbman, and Mr. Giglio explained that the Board passed Resolution No. 02-01-16, stating that the District will not provide centralized wastewater treatment services to Monroe Park and Manatee Bay Club effective January 19, 2016.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS (F)

Minutes of July 11, 2017 (F-1)

Motion: Commissioner Gibbs made a motion to approve the Minutes of July 11, 2017 and Commissioner Majeska seconded the motion. The motion passed without objection.

GENERAL MANAGER’S REPORT (G)

Wastewater Utility Manager Position (G-1)

Public Comment: Mr. James Moore stated that he is very interested in the Wastewater Utility Manager Position and outlined his background and qualifications.

Commissioner Gibbs proposed that the Board eliminate from their consideration all but the top five candidates. Following deliberations, the Board agreed to invite the following candidates to meet with the Board:
- Mr. Bert Warner
- Mr. Gary Hubbard
• Mr. James Moore
• Mr. Robert Smith
• Mr. Timothy Martin

Chairman Asdourian instructed Mr. Rosasco to schedule interviews of the candidates and report to the Board at the August 1, 2017 meeting.

Commissioner Tobin requested the topic of compensation be discussed after the public hearing.

LEGAL REPORT (M)

Public Hearing to Consider Assessing Parcels for the First Time – 5:00 PM Time Certain

Regular Meeting Closed and Public Hearing Opened: 5:01 PM

Chairman Asdourian closed the regular meeting and opened the Public Hearing to consider imposition of non-ad valorem assessments for the first time against certain parcels of real property located within the District in accordance with the Key Largo Wastewater Treatment District’s 2017 Assessment Resolution.

No comments were received from the public.

Public Hearing Closed and Regular Meeting Reconvened: 5:02 PM

2017 Assessment Roll Resolution

Mrs. Bockelman verified that the correct resolution numbers are listed in this resolution as per Commissioner Heim’s request.

Motion: Commissioner Gibbs made a motion to approve and adopt Resolution No. 22-07-17, the 2017 Assessment Roll Resolution, and Commissioner Majeska seconded the motion.

Vote on Motion

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Vote</th>
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<tbody>
<tr>
<td>Commissioner Gibbs</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Majeska</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Heim</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Tobin</td>
<td>Absent</td>
</tr>
<tr>
<td>Chairman Asdourian</td>
<td>Aye</td>
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</tbody>
</table>

Motion Passed: 4 to 0

Regular Meeting Closed and Public Hearing Opened: 5:05 PM

Chairman Asdourian closed the regular meeting and opened the Public Hearing to consider amending the 2006 Final Assessment Resolution to assess two new parcels for the first time, the 2007 Final Assessment Roll to assess four new parcels for the first time, the 2008 Final Assessment Roll to assess two new parcels for the first time and the 2009 Assessment Roll to assess one new parcel for the first time.

No comments were received from the public.
Public Hearing Closed and Regular Meeting Reconvened: 5:07 PM

2006 Assessment Roll Amendment Resolution, 2007 Assessment Roll Amendment Resolution, 2008 Assessment Roll Amendment Resolution, 2009 Assessment Roll Amendment Resolution

Motion: Commissioner Gibbs made a motion to approve and adopt Resolution No. 23-07-17, the 2006 Assessment Roll Amendment Resolution, Resolution No. 24-07-17, the 2007 Assessment Roll Amendment Resolution, Resolution No. 25-07-17, the 2008 Assessment Roll Amendment Resolution, Resolution No. 26-07-17, the 2009 Assessment Roll Amendment Resolution, and Commissioner Majeska seconded the motion.

Vote on Motion

<table>
<thead>
<tr>
<th>Commissioner Gibbs</th>
<th>Aye</th>
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<tbody>
<tr>
<td>Commissioner Majeska</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Heim</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Tobin</td>
<td>Absent</td>
</tr>
<tr>
<td>Chairman Asdourian</td>
<td>Aye</td>
</tr>
</tbody>
</table>

Motion Passed: 4 to 0

GENERAL MANAGER’S REPORT (G)

Wastewater Utility Manager Position (G-1)

Commissioner Tobin was absent from the meeting following the public hearing and the remaining commissioners requested the Board move on to the next item without discussing compensation for the wastewater utility manager position.

Meeting with Chairman Ben Albritton (G-3)

Mr. Rosasco informed the Board that Chairman Ben Albritton of the Agriculture & Natural Resources Appropriations committee is visiting the Keys while on a family vacation, and that Representative Holly Raschein and her staff has set up a meeting with him to discuss funding priorities that go through his committee. Mr. Rosasco stated that Rep. Rachein’s staff invited one elected official and any pertinent staff members to attend the meeting.

Commissioner Heim and Commissioner Majeska both expressed interest in attending the meeting and asked Mr. Rosasco to inquire whether more than one Board member may could attend the meeting. Commissioner Heim stated she would yield to Commissioner Majeska if no more than one Board member is permitted to attend.

ADMIN/CUSTOMER SERVICE REPORT (I)

Code Compliance List – July 2017 (I-1)

Mrs. Bockelman, Customer Service Manager, presented the July 2017 code compliance list, and staff answered questions from the Board.
OPERATIONS REPORT (J)

Proposed Purchase of Redundant Parts for Wastewater Treatment Plant (J-1)

Mr. Dempsey presented a list of parts that staff is requesting, now that all three SBR tanks are fully operational. Mr. Dempsey stated the plant does not have redundancy in case of a failure. Mr. Rosasco informed the Board that these are parts that the District would not be able to obtain in time to avert a possible catastrophic failure.

Staff answered questions from the Board.

Motion: Commissioner Helm made a motion to re-open the agenda and amend item J-1 from “discussion” to “action” and Commissioner Majeska seconded the motion. The motion passed without objection.

