

OCOEE UTILITY DISTRICT

BOARD OF COMMISSIONERS MEETING

September 22, 2025

OCOEE UTILITY DISTRICT OFFICE 1:00PM

ATTENDANCE: Shawn Willis, Ryan Ulrich, Hank Wilson, Ben Witt, Jason Griffin, Chris Strupp, Andrea Witt, Larry Kidwell, Daniel Peterson, Stuart Johnson, Tim Lawson, James Truelove, Stan Moorhouse, Lillian Cusimano.

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 August Minutes – Hank Wilson motion to approve, Ryan Ulrich offered the second.

Public Comments:

- James Truelove shared concern about excessive lime from his water heater. Ben Witt^{rw} explained that that setting the heat on his water heater too high will cause particles in his water to fall out of suspension. He also shared concern about the increase in his water bill and disbelief in the accuracy of his water meter compared to the accuracy of his older meter. Ben Witt^{rw} showed Mr. Truelove his usage from over the last 92 days and compared it to his historical usage to explain what his new average bill should be with the 25% increase. Ben explained that the hardness of his water was within a good range and recommended draining his water heater twice per year.
- Lynn Mizell-Falso with Globe Life Liberty National shared her program for Worksite Advantage life insurance.
- Lillian Cusimano to discuss not getting two bills and issues with the office staff being disrespectful. She questioned seasonal reconnection fees and the need to physically come to the office to have service reconnected. Also questioned the service fee to charge a card. Hank recommended turning on auto pay to avoid credit card fees and to avoid coming into the office.

Financials:

- Daniel Peterson made recommendation to start setting aside money to accrue for bond payments
- **Board Resolution 2025-029** to allocate funds for covering debt service payments. Ryan made motion to approve and Hank gave the second.
- Draft audit was reviewed by Stuart Johnson.
- Ryan gave the motion to approve August's financials, Hank Wilson gave the second.

No Standard adjustments.

Non-Standard Adjustments:

See public comments.

Old Business:

- Samples Chapel and Phase II Waterline Project HLM. **Board Resolution 2025-032** Settlement agreement between OUD and HL Management. Shawn made a motion to adopt, Ryan made the second.
- Study of operations of OUD and Board Resolution 2025-015. It is recommended to appoint Ben ~~Whitt~~^{ru} as permanent general manager, add a nepotism policy to the handbook, negotiate a separation of Tim Lawson from OUD, appoint Ben Whitt to assess engineering needs and look at new potential contracts, terminate contract with Kidwell and Associates.
- Shawn made motion to go to executive session to discuss with Ben Gastel the need for adopting a resolution to put the recommendations forward. Ryan made the second.
- Upon coming out of executive session Shawn made a motion to accept all five recommendations from the study of operations. Ryan made the second.

New Business:

Letter of Engagement with Daniel Peterson CPS to conduct a rate study in compliance with the TBOUR's order. Shawn signed the letter.

Resolution 2025-025 Not to issue any letters of Intent To Serve without the Board's approval. Ryan made a motion to adopt, Hank offered the second.

Hank
Hank
ru

Resolution 2025-026 Increase the Sewer Capacity Fee from \$4500.00 to \$12000. Shawn made a motion to approve, Ryan made the second.

Resolution 2025-027 Declare as Surplus and Authorize for sale Unit #12 2004 Ford F-650 Dump Truck. Hank made the motion to approve, Ryan made the second.

Resolution 2025-028 Repealing any future rate increases outlined in Board Resolution 2025-005 for July, 1 2026, July 1, 2027, July 1, 2028. Ryan made the motion to approve, Hank made the second.

Resolution 2025-030 Modifications to the MEETING OF THE OCOEE UTILITY DISTRICT BOARD policy. Ryan made the motion to approve, Hank made the second.

Resolution 2025-031 Modifications to the Employee Handbook section: Hours of Work. Shawn made the motion to approve, Ryan made the second.

OHM's PS 37 Water Utility Relocation TDOT Polk Co. SR 40. Chris Strupp explained the project to the board.

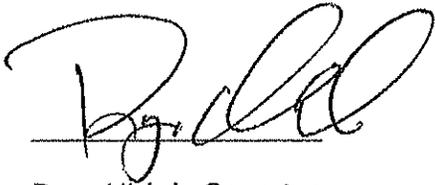
Management Report

- Ben explained challenges with supply and performance of water filter cartridges at the Wildwood Springs Water Treatment plant. Turbidity spikes are being caused by clear cutting along Young Road. OHM is helping to find alternatives with filtration. ~~Calgon~~ ^{Pacifics} pilot ~~has~~ ^{will} been moved to Wildwood Springs.
- Reviewed HSGLaw invoice exceeding \$10000. Ryan made a motion to approve the invoice, Shawn made the second.

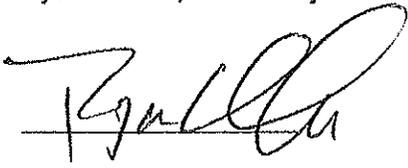
Engineering Report

- Chris gave an update on Parksville Road treatment plant and TDEC's contract deadlines.
- Chris shared USDA requirements for grant money for HDPE improvements. They will need a new engineering report and environmental report.
- Jason Griffin mentioned that OUD has an open contract with them for the Ball Road plant that needs to be addressed – closed or suspended. Decision to be made at the next board meeting.

Shawn moved for adjournment of the meeting at 3:15 pm.

A handwritten signature in black ink, appearing to read 'R. Ulrich', written over a horizontal line.

Ryan Ulrich, Secretary

A handwritten signature in black ink, appearing to read 'R. Ulrich', written over a horizontal line.

Ryan Ulrich, Recorder