OCOEE UTILITY DISTRICT

BOARD OF COMMISSIONERS MEETING

August 25, 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, Blake Davis, Eric Brooks, Clay Underdown, Robert Thompson, Wes Robbins, Scott Wright, Jeff Garner, Donnie Smith, Robin Smith, Betsy Isham, Luther Tinsley, Ben Berry, John Werner.

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

Public Comments:

- Luther Tinsley voiced his concern of the increase in water rates and his bill increasing from $100 to $185. Ben recommended that he check with the office to review his usage to help determine the large increase.
- Robin Smith voiced concern about her bill increasing to $111, her usage at 6000 gallons and the reliability of the meter reading. She stated that her two other neighbors received very similar bills at very similar usage with one neighbor having a swimming pool. Ben Witt committed to looking into the bills and usage of three addresses – 201 Riverbend Drive, 213 Riverbend Dr and 221 Riverbend Dr.
- Betsy Isham, being a neighbor of Robin Smith voiced concern of her bill of $111. Ben Witt committed to looking into her usage.

Approval of July Financials - Ryan gave the motion to approve, Hank Wilson gave the second. Daniel Peterson gave an update on the year end financials. The audit is complete and will have a draft to be presented within one to two months. Daniel will making some recommendations on changes to internal processes and recommended a workshop to gather input from the board before completing the draft.

No Standard adjustments.

Non-Standard Adjustments:

Ben Berry with Berry Engineering asked that priority be given to Meadow Crest and coordination the ultility district toward a decentralized solution. Asked for status on the new wastewater treatment plant. Asked if the letters of intent to serve wastewater treatment or to provide pump and haul service by September 2026 was still a reliable commitment. The board stated that it would have to defer to legal counsel with regard to the letters of intent. Status of the wastewater treatment plant would be revealed by the reading of resolutions.

No Old Business:

New Business:

1. Enter into the record the correction of the year in Resolution 2024-014 from the Board Meeting held on July 28, 2025, to reflect the correct resolution number: Resolution 2025-014.

2. Resolution 2025-017 Implement a new plan to address water loss and take necessary actions to Improve the District's water and wastewater systems. Shawn read the resolution and made a motion to pass the resolution. Ryan provided a second. Hank voted aye.

3. Resolution 2025-018 Ratify and Affirm Actions taken at the Special Board Meeting on August 16th, 2025. Shawn read the resolution. Ryan made a motion to pass the resolution. Hank provided a second. Ryan also made a motion to approve the minutes of the special board meeting of August 16. Shawn made the second.

4. Resolution 2025-019 Ratify and Affirm Resolution 2025-005 to increase Water and Wastewater Rates 7/1/2025. Shawn read the resolution. Ryan made a motion to pass the resolution. Hank provided a second.

5. Resolution 2025-020 To Accept The Final Order From The Judge to uphold the Jury's verdict In the case between HLM v OUD. Shawn read the resolution. Ryan made a motion to pass the resolution. Shawn provided a second. Hank voted aye.

6. Resolution 2025-021 Repeals Resolution 2025-012 Rymer Rd. Collections System. Shawn read the resolution. Ryan made a motion to pass the resolution. Shawn provided a second. Hank voted aye.

7. Resolution 2025-022 Repeals Resolution 2025-013 Old Parksville Rd Wastewater Treatment Plant. Shawn read the resolution. Ryan made a motion to pass the resolution. Hank provided a second. Shawn voted aye.

Shawn made a motion to enter executive session at 1:58pm to call Ben Gasteel regarding the third clause of Resolution 2025-024 relieving the president and outside counsel of conducting an investigation into the operations of OUD. Hank made the second and Ryan voted aye. Afterwards the board came out of executive session.

8. Resolution 2025-024 Empowering the Board President and Outside Counsel to work with the District's HR Department to determine Benefits Package for Management. Shawn read the resolution striking the third clause regarding relief of obligation to conduct and investigation. Ryan made a motion to pass the resolution. Hank provided a second. Shawn voted aye.

Management Report

Ben Witt informed the board of upcoming RFP's to make improvements on the monitoring system for the water plant. He also mentioned updating the utility handbook regarding hours given for emergency calls to be 1 hour for both distribution and the water plant. Eric Brooks gave recommendations on updating the Board Request Forms with the day and time of day that all requests should be submitted and that a resolution should be drafted for the next board meeting. Shawn made a request that no one make any further commitments binding the utility as in the case of letters of intent to service without board approval and to have policy drafted for the next board meeting.

Engineering Report

No updates from engineering. Shawn set forth 3 main priorities for engineering being wastewater, water loss and infrastructure. The new water treatment plant is no longer a priority due to cost. Alternative solutions for waster water are being investigated including partnering with Cleveland Utilities and Benton Utilities and revisiting the London Branch discharge plan. A major concern with partnering with Cleveland is the possibility of annexing by the city. Zone metering is recommended as a solution to better monitor water loss. Ben Witt is to meet with TDEC and Cleveland Utilities Friday August 29 to continue discussions regarding waste water.

Shawn moved for adjournment of the meeting at 2:15 pm.

Ryan Ulrich, Secretary

Ryan Ulrich, Recorder