Motion: Commissioner Heim made a motion to approve the purchase of the redundant parts list in an amount not to exceed $60,437.09, and Commissioner Tobin seconded the motion.

Vote on Motion

<table>
<thead>
<tr>
<th>Commissioner Heim –</th>
<th>Aye</th>
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<tbody>
<tr>
<td>Commissioner Tobin –</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Gibbs –</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Majeska –</td>
<td>Aye</td>
</tr>
<tr>
<td>Chairman Asdourian –</td>
<td>Aye</td>
</tr>
</tbody>
</table>

Motion Passed: 5 to 0

COMMISSIONER’S ITEMS (N)

Proposed Changes to the Board Practices and Procedures (Commissioner Heim) (N-1)

Chairman Asdourian stated that the Board will address each proposed amendment separately. Chairman Asdourian called proposed amendment to Article 11 for the Board’s consideration. Commissioner Tobin stated that he drafted the Board’s Practices and Policies to be used as guidance to afford the Board the flexibility to suspend them, if necessary.

Motion: Commissioner Gibbs made a motion that Article 11 be amended to state: “The Board should adopt written resolutions on matters of importance and all KLWTD policies” and Commissioner Majeska seconded the motion. The motion passed without objection.

Chairman Asdourian called the proposed Amendment to Article 12 for the Board’s consideration. Commissioner Tobin stated that the amendment merely corrects a scrivener’s error.

Motion: Commissioner Tobin made a motion to approve the proposed Amendment to Article 12 and Commissioner Majeska seconded the motion. The motion passed without objection.
Chairman Asdourian called the proposed Amendment to Article 18 for the Board’s consideration.

**Motion:** Commissioner Tobin made a motion to approve the proposed Amendment to Article 18 and Commissioner Heim seconded the motion. The motion passed without objection.

Chairman Asdourian called the proposed Amendment to Article 21 for the Board’s consideration.

**Motion:** Commissioner Gibbs made a motion to approve the proposed Amendment to Article 21 and Commissioner Majeska seconded the motion. The motion passed without objection.

Chairman Asdourian called the proposed Amendment to Article 22 for the Board’s consideration.

**Motion:** Commissioner Gibbs made a motion to approve the proposed Amendment to Article 22 and Commissioner Tobin seconded the motion. The motion passed without objection.

Chairman Asdourian called the proposed Amendment to Article 23 for the Board’s consideration.

**Motion:** Commissioner Majeska made a motion to approve the proposed Amendment to Article 23 and Commissioner Gibbs seconded the motion. The motion passed without objection.

Chairman Asdourian called the proposed Amendment to Article 41 for the Board’s consideration. Commissioner Tobin and Commissioner Gibbs voiced their opposition to the proposed Amendment.

**Motion:** Commissioner Majeska made a motion to approve the proposed Amendment to Article 41 and Commissioner Heim seconded the motion. The motion passed with Commissioner Tobin opposed.

**ROUNDTABLE DISCUSSION (O)**

*Commissioner Independent Actions (Commissioner Heim) (O-2)*

Commissioner Heim expressed her concern that individual commissioners may be directing staff to undertake projects without the Board’s knowledge or consent. Mr. Peter Rosasco informed the Board that staff would consult with him before commencing any work that a single commissioner requests.

**EXTENSION: 6:03 PM**

**Motion:** Commissioner Gibbs made a motion to extend the meeting 30 minutes. The motion passed without objection.
ADJOURNMENT (P)

The Meeting was adjourned at 6:04 PM.

David Asdourian, Chairman

Katherine Jackson, Clerk
RESOLUTION NUMBER NO. 22-07-17
A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT RELATING TO SYSTEM DEVELOPMENT CHARGES AND ASSESSMENTS FOR 2017 FOR FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE ANNUAL INTEREST RATE FOR UNPAID ASSESSMENTS FOR 2017; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF ANY PROPOSED SPECIAL ASSESSMENTS; ESTABLISHING THE METHOD OF COLLECTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION MAY BE REFERRED TO AS THE “2017 ASSESSMENT RESOLUTION.”

ARTICLE I
DEFINITIONS AND INTERPRETATION

SECTION 1.01. DEFINITIONS. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

“Annual Debt Service Component” means the amount computed for each Tax Parcel pursuant to KLWTD Rules and Regulations Section 10.13(b).

“Assessment” means a charge imposed by the District against real property within the Assessment Area to fund the Capital Cost of Utility Improvements or the Operating Cost of Related Services, as provided for in the District Assessment resolutions. The Assessment may represent a portion of the total System Development Charge as calculated herein and in accordance with the Uniform Assessment Collections Act or may represent the entire System Development Charge where applicable.

“Assessment Roll” means a roll of Non-Ad Valorem charges prepared by the District and certified to the Monroe County Tax Collector for collection.

“Assessment Area” means the proposed initial Wastewater Assessment Area described in Section 4.01 hereof.

“Board” means the Board of Commissioners of the Key Largo Wastewater Treatment District.

“Capital Cost” means all or any portion of the expenses that are properly attributable to the acquisition, design, construction, installation, reconstruction, renewal, or replacement (including demolition, environmental mitigation, and relocation) of the Wastewater Management Facilities,
and imposition of the Assessment under generally accepted accounting principles; and including reimbursement to the District for any funds advanced for Capital Cost and interest on any interfund, intrafund, or temporary construction loan for such purposes.

“Collection Cost” means the estimated cost to be incurred by the District during any Fiscal Year in connection with the collection of Assessments including, but not limited to, costs associated with billing and collection, financing charges, and other charges or costs associated with the use of the Uniform Assessment Collection Act.

“District” means the Key Largo Wastewater Treatment District.

“District Obligation” means an Original Obligation secured by proceeds of the Assessments.

