

OCOEE UTILITY DISTRICT

BOARD OF COMMISSIONERS MEETING

November 24, 2025

OCOEE UTILITY DISTRICT OFFICE 1:00PM

ATTENDANCE: Shawn Willis, Ryan Ulrich, Hank Wilson, Ben Witt, Chris Strupp, Andrea Witt, Larry Kidwell, Eric Brooks, Daniel Peterson, Amber McDaniel, Blake Davis

The pledge to the United States Flag led by Shawn Willis.

Meeting called to order at 1:00 pm by President Shawn Willis.

Roll Call: Shawn Willis, Hank Wilson, Ryan Ulrich all present.

Approval October Minutes – Ryan Ulrich made motion to approve, Hank Wilson offered the second.

No public comments.

Financials:

Approval- Hank made motion to approve, Ryan offered the second. All approved.

Bank Reconciliation Approval. Ryan was designated to approve bank reconciliation statements on a monthly basis.

Rate Study – sewer revenue vs operational expenses showed a \$300,000 short fall. It was recommended that the utility move to a sewer rate based on 150% of the water bill in effort to make sewer self-sustaining. Before doing so a town hall meeting explaining the need for the increase will be conducted.

New Business:

RESOLUTION 2025-039

The Board of Commissioners Desires to Reinstate Board Resolution 2 025-012, B & B Plumbing & Underground, LLC, for a bid of \$1,149,898.00. Immediately after contract award, a deductive change order with revised scope of work will be issued.

Shawn made a motion to adopt the resolution. Ryan made the second. All approved.

RESOLUTION 2025-040

Board Resolution 2025-040 Desires to Reinstate Board Resolution 2025-013 Haren Construction Company, for a bid of \$9,987,000.00. Immediately after contract award, a deductive change order with revised scope of work will be issued.

Hank made a motion to approve the resolution. Shawn made the second. All approved.

At 2:02pm Shawn made a motion to enter executive session to discuss a bond counsel invoice from Pat Alexander. Ryan made the second. The board came out of session at 2:39pm.

Shawn made a motion that the invoice is not paid until legal counsel negotiated a lower amount. Ryan offered the second. All agreed.

Management Report

Distribution,

- We had a couple of big leaks this month on HDPE that will increase our water loss numbers. 50,548,000 Gallons leaked. Of that total: 648,000 gallons were PVC, 47,842,000 HDPE, and 2,058,800 were HDPE fittings or HDPE service leaks of one type or another. The service leaks are typical and mainly due to the ground being so dry causing a shift in the service lines.
- Spring Place Rd. leak: almost 39 million gallons.
- Bucks Pocket Rd. leak: (Technically this leak will be in November, but we were able to trend it back 90 days) almost 20 million gallons.
- The guys have been doing a good job spotting them due to the slight drought we've been in however, this just shows how much of an impact one leak can have on our system from the amount of water we lose. Both leaks were in drainage ditches, so that made them hard to find and even more difficult to repair.
- 40 leaks total: 23 main lines, 17 service lines,
- 41 Meter Change Outs
- 7 new meter sets
- I'm having conversations with engineering and USDA over the funding of our water loss, as you will hear in the engineering update. As you know, USDA has been in the

middle of the shutdown for the past month. What I'm hoping is that we will be able to use our own Force Account labor (OUD Staff) to get the biggest bang for our money.

- We have identified 22 miles that can be replaced that would have the greatest impact on our water loss
- The Purifics Pilot testing for the Wildwood Water Treatment Plant will begin in December. This will also have implications on our USDA project as plant improvements. Roughly \$2.00 per gallon is the cost of the purchase price of the package plant. The well pump will be rated at 800 gpm (~1.2 MGD) ~\$2.4 million. If we do this in conjunction with the USDA re-tooling of our Ball Rd project: focusing on water loss and plant improvements, this will essentially get us in a much better place with far less dollars. We will be able to pump and treat the water we have at Wildwood and not have to be so dependent on Cleveland Utilities for normal consumption and under high turbidity spikes.
- I contacted TDEC's Water Division to inform them of the Pilot and verified the way we wanted to return the discharge stream back into the well. Amy Farnicis was very pleased with this and wants to visit the site of the Pilot when we are up and running.

Wastewater,

- You saw in my e-mail last week that we've been given the green light for the wastewater treatment plant at Old Parksville Rd. Wastewater Treatment Plant, with a phased approach to this project and grant funding from ARPA. Along with the districts match, we will have to go out to SRF or the Bond market for the funding of the treatment portion of the plant. (That amount should be less than \$2 million.)
- There will be a couple of Board Resolutions for you guys to sign awarding the jobs to the previous high bidders with change orders to follow immediately, we have certain milestones that must be met to proceed.
- TDEC's Central office was out at Brighton Ridge WWTP 11/03/25 to perform the SOP Modification Request inspection. I still have not heard anything back on that and really don't think we will for another week or 2, but we are hopeful that the SOP Modification Request will happen. This will change the metric from Doors to Gallons treated.
- I've sent an email to Senator Lowe asking for leniency on the potential SOP Modification Request since we now have the ok to proceed with our own Wastewater plant. My thoughts are that TDEC may consider we are building our own

facility, so we could catch a break at Brighton Ridge to get those guys rolling. Fingers crossed.

