

MINUTES OF SPECIAL MEETING
OF THE
BOARD OF DIRECTORS
FLORIDA KEYS AQUEDUCT AUTHORITY

HELD ON

February 20, 2020

KEY WEST MARRIOTT BEACHSIDE HOTEL
3841 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA 33040

10:30 A.M.

The following MEMBERS were present:

J. Robert Dean. Chairman
Richard J. Toppino, Vice-Chairman
David C. Ritz. Secretary/Treasurer
Antoinette M. Appell. Member
Cara Higgins. Member

Thomas G. Walker Executive Director
Kerry Shelby. Deputy Executive Director
Robert T. Feldman. General Counsel
Timothy Esquinaldo. Internal Auditor
Jolynn Reynolds. Director of Engineering
Peter Gomez. Director of Water Ops.

A LIST OF ATTENDANCE IS RETAINED WITH THE PERMANENT RECORD OF THIS MEETING.

SPECIAL MEETING

Chairman Dean called the Regular Meeting to order at 10:34 a.m.

Pam Albury presented the invocation and Chairman Dean led the Pledge of Allegiance.

REGULAR AGENDA ITEMS

Chairman Dean allowed time for people from the public to speak.

EXECUTIVE DEPARTMENT

EO-01. EXECUTIVE DIRECTOR'S REPORT

The Board accepted the Executive Director's Report with additional comments as presented.

Kermit H. Lewin Stock Island Reverse Osmosis Plant

Mr. Walker advised that two important time sensitive projects will be discussed with the Board at today's Special Meeting.

Mr. Walker reported that the Authority received a \$30.6 million grant award on January 30th from the State of Florida's Department of Economic Opportunity (DEO) to help build a new Water treatment Plant on Stock Island. He explained that the facility will provide water supply following storm events and during other emergency or critical situations. Mr. Walker further explained that this significant assistance will allow the Authority to accelerate efforts on the important project without extra debt burden.

Mr. Walker introduced Joshua Peele and David Hackworth who were instrumental in the process of obtaining the DEO grant funds. Mr. Walker explained that Mr. Peele identified the grant opportunity on his own while it was still in the public comment phase and wrote a letter requesting FKAA's WTP be included with two other identified utilities. Mr. Walker added that when the Final "Action Plan" was released, DEO allowed the Authority to submit a grant application. Mr. Walker advised that Mr. Hackworth assumed overall responsibility for the application, developed the required documentation without the aid of a consultant, and corresponded with DEO staff. Mr. Walker acknowledged and thanked other FKAA staff that were involved in the effort – Christie Martin, Jolynn Reynolds, Francis Bustard, Julie Cheon and Kerry Shelby.

Mr. Walker advised that upon Board approval, staff are prepared to move forward with design of the project with the help of our Design-Build team of Wharton-Smith and Carollo Engineers.

Joe Pinder Administration Building

Mr. Walker reported that at the Board's direction at the January 28, 2020 meeting to move forward with an alternative design layout for the new building, staff has made progress with the following activities:

- Developed plan for staff relocation
 - Customer Service to commercial lease space at Overseas Market
 - Executive offices, Human Resources, Engineering permitting and administrative divisions to office space at BBT Building, 1010 Kennedy Drive
 - Information Technology and Operations to FKAA office space at Key West Plant and Stock Island
 - Engineering design, Finance and Records to modular space on FKAA properties at Key Haven and Stock Island
- Have proposed leases for Board approval
 - BBT building
 - Overseas Market
 - Modular space
- Have proposed purchase agreement for office space at BBT for Board approval
- Have defined and authorized required relocation of power lines fronting access road and parking
- Have engaged and worked with architects for new concept plan for Board approval

ENGINEERING DEPARTMENT

DOE-01. APPROVAL TO AWARD TASK ORDER NO. 2 UNDER EXISTING CONTRACT WITH WHARTON SMITH ENTITLED DESIGN-BUILD SERVICES FOR SEAWATER TREATMENT FACILITIES FOR PROJECT #1150-17 (\$144,961.00)

On recommendation of Mrs. Reynolds and motion of Mr. Toppino, seconded by Mrs. Appell, the Board approved to award Task Order No. 2 under existing contract with Wharton Smith entitled Design-Build Services for Seawater Treatment Facilities for Project #1150-17 in the amount of \$144,961.00.

Mr. Higgins asked if funding was secure. Mrs. Reynolds confirmed \$1 million is in the bank to cover costs.

DOE-02. APPROVAL OF TEMPORARY OFFICE SPACE FOR PROJECT #7054-18-NEW JOE PINDER ADMINISTRATION BUILDING (NOT TO EXCEED \$1,000,000.)

On recommendation of Mrs. Reynolds and motion of Mrs. Higgins, seconded by Mr. Toppino, the Board approved temporary office space for Project #7054-18 -new Joe Pinder Administration Building not to exceed \$1,000,000.00.

The Board unanimously agreed to relocation program, but that leasing or purchasing the BB&T Units would be a last option and advised staff to look for alternative office space and bring

back the findings to the next meeting. Staff advised they would look for alternative office space other than the BB&T Units and bring the information back to the Board.

Mr. Toppino stated that he is not opposed to purchasing office space but likes the idea of putting modular units on FKAA property as a way to save money.

Additional Comments:

Mr. Tom Pope and Mr. Gavin Scarbrough presented a rendering and discussed the floor plan for the new Joe Pinder Administration Building.

Mrs. Appell asked if there was an accessible handicap ramp in the event there was an issue with the one elevator. Mr. Pope advised there is not. Mr. Scarbrough advised there is a room for an additional elevator.

On motion of Mrs. Appell, seconded by Mrs. Higgins, the Board approved the rendering and floor plan for the new Joe Pinder Administration Building.

OFFICE OF COUNSEL

Mr. Toppino declared a conflict of interest on item OOC-01.

**OOO-01. DISCUSS AND CONSIDER PAYING LEGAL FEES TO SMITH HAWKS, PL
FOR REPRESENTING THE KENNEDY CENTER CONDOMINIUM ASSOCIATION
(KCCA)**

By consensus, the Board disapproved paying legal fees to Smith Hawks, PL for representing the Kennedy Center Condominium Association (KCCA).

BOARD OF DIRECTORS

BOD-01. BOARD OF DIRECTORS DISCUSSION

Chairman Dean welcomed the new Chamber President, Mr. Scott Atwell.

Mrs. Appell along with the entire Board thanked staff for the outstanding effort and hard work that went into obtaining the Deo grant for Seawater Treatment Plant.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 11:22 a.m.

FLORIDA KEYS AQUEDUCT AUTHORITY

Attest:



David C. Ritz, Secretary/Treasurer

By: 

J. Robert Dean, Chairman

ATTENDANCE

BOARD MEMBERS

J. Robert Dean
Richard J. Toppino
David C. Ritz
Antoinette M. Appell
Cara Higgins

FCAA STAFF

Thomas G. Walker	Pam Albury
Timothy Esquinaldo	Maghan Barber
Kerry Shelby	Randy Acevedo
Peter Gomez	David Hackworth
Jolynn Reynolds	Josh Peele
Robert T. Feldman	Frances Bustard

MEMBERS OF THE PUBLIC

Jim Reynolds
Jerome Ballarotto
Clyde Burgess
Lyle Munce
Greg Williams
Scott Atwell
Tom Pope
Gavin Scarbrough
John Sweeting (Union Rep.)