“Dwelling Unit” means a single unit designated or intended for one-family occupancy (a household of one or more Persons), including, but not limited to, one single-family house, one-half of a duplex, one apartment, one residential condominium unit (whether in a single-unit building or a multiple-unit building), or one mobile home or recreational vehicle space not regulated under Chapter 513, F.S. An Employee Housing Unit that is part of a Commercial Accommodation facility is not a Dwelling Unit.

“Equivalent Dwelling Unit” or “EDU” means a system capacity equivalency unit corresponding to an average of one hundred and sixty-seven (167) gallons per day of potable water usage. This figure is computed in the manner described in Section 4.02 hereof. “Equivalent Dwelling Unit” or “EDU” means a system capacity equivalency unit corresponding to an average of one hundred and sixty-seven (167) gallons per day of potable water usage.

“Excluded Parcel” means a Tax Parcel, as determined by the District, that will not receive a special benefit from construction of the District Wastewater Management Facilities and accordingly, not be included in the District’s Tax Roll. To be designated as an Excluded Parcel, the Tax Parcel must not be improved with facilities or structures that generate, or might generate, sewage that will be managed by the District Wastewater Management Facilities.

“Government Property” means a Tax Parcel owned by the United States of America, the State of Florida, a county, a special district, a municipal corporation, or any of their respective agencies or political subdivisions.

“Initial Prepayment Amount” means the amount required to pay in full the System Development Charge for a particular Tax Parcel prior to being included in the Annual Assessment Roll as set forth in the applicable Assessment Resolution.
“KLWTD Rules and Regulations” means the Key Largo Wastewater Treatment District General Rules and Regulations as may from time to time be amended.

“Laundromat” means a stand-alone laundry business that provides self-service and non-self-service laundry facilities to the public, consisting of washing machines, dry cleaning machines, and clothing dryers, in any combination. “Laundromat” does not include laundry facilities that are located in or otherwise associated with a Commercial Accommodation.

“Mixed-Use Tax Parcel” means a Tax Parcel improved with a structure or group of structures, comprising one or more Dwelling Units, and one or more units that are not a Dwelling Unit, or a Laundromat.

“Multi-Family, Residential Unique Parcel” means a Residential Unique Parcel intended for more than one Dwelling Unit and less than seven Dwelling Units.

“Non-Residential Tax Parcel” means an improved Tax Parcel classified by the Property Appraiser as other than “residential”.

“Original Obligation” means that portion of a series of bonds or other evidence of indebtedness, including without limitation notes, commercial paper, capital leases, or any other obligations issued or incurred to finance the Project Cost of the District Wastewater Management Facilities.

“Project Cost” means (A) the aggregate Initial Prepayment Amount of all Tax Parcels subject to the Assessment prior to any prepayments, (B) the Transaction Cost associated with the District Obligations attributable to District Wastewater Management Facilities, (C) interest accruing on such District Obligations for such period of time as the District deems appropriate, (D) the debt service reserve fund or account, if any, established for the District Obligations attributable to District Wastewater Management Facilities, and (E) any other costs or expenses related thereto.

“Property Appraiser” means the Monroe County Property Appraiser.

“Residential Tax Parcel” means a Tax Parcel improved with a structure or structures that are comprised exclusively of Dwelling Units and their appurtenances, such as garages, sheds, swimming pools, and boat docks.

“Single-Family, Residential Unique Parcel” means a Unique Residential Parcel intended for a single Dwelling Unit.

“State” means the State of Florida.
“System Development Charge” or “SDC” means the District's charge to each owner of property. The SDC is expected to recover approximately 40% of the Capital Costs related to the construction of the Wastewater Management Facilities attributable to the Tax Parcels covered by this Resolution.

“Tax Collector” means the Monroe County Tax Collector.

“Tax Parcel” means a parcel of real property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

“Tax Roll” means the real property ad valorem tax assessment roll maintained by the Monroe County Tax Collector for the purposes of the levy and collection of ad valorem taxes.

“Transaction Cost” means the costs, fees, and expenses incurred by the District in connection with the issuance and sale of any series of District Obligations, including without limitation (A) rating agency and other financing fees; (B) the fees and disbursement of bond counsel and disclosure counsel, if any; (C) the underwriter’s discount; (D) the fees and disbursements of the District’s financial advisor; (E) the costs of preparing and printing the District Obligations; (F) the fees payable in respect of any bond or reserve account insurance policy; (G) administrative, development, credit review, and all other fees associated with any pooled commercial paper or similar interim financing program; (H) any private placement fees; and (I) any other costs of a similar nature incurred in connection with the issuance of such District Obligations.

“Uniform Assessment Collection Act” means the method of collecting non-ad valorem assessments provided in Chapter 197.3632, Florida Statutes.

“Residential Unique Parcel” means a Single-Family Residential Tax Parcel that cannot connect to the District’s sanitary sewer system by means of a gravity connection and which must tie directly into the District’s force main via a Grinder Pump System. A Residential Unique Parcel does not include a residential multi-family Tax Parcel consisting of more than six Dwelling Units or a Tax Parcel for which the District has provided a connection point capable of receiving wastewater by gravity, such as a gravity collection system or a vacuum pit.

“Vacant Parcel” means a Tax Parcel that is unimproved with any structures or facilities such as quick-connect fixtures for recreational vehicles that might generate Wastewater, but does not include a Tax Parcel for which permits have been issued for construction.

“Wastewater Management Facilities” means all facilities acquired, designed, constructed, installed, reconstructed, renewed, or replaced by the District for the purpose of collecting,
transporting, and treating wastewater and disposing of the byproducts of such treatment. In general, Wastewater Management Facilities may be characterized as one of three types: collection system, transmission main, and treatment plant.