- We have engineered into the design of the Old Parksville Ridge development a backup plan in case we don't have a positive outcome with TDEC's inspection, where we connect a portion of their development to the force main on Old Parksville Rd and send it to our new Wastewater Treatment Plant.
- On that note, Mr. May called me on Friday the 14th basically stating that we just need to buy those 8 lots and install more drip line. He quoted Tim Hill from TDEC saying that was the quickest solution to the problem and that the "State" has money for us to use to buy those lots. I did not contest his suggestions however; I did tell him that I would present this to you.
- I have rekindled conversations with Benton WW with hopes to make a connection to their system at 411 Hwy. I have had some maintenance information shared with me about Bentons plant that OUD may have an opportunity to assist them with. These are plant operation efficiencies which may help facilitate the connection. We have had this conversation back a couple of years ago when we applied for a Regionalization Grant, we didn't get awarded, but the door was opened.
- My hope is that we can agree to at least a 75,000 GPD capacity. That would open the door on about 250, or more, new homes East of our Main Office.

Operations/Administration

- I've had meetings with Jacobs PE Jonathan Straton and PE Jason English from inflo design group, llc. They have been very interesting to speak with, and they both were exceptionally professional. Obviously, this was only a meet-n-greet so no agreements or engagements were mentioned.
- SAM (System for Award Management) contact change completed. This is required for things like wage determinations, federal assistance, disaster response registry etc.
- We've completed interviewing for the replacement position at the front desk. Tatum Murray will be starting December 1st, 2025.

- We have been working with outside vendors to evaluate the value of the two large work/dump truck. I hope to hear something back in the next week or three so we can get those surplused.
- It's 2026 Insurance renewal time for the District. There is a 5% increase across the board, but we had a good Workers Comp Experience Rating decrease. I cannot remember the exact numbers but this is close, from 1.25 to a 0.8. That's a good thing, so that helped with the bottom line. It's basically \$5,400.00 increase over 2025's renewal. We have the potential to reduce a little of the coverage on equipment due to some of their ages, and their coverage is based on New Values instead of current value, so that may reduce the increase of the renewal costs some. Still a work in progress but I wanted to get it in front of you.
- The fusion machine goes out for sealed bids 11/24/25 with an opening bid of \$25,00.00, returning on 12/04/25
- The 2015 Ford Explorer sold last week for \$1500.00. That's about \$1000 more than I thought we would get for it.

General

- The Fall Impact Fund Grant cycle awards will be held immediately following November's Board Meeting with the large check presentation, and snacks. (if you have room after the Thanksgiving dinner.)
- Impact Fund stipend, is that annually or per cycle? We need to verify.
- This year's Christmas Party will be held December 22nd, 2025, at the Ocoee River Barn in Ocoee. I believe the start time will be 6:00pm. The same evening as the regularly scheduled December Board Meeting. This is the same place we've had it for the past few years.

Engineering Report

1. Old Parksville WWTP (ARPA due 9/30/2026)

a. TDEC has authorized Ocoee UD to proceed with ARPA/SWIG grant funding and submit procurement before December 15, 2025.

b. Obtaining procurement generally includes:

i. Board approval of the bids related to Old Parksville WWTP via resolution (November Board Meeting);

ii. Request for Pricing from contractors for revised scope of work;

- iii. Partial execution of the contract documents (November Board Meeting);
- iv. Partial execution of a Change Order;
- v. Send complete contract package w/CO to contractors for final execution including request for bonds and insurance;
- vi. Submission of fully executed contracts to TDEC for procurement by 12/15 deadline.

2. Water Line Replacement & Wildwood WTP (USDA Rural Development)

a. Stage 1 Preliminary Engineering Report (PER) and Environmental (Tentative January/February 2026)

i. Water Line Replacement: The PER is under development, and the scope of work is being refined with Ocoee UD staff. The environmental reporting requirements are currently under review and will be verified with USDA.

ii. Wildwood WTP: Ocoee UD staff wishes to include replacement/modernization of the existing treatment capacity at Wildwood WTP as an option if forthcoming SRF Emerging Contaminants Grant is not approved. The PER and environmental work related to this scope of work are on hold pending SRF grant application

iii. OHM Advisors will generate a proposal for the revised USDA project once scope has been finalized.

b. Stage 2 – Submit for USDA Review and Review (Tentative: 30-60 Day Review – February/March 2026)

c. Stage 3 – Revised Letter of Conditions (Tentative: 30 Days – April 2026)

d. Stage 4 – Design, Bid, Execute

3. Brighton Ridge WWTP SOP Modification

a. On November 3, 2025 at 1 PM TDEC Central Office was on-site to inspect the Brighton Ridge WWTP following the comment response letter sent on October 21, 2025. To date, no updates from TDEC have been shared since the on-site meeting. It is expected that TDEC will generate a field report along

with a recommendation in response to the District's SOP modification request.

4. TDOT Corridor K/Hwy 64 A Date & B Date

a. .13 PIN: TDOT Contract has been executed and we are currently in the B-Date Phase.

b. .14 PIN: TDOT Contract is forthcoming and we are currently in the A-Date Phase.

5. Emerging Contaminants SRF Grant (Submitted 9/2/2025)

a. Comments sent by TDEC and response has been made – awaiting application response

6. Infrastructure Planning Grant (Due 10/1/2025)

a. Comments sent by TDEC and response has been made – awaiting application response

7. AMP Grant (Extension 9/30/2027, ARPA AMP portion due 9/30/2026)

a. Awaiting revised contract from TDEC.

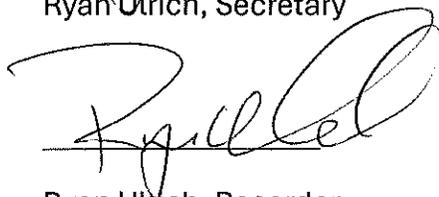
8. Accounts Receivable

a. As of November 13, 2025, Ocoee Utility District has \$296,401.45 in Accounts Receivable with \$148,844.20 aged over 120 days (5/14/2025).

Shawn moved for adjournment of the meeting at 3:05 pm.



Ryan Ulrich, Secretary



Ryan Ulrich, Recorder