SECTION 1.02. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms “hereof,” “hereby,” “herein,” “hereto,” “hereunder,” and similar terms refer to this Resolution; the term “hereafter” means after the effective date of this Resolution; the term “heretofore” means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.
ARTICLE II

FINDINGS

SECTION 2.01. FINDINGS. It is hereby ascertained, determined, and declared that:

A. Pursuant to the Key Largo Wastewater Treatment District Act (Chapter 2002-337, Florida Statutes), as amended, and the Uniform Special District Accountability Act of 1989 (Chapter 189, Florida Statutes), the Key Largo Wastewater Treatment District possesses, among other powers, the powers to:
   1. Perform such acts as shall be necessary for the sound planning, acquisition, development, operation, and maintenance of a wastewater management system within the District, including all business facilities necessary and incidental thereto;
   2. Adopt resolutions and policies as necessary for implementation, regulation, and enforcement, consistent with the purposes of the District;
   3. Plan, develop, purchase or otherwise acquire, construct, reconstruct, improve, extend, enlarge, equip, repair, maintain, and operate any wastewater management system and facilities within the territorial limits of the District;
   4. Assess and impose non-ad valorem assessments upon the lands in the District, as provided by the Key Largo Wastewater Treatment District Act and the Uniform Assessment Collection Act; and
   5. Do all acts or things necessary or convenient to carry out the powers expressly granted in the Key Largo Wastewater Treatment District Act.

B. On or about November 15, 2016, the Board adopted a resolution expressing its intent to use the Uniform Method of Collecting Non-Ad Valorem Assessments.

C. The District has entered into written agreements with the Property Appraiser and the Tax Collector in connection with the assessment and collection of non-ad valorem assessments.

D. The District has entered into contracts for the design and construction of Wastewater Management Facilities to serve the District, including the portion of the District described in this Resolution as the Assessment Area, and these Wastewater Management Facilities will be designed and constructed.

E. Construction and operation of the Wastewater Management Facilities will provide a special benefit to real property located within the Assessment Area by providing access to the sewer system, eliminating the present need for onsite sewage treatment and disposal facilities on the
real property located within the Assessment Area, eliminating existing illegal and inadequate onsite sewage treatment and disposal facilities on the real property located within the Assessment Area, and preventing further pollution of the ground water and surface waters under, on, and adjacent to the real property within the Assessment Area, whether that real property is connected to the District’s sanitary sewer system or not.

F. The Assessment established by this Resolution has been the subject of considerable research into the projected needs of the District for capital funding using the various possible methods of determining the amount of System Development Charges (“SDCs”) for the apportionment of Capital Costs among the properties to be assessed. Among other things, the Board contracted with Public Resources Management Group, Inc. (“PRMG”) to conduct a study and make recommendations as to wastewater rates and SDC’s. On or about May 31, 2005, PRMG delivered to the Board the results of its study in a document entitled “Financial Forecast and Wastewater Rate Analysis.” The Board held a public hearing on July 3, 2005 to receive public comments on the proposed wastewater rates and SDC’s.

G. As a result of those efforts, on July 20, 2005, the Board accepted the PRMG recommendations, and adopted a method of calculation of SDC’s to be imposed against real property located within the Assessment Area. The amounts to be collected as SDC’s total approximately 40% of the Capital Cost of District Wastewater Management Facilities constructed, and to be constructed, by the District and allocated to the Tax Parcels covered by this Resolution.

H. At that time, the Board established a special classification for Laundromats for the purpose of calculating SDC’s. The District determined that, for that purpose only, a Laundromat is to be counted as having one EDU. This determination was based on the Board’s finding that the vast majority of Laundromat customers are either residents of the District or guests at hotels, motels, and other guest accommodations within the District and that the SDC’s to be paid on account of those residences and guest accommodations will be sufficient to provide capacity for sewage generated by Laundromats.

I. The District has designed the Wastewater Management Facilities in a way that is most economical and cost-effective for the District, as a whole. Although the District has provided the vast majority of residential Tax Parcels with connection points capable of
receiving wastewater by gravity, the District has not provided gravity connection points for Residential Unique Parcels. The Board finds that it is fair and reasonable to provide low pressure wastewater transmission equipment, commonly referred to as grinder pumps, to the Residential Unique Parcels. Further, the Board finds that it is in the best interests of the District for the District to install the low pressure equipment and associated piping needed to connect the Residential Unique Parcels to the Wastewater Management Facilities and to maintain the low pressure equipment and associated piping installed by the District as described herein.

J. The Board hereby reaffirms its findings and determinations as described above. In addition, District Staff has conducted research and inspections of properties within the Assessment Area, and has developed classifications of service for the purpose of setting monthly rates. The Board adopts classifications of service for the purpose of SDC’s and Assessments, as further described below. Further, the Board has determined that it is appropriate to increase the amounts of SDC’s in order to take into account inflation since the 2005 Final Assessment Resolution.

K. The Board has determined that the method for calculating SDC’s described below is a fair and reasonable apportionment of costs among the properties to be assessed under this Resolution.

L. The use of the Uniform Assessment Collection Act is a convenient and secure method to ensure collection of all SDC’s to be collected by the District. Use of this method will enhance the ability of the District to borrow funds at reasonable rates in order to further develop and expand the Wastewater Management Facilities.

M. The Assessment established by this Resolution is imposed by the District, and not by Monroe County. Any activity of the Property Appraiser or Tax Collector in connection with this Resolution and the non-ad valorem assessment shall be solely ministerial.
ARTICLE III
ASSESSMENT ROLL

SECTION 3.01. ASSESSMENT ROLL. No Tax Parcels are being initially assessed in and by this “2017 ASSESSMENT RESOLUTION.” Pursuant to KLWTD RESOLUTION NO. 23-07-17, 24-07-17, 25-07-17 and 26-07-17 previously assessed Tax Parcels have been split to create new parcels, and the Non-Ad Valorem Assessment Rolls have been adjusted accordingly.

SECTION 3.02. PUBLIC HEARING. The Board will conduct a public hearing pursuant to FSS 197.3632(4)(a) at 5:00 p.m., or as soon thereafter as the matter can be heard, on July 25, 2017, at the District Office located at 103355 Overseas Highway, Key Largo, Florida, to consider:

A. Any non-ad valorem assessment levied for the first time;
B. Any non-ad valorem assessment increased beyond the maximum rate authorized by law or judicial decree at the time of initial imposition;
C. Any boundary changes, unless all newly affected property owners have provided written consent for such assessment to the local governing board;
D. Any change in the purpose of any assessment or in the use of the revenue generated by such assessments.

SECTION 3.03. NOTICE BY PUBLICATION AND BY MAIL. The District Clerk shall publish and mail notices of the public hearing in the manner required by the Uniform Assessment Collection Act on or before 20 days prior to the public hearing stated in Section 3.02 above.
ARTICLE IV

GENERAL PROVISIONS WITH RESPECT TO ASSESSMENTS

SECTION 4.01. DESCRIPTION OF PROPOSED ASSESSMENT AREA.
A. The District’s Service area includes the territory consisting of the island of Key Largo, including all lands east of Tavernier Creek, including Tavernier, Key Largo all in Monroe County, Florida with the exception of:
   1. All areas north of Summerland Road on US-1, and
   2. All areas north of Charlemagne Blvd on County Road 905 including Ocean Reef.

SECTION 4.02. INITIAL PREPAYMENT AMOUNT. The Initial Prepayment Amount for each Tax Parcel covered by this Resolution is equal to the System Development Charge ("SDC") calculated for that Tax Parcel. SDCs and System Impact Charges ("SICs") are calculated according to the Tax Parcel’s classification as follows:

A. Residential Tax Parcels. For residential wastewater Service, the SDC is the sum of:
   1. $2,180 per Dwelling Unit for wastewater treatment plant capacity, plus
   2. $1,285 per Dwelling Unit for force main – pipe capacity, plus
   3. $2,660 per connection for connection to the wastewater system.

B. Non-Residential Tax Parcels. For non-residential wastewater service, the SDC is the sum of:
   1. $2,180 per EDU for wastewater treatment plant capacity;
   2. $1,285 per EDU for force main – pipe capacity; plus
   3. $2,660 per connection or actual cost of connection, whichever is greater, for connection to the wastewater system.
   4. EDUs shall be calculated using the methodology indicated in the KLWTD Rules and Regulations.

C. Laundromats. For purposes of calculating SDC’s, a Laundromat shall be counted as one EDU, regardless of actual historic water consumption.

D. Mixed-Use Tax Parcels. For mixed-use wastewater service, the SDC is the sum of:
   1. $2,180 per EDU for wastewater treatment plant capacity;
   2. $1,285 per EDU for force main – pipe capacity; plus
3. $2,660 per connection or actual cost of connection, whichever is greater, for connection to the wastewater system.
4. EDUs shall be calculated using the methodology indicated in the KLWTD Rules and Regulations.

E. Residential Unique Parcel. For a Residential Unique Parcel, the SDC is the sum of:
1. $2,180 per Dwelling Unit for wastewater treatment plant capacity, plus
2. $1,285 per Dwelling Unit for force main – pipe capacity, plus
3. $2,660 per connection for connection to the wastewater system; plus
4. $3,565 per connection for low pressure equipment.

F. Vacant Parcel. The initial SDC for a Vacant Parcel will be the same as the SDC for a Residential Tax Parcel improved with one Dwelling Unit. Upon development of the parcel, the District may revise the SDC to reflect actual or permitted construction.

SECTION 4.03. Provisions regarding the computation method, initial prepayment option, excluded parcels, subdivided and combined tax parcels, incorrectly assessed parcels, request for review of assessment and optional and mandatory prepayments are outlined in the KLWTD Rules and Regulations Article X.

SECTION 4.04. ANNUAL NON-AD VALOREM ASSESSMENT ROLL.
A. The Annual Non-Ad Valorem Assessment Roll is the list of Tax Parcels participating in the annual payment program with an outstanding Assessment obligation.
B. This list consists of Tax Parcels identification information and the annual amount to be assessed as a Non-Ad Valorem Assessment on that parcel’s Tax Bill.
C. Non-Ad Valorem Assessments shall be computed pursuant to the KLWTD Rules and Regulations and Article X.
D. The Assessments will be imposed for Tax Year 2017 and each succeeding Tax Year in which any portion of the Assessment obligation remains outstanding.
E. This Non-Ad Valorem assessment roll shall be certified to the tax collector for collection in the manner authorized by the Uniform Assessment Collection Act.
F. The annual interest rate applicable to the Annual Debt Service Component calculation for Non-Ad Valorem Assessments levied in 2017 shall be 2.631% of the Adjusted Prepayment
Amount. The annual interest rate applicable to each succeeding Tax Year shall be published prior to the certification of each annual non-ad valorem assessment roll.
ARTICLE V

GENERAL PROVISIONS

SECTION 5.01. METHOD OF COLLECTION. The Assessments shall be collected pursuant to Chapter 197.3632, Florida Statutes, The Uniform Assessment Collection Act.

SECTION 5.02. SEVERABILITY. If any clause, section, or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 5.03. CONFLICT. In the event that any portion of this Resolution, or application thereof, conflicts with any State or Federal law, such State or Federal law shall prevail.
EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption by the District.

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

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>AYE</th>
<th>NAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairman Asdourian</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Commissioner Gibbs</td>
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<td>Commissioner Heim</td>
<td>✓</td>
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<tr>
<td>Commissioner Majeska</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Commissioner Tobin</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The Chairman thereupon declared this Resolution duly passed and adopted the 25th day of July, 2017.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: Chairman David Asdourian

ATTEST: Approved to as to form and legal sufficiency

Katherine Jackson, Clerk

Nicholas Mulick, District Counsel
RESOLUTION NO. 23-07-17

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING THE 2006 FINAL ASSESSMENT RESOLUTION (RESOLUTION 28-08-06) RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 9, 2006, the Key Largo Wastewater Treatment District (“District”) adopted the 2006 Annual Assessment Resolution (No. 28-08-06); and

WHEREAS, the District chose to assess those parcels described in Exhibit 3.01 of Resolution No. 28-08-06 (“Assessment Roll”); and

WHEREAS, the parcel in Section 1 below described as “Parent Parcel” was assessed as part of Resolution No. 28-08-06; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owner of the Parent Parcel has taken the appropriate legal action required to split that parcel; and

WHEREAS, that split has created two new parcels described as “New Parcel” in Section 1 below; and

WHEREAS, the New Parcels will be added to the District’s Project KLWTD-2.

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

Section 1.

Parcel 1.

PARENT PARCEL

<table>
<thead>
<tr>
<th>PARCEL ID</th>
<th>00457380-000000</th>
</tr>
</thead>
<tbody>
<tr>
<td>AK NO.</td>
<td>1560944</td>
</tr>
<tr>
<td>PARCEL DESCRIPTION</td>
<td>BK 10 LOTS 14 AND 15 LARGO GARDENS PB4-38 KEY LARGO OR268-319 OR359-339 OR368-896 OR388-293 OR389-962 OR434-226/27 OR646-547 OR754-1830 OR767-217 OR811-1826 OR902-1725 OR1043-1059AFF OR1475-2264R/S OR1679-1308 OR1936-1071 OR2742-1386</td>
</tr>
</tbody>
</table>

NEW PARCEL

<table>
<thead>
<tr>
<th>PARCEL ID</th>
<th>00457380-000100</th>
</tr>
</thead>
<tbody>
<tr>
<td>AK NO.</td>
<td>9104045</td>
</tr>
<tr>
<td>PARCEL DESCRIPTION</td>
<td>BK 10 LOT 22 LARGO GARDENS PB4-38 KEY LARGO OR268-319 OR359-339 OR368-896 OR388-293 OR389-962</td>
</tr>
</tbody>
</table>
Section 2. 2006 ANNUAL ASSESSMENT RESOLUTION AMENDED. The 2006 Annual Assessment Resolution is hereby amended to include the new parcel(s) described as New Parcel in Section 1 above.

Section 3. 2006 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2006 Annual Assessment Resolution (No. 28-08-06) is hereby amended to include the parcel(s) described in Section 1 above.

Section 4. 2006 ANNUAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2006 Final Assessment Resolution (No. 28-08-06), and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5. 2006 ANNUAL ASSESSMENT RESOLUTION CONFIRMED. The 2006 Annual Assessment Resolution (No. 28-08-06), as amended herein, and all previous amendments duly adopted by the District, are hereby ratified and confirmed.

Section 6. APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.
The foregoing Resolution was offered by Commissioner Gibbs, who moved its approval. The motion was seconded by Commissioner Majeska, and being put to a vote the result was as follows:

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<td>Commissioner Tobin</td>
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</table>

The Chairman thereupon declared this Resolution duly passed and adopted the 25th day of July 2017.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: [Signature]
Chairman David Asdourian

ATTEST: Approved to as to form and legal sufficiency

[Signature]
Katherine Jackson, District Clerk

[Signature]
Nicholas Mulick, General Counsel
RESOLUTION NO. 24-07-17

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING THE 2007 FINAL ASSESSMENT RESOLUTION (RESOLUTION 11-08-07) RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 21, 2007, the Key Largo Wastewater Treatment District ("District") adopted the 2007 Final Assessment Resolution (No. 11-08-07); and

WHEREAS, the District chose to assess those parcels described in Exhibit 3.01 of Resolution No. 11-08-07 ("Assessment Roll"); and

WHEREAS, the parcels in Section 1 below described as "Parent Parcel" were assessed as part of Resolution No. 11-08-07; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owners of the Parent Parcels have taken the appropriate legal action required to split that parcel; and

WHEREAS, those splits have created new parcels described as "New Parcel" in Section 1 below; and

WHEREAS, the New Parcels will be added to the District’s Project KLWTD-3.

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

Section 1.

Parcel 1.

PARENT PARCEL
PARCEL ID: 00510540-000000
AK NO. 1629855
PARCEL DESCRIPTION: BK 2 LT 38 REVISED AMENDED PLAT OF RIVIERA VILLAGE PB2-80 KEY LARGO G57-181 OR428-848 OR1138-2024L/E OR1648-236D/C OR1648-237D/C OR2839-2315/16

NEW PARCEL
PARCEL ID: 00510540-000100
AK NO. 9104043
PARCEL DESCRIPTION: BK 2 LT 37 REVISED AMENDED PLAT OF RIVIERA VILLAGE PB2-80 KEY LARGO G57-181 OR428-848
Parcel 2.

**PARENT PARCEL**
- **PARCEL ID:** 00471230-000000
- **AK NO.:** 1578398
- **PARCEL DESCRIPTION:** BK 5 LT 18 LARGO SOUND PARK KEY LARGO PB3-111 OR444-283 OR617-228 OR797-247 OR798-943 OR920-1225 OR1084-712D/C OR1181-374 OR1341-2322 OR1384-1878/79 OR1430-2355 OR1430-2356 AFF

**NEW PARCEL**
- **PARCEL ID:** 00471230-000100
- **AK NO.:** 9104044
- **PARCEL DESCRIPTION:** BK 5 LT 19 LARGO SOUND PARK KEY LARGO PB3-111 OR444-283 OR617-228 OR797-247 OR798-943 OR920-1225 OR1084-712D/C OR1181-374 OR1341-2322 OR1384-1878/79 OR1430-2355 OR1430-2356 AFF OR2839-1432D/C OR2839-1433

**OWNER**
- **EDU:** 1.0
- **BEGINNING BALANCE:** $5,050.00
- **ANNUAL ASSESSMENT:** $666.99

Parcel 3.

**PARENT PARCEL**
- **PARCEL ID:** 00549080-000000
- **AK NO.:** 1672564
- **PARCEL DESCRIPTION:** BK 8 LOT 15 TWIN LAKES PB3-160 OR466-911 OR743-12 OR752-1892QC OR766-1425 OR812-322 OR1060-1905 OR1150-1780DC OR1150-1779 OR1241-565 OR2531-1151 OR2705-799/800 OR2717-1076/77C

**NEW PARCEL**
- **PARCEL ID:** 00549080-000100
- **AK NO.:** 9104123
- **PARCEL DESCRIPTION:** BK 8 LOT 14 TWIN LAKES PB3-160 OR513-817 OR720-896 OR752-1893QC OR848-417/435(PROBATE) OR871-455 OR1061-1396 OR1150-1780DC OR1150-1779 OR1241-565 OR2531-1151 OR2705-799/800 OR2717-1076/77C

**OWNER**
- **EDU:** 1.0
- **BEGINNING BALANCE:** $5,050.00
- **ANNUAL ASSESSMENT:** $666.99
Parcel 4.

**PARENT PARCEL**

Parcels ID: 00511900-000000

AK NO. 1631213

**PARCEL DESCRIPTION:** BLK 5 LT 11 BOWENS ADDN TO RIVIERA VILLAGE 
KEY LARGO PB2-107 G57-181 OR466-862 OR454-2 OR462-507 OR1337-601/02AFF OR1335-2157/60PET PROB NO 94-20123-CP-10 OR2806-2455/57 OR2819-1861/63C

NEW PARCEL

Parcels ID: 00511900-000100

AK NO. 9103968

**PARCEL DESCRIPTION:** BK 5 LT 12 BOWENS ADDN TO RIVIERA VILLAGE KEY 
LARGO PB2-107 G57-181 OR466-862 OR454-2 OR462-507 OR1337-601/02AFF OR1335-2157/60PET CASE NO 94-20123-CP-10 OR2819-1861/63C

**OWNER**

HENNING CHELLENA E

EDU 1.0

**BEGINNING BALANCE** $5,050.00

**ANNUAL ASSESSMENT** $666.99

---

**Section 2.**

2007 FINAL ASSESSMENT RESOLUTION AMENDED. The 2007 Final Assessment Resolution is hereby amended to include the new parcel(s) described as New Parcel in Section 1 above.

**Section 3.**

2007 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2007 Final Assessment Resolution (No. 11-08-07) is hereby amended to include the parcel(s) described in Section 1 above.

**Section 4.**

2007 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2007 Final Assessment Resolution (No. 11-08-07), and all previous amendments duly adopted by the District, shall remain in full force and effect.

**Section 5.**

2007 FINAL ASSESSMENT RESOLUTION CONFIRMED. The 2007 Final Assessment Resolution (No. 11-08-07), as amended herein, and all previous amendments duly adopted by the District, are hereby ratified and confirmed.

**Section 6.**

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

---

RESOLVED AND ADOPTED THIS 25th DAY OF JULY 2017
The foregoing Resolution was offered by Commissioner Gibbs, who moved its approval. The motion was seconded by Commissioner Majeska, and being put to a vote the result was as follows:

<table>
<thead>
<tr>
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<td></td>
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<tr>
<td>Commissioner Tobin</td>
<td></td>
<td></td>
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</table>

The Chairman thereupon declared this Resolution duly passed and adopted the 25th day of July 2017.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: __________________________
Chairman David Asdourian

ATTEST: __________________________
Katherine Jackson, District Clerk

Approved to as to form and legal sufficiency

______________________________
Nicholas Mulick, General Counsel
RESOLUTION NO. 25-07-17

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING THE 2008 FINAL ASSESSMENT RESOLUTION (RESOLUTION 12-06-08) RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 17, 2008, the Key Largo Wastewater Treatment District ("District") adopted the 2008 Final Assessment Resolution (No. 12-06-08); and

WHEREAS, the District chose to assess those parcels described in Exhibit 3.01 of Resolution No. 12-06-08 ("Assessment Roll"); and

WHEREAS, the parcels in Section 1 below described as "Parent Parcel" were assessed as part of Resolution No. 12-06-08; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owners of the Parent Parcels have taken the appropriate legal action required to split that parcel; and

WHEREAS, that split has created a new parcel described as "New Parcel" in Section 1 below; and

WHEREAS, the New Parcel will be added to the District’s Project K LWTD-4.

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

Section 1.

Parcel 1.

PARENT PARCEL

| PARCEL ID:     | 00494430-000000 |
| AK NO.         | 1610593         |

NEW PARCEL

| PARCEL ID:     | 00494430-000100 |
| AK NO.         | 9104059         |
| PARCEL DESCRIPTION: | BK 13 LT 20 PIRATES COVE KEY LARGO PB3-18 OR393-971 OR831-1955 OR833-2359C OR1116-372 OR1417-1021 OR1938-1160 OR2024-1226/27 OR2443-115/16 |
OWNER: RYZOC KATHLEEN M
EDU: 1.0
BEGINNING BALANCE: $5,200.00
ANNUAL ASSESSMENT: $637.37

Parcel 2.
PARENT PARCEL
PARCEL ID: 00496131-001300
AK NO. 1612430
PARCEL DESCRIPTION: BK 1 LT 13 BUCCANEER POINT SUBDIVISION PB7-6 KEY LARGO OR888-1136/37E OR902-28 OR1518-167

NEW PARCEL
PARCEL ID: 00496131-001310
AK NO. 9103957
PARCEL DESCRIPTION: BK 1 LT 12 BUCCANEER POINT SUBDIVISION PB7-6 KEY LARGO OR888-1136/37E OR902-28 OR1518-167
OWNER: HAROUN HANY S AND CHRISTINE KAFIE
EDU: 1.0
BEGINNING BALANCE: $5,200.00
ANNUAL ASSESSMENT: $637.37

Section 2.
2008 FINAL ASSESSMENT RESOLUTION AMENDED. The 2008 Final Assessment Resolution is hereby amended to include the new parcel(s) described as New Parcel in Section 1 above.

Section 3.
2008 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2008 Final Assessment Resolution (No. 12-06-08) is hereby amended to include the parcel(s) described in Section 1 above.

Section 4.
2008 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2008 Final Assessment Resolution (No. 12-06-08), and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5.
2008 FINAL ASSESSMENT RESOLUTION CONFIRMED. The 2008 Final Assessment Resolution (No. 12-06-08), as amended herein, and all previous amendments duly adopted by the District, are hereby ratified and confirmed.

Section 6.
APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.

RESOLVED AND ADOPTED THIS 25th DAY OF JULY 2017

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

AYE ______ NAY ______
The Chairman thereupon declared this Resolution duly passed and adopted the 25th day of July 2017.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: Chairman David Asdourian

ATTEST:

Katherine Jackson, District Clerk

Approved to as to form and legal sufficiency

Nicholas Muliek, General Counsel
RESOLUTION NO. 26-07-17

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING THE 2009 FINAL ASSESSMENT RESOLUTION (RESOLUTION 20-05-09) RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 19, 2009, the Key Largo Wastewater Treatment District ("District") adopted the 2009 Final Assessment Resolution (No. 20-05-09); and

WHEREAS, the District chose to assess those parcels described in Exhibit 3.01 of Resolution No. 20-05-09 ("Assessment Roll"); and

WHEREAS, the parcel in Section 1 below described as "Parent Parcel" was assessed as part of Resolution No. 20-05-09; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owner of the Parent Parcel has taken the appropriate legal action required to split that parcel; and

WHEREAS, that split has created a new parcel described as "New Parcel" in Section 1 below; and

WHEREAS, the New Parcel will be added to the District’s Project KLMWD-5.

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

Section 1.

Parcel 1.

PARENT PARCEL
PARCEL ID: 00554720-000000
AK NO. 1680214
PARCEL DESCRIPTION: PT SQR 3 MANDALAY PB1-194 KEY LARGO (LEASEHOLD INTEREST) E2-434 G40-73/74 OR587-959D/C OR1101-2200 /01 OR1286-2495 OR1286-2496 OR1731-248/49 OR1731-2

NEW PARCEL
PARCEL ID: 00554720-001060
AK NO. 9102767
PARCEL DESCRIPTION: (LEASEHOLD INTEREST) LOT 6 HABITAT AT MANDALAY PB7-81 OR2414-484/489 OR2414-
Section 2. 2009 FINAL ASSESSMENT RESOLUTION AMENDED. The 2009 Final Assessment Resolution is hereby amended to include the new parcel(s) described as New Parcel in Section 1 above.

Section 3. 2009 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2009 Final Assessment Resolution (No. 20-05-09) is hereby amended to include the parcel(s) described in Section 1 above.

Section 4. 2009 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2009 Final Assessment Resolution (No. 20-05-09), and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5. 2009 FINAL ASSESSMENT RESOLUTION CONFIRMED. The 2009 Final Assessment Resolution (No. 20-05-09), as amended herein, and all previous amendments duly adopted by the District, are hereby ratified and confirmed.

Section 6. APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.

RESOLVED AND ADOPTED THIS 25th DAY OF JULY 2017

The foregoing Resolution was offered by Commissioner [Gibbs], who moved 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 25th day of July 2017.

KEY LARGO WASTEWATER TREATMENT DISTRICT
BY: Chairman David Asdourian

ATTEST:

Katherine Jackson, District Clerk

Approved to as to form and legal sufficiency

Nicholas Mulick, General Counsel
Disclaimer: Public comments that are submitted to the Board for inclusion into the Official Minutes are the views and opinions of the commenters alone and do not necessarily reflect the official policy of the Key Largo Wastewater Treatment District or the opinions of its Commissioners.
KLWTD board meeting July 25, 2017-Public Input

Commissioners;

I would like to address the issue of Wastewater at Cross Key mm 112.5 located within the boundaries of the KLWTD.

The KLWTD upon its inception adopted the “Monroe County Master WasteWater Plan” which had been created in response to the State of Florida’s “Florida Keys Quality Improvement Program” (FKQIP), that in turn created the “Florida Marine Sanctuary of the Florida Keys”, and the requirements for the treatment of WasteWater within the Sanctuary.

These Requirements provide Three Alternative Area Methods.

Alternative # 1- NO ACTION-Where, OUTSIDE FUNDING IS NOT AVAILABLE The use of Septic Tank Systems will continue to be approved for use until such time as funding for a Central Sewer System can be provided.

Alternatives 2 & 3- Where OUTSIDE FUNDING IS AVAILABLE for appropriate Central Sewer Systems these areas shall require Properties be connected to these systems.
Since the KLWTD has already declared no outside funding is available that no Central Sewer System will be installed at Cross Key in the immediate future. On behalf of the property owners of Cross Key we request that in accordance with the FKQIP of the State of Florida, The District by Resolution declare Cross Key Florida @ mm 112.5 be an; ALTERNATIVE #1 NO-ACTION AREA.

Thank You
Howard Gelbman
CROSS KEY
Property Owner