

REGULAR MEETING OF KISSIMMEE UTILITY AUTHORITY HELD WEDNESDAY,  
AUGUST 4, 2010 AT 3:30 PM, BRINSON BOARD ROOM, ADMINISTRATION  
BUILDING, 1701 WEST CARROLL STREET, KISSIMMEE, FLORIDA

Present were Chairman Fred Cumbie, Vice Chairman James Kasper, Director Reginald Hardee, Director Kathleen Thacker, General Counsel Grant Lacerte, General Manager James Welsh, Mayor Jim Swan and Recording Secretary Leticia Rivera. Director George Gant was absent.

A. MEETING CALLED TO ORDER

Chairman Cumbie called the meeting to order at 3:30 pm.

B. PLEDGE OF ALLEGIANCE TO THE FLAG

The Board and staff recited the pledge of allegiance.

C. AWARDS AND PRESENTATIONS

1. 5-YEAR SERVICE AWARD – ANGEL QUILES PEREZ, METER READER, CUSTOMER SERVICE
2. 5-YEAR SERVICE AWARD – AARON IHLI, METER READER, CUSTOMER SERVICE
3. 5-YEAR SERVICE AWARD – JASON WRIGHT, LINEMAN, ENGINEERING & OPERATIONS
4. 10-YEAR SERVICE AWARD – JUDY AMBROSI, EXECUTIVE ASSISTANT TO THE PRESIDENT AND GM, EXECUTIVE OFFICE
5. 15-YEAR SERVICE AWARD – NEERANJAN DASS, PP OPERATOR/ MECHANIC, POWER SUPPLY
6. 15-YEAR SERVICE AWARD – NILS TARANGER, PP OPERATOR / MECHANIC, POWER SUPPLY

General Manager Welsh thanked each person that was being recognized for their hard work over the years and their continued dedication to KUA.

7. EMPLOYEE OF THE MONTH FOR AUGUST – HECTOR BOLIVAR, MAIL CLERK, CUSTOMER SERVICE

General Manager Welsh advised the Board that Hector was not able to attend tonight's meeting. However, Hector will be recognized by his department head in the near future.

D. HEAR THE AUDIENCE

E. CONSENT AGENDA

**ACTION:** Director Kasper made a motion, seconded by Director Hardee to approve items 1-2 on the consent agenda.

**MOTION PASSED 4 – 0**

1. APPROVAL OF MINUTES FOR JULY 14, 2010 REGULAR MEETING
2. IFB# 013-10 PRE-STRESSED SPUN CONCRETE POLES

**Recommendation:** Authorize award of bid IFB 013-10 to Accord

Industries for the amount of \$305,351, contingent on reaching satisfactory contract terms; and authorize the Chairman and Secretary to execute the necessary contract documents.

F. PUBLIC HEARING - None

G. INFORMATIONAL PRESENTATIONS (REQUIRING NO ACTION) - None

H. OLD BUSINESS - None

I. NEW BUSINESS

1. SALE OF PROPERTY AT THE LACKEY SERVICE CENTER

Ken Davis, Vice President of Engineering & Operations informed the Board that staff was recently approached by Dick Hord, owner of Custom Plastics at 2710 N. John Young Parkway, regarding the feasibility of KUA selling a small portion of property located directly behind his business. The area encompasses approximately 0.67 acres.

Mr. Davis advised that staff believes this would be a good idea to pursue in that it would potentially help to accommodate the expansion of one of our larger customers. Secondly, KUA will soon be initiating an approved project for the expansion of the Lackey Center to the west of the existing fence line. This would enable KUA to plan this expansion to accommodate the area vacated.

Director Cumbie asked Mr. Davis if he foresees any reason that KUA would need to keep this piece of property. Mr. Davis advised no.

Director Hardee asked if a provision that the party who prevails in the bid would provide KUA the first opportunity to purchase if they decide to sell in the future. Mr. Lacerte advised this would be right of first refusal, almost like a reversion clause.

Richard Hord, 2324 Robert Court Kissimmee and owner of Custom Plastics Developments addressed the Board and said he has a business opportunity to expand that will create 60 new jobs within the City of Kissimmee and requires expanding his building. The need for this 6/10<sup>th</sup> of an acre will be only for parking. Mr. Hord advised that he would have deed restrictions placed so that no structures can be created on it.

Director Kasper advised that clouding the title is to no one's advantage. Director Cumbie said to find out what this piece of property is really worth, the appraisal has to include the access easement.

**ACTION: Director Hardee made a motion, seconded by Director Thacker to authorize staff to proceed with the potential sale of a portion of property behind Custom Plastics; authorize the President & General Manager to execute any documents necessary throughout the process, including final sales documents and to include the access provisioning in the appraisal bidding process.**

**MOTION PASSED 4-0**

J. STAFF REPORTS

1. SEMI-ANNUAL REPORT FOR CUSTOMER SERVICE

Susan Postans, Vice President of Customer Service provided the Board with the results of a survey that was done at the Customer Service Gatherings that were previously held.

Director Hardee inquired if the results can be shared with our customers. Chris Gent, Vice President of Corporate Communication advised that a synopsis will be going out in September to customers once all the gatherings have been completed.

Director Kasper recommended that the results of the gatherings should be sent to the City Commission so they understand the results of these gatherings.

Director Cumbie wanted to publicly thank TOHO, Council on Aging, City of Kissimmee and the County.

Mayor Jim Swan arrived at 4:06 pm.

## 2. QUARTERLY FINANCIAL REPORT

Joe Hostetler, Vice President of Finance & Risk Management presented the quarterly financial report to the Board.

## K. HEAR ATTORNEY, GENERAL MANAGER, DIRECTORS

Mr. Welsh informed the board of next month's meeting and of upcoming events. Mr. Welsh advised the board that the local vendor preference policy is set to sunset in October. Director Cumbie asked if anyone has taken advantage of this policy. Mr. Welsh reviewed the bids that were affected by this policy.

Director Hardee asked that staff come back with the local vendor preference policy at the next meeting.

Mayor Swan advised that August 31<sup>st</sup> Mr. Durbin will be having his last City Commission meeting as our City Manager and he will be recognized at that meeting.

A break was requested at 4:26 pm.

Meeting resumed at 4:34 pm.

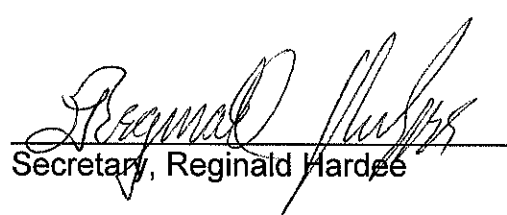
## L. MANAGEMENT REVIEW

Mr. Welsh advised that during this year all of KUA is in a pay freeze and recommended that his wages not be increased. Director Thacker advised that she does not know enough to complete an evaluation however, will participate next year. The Board provided numerical data and it was agreed that the president's current salary will remain in place due to the company wide pay freeze.

Mr. Welsh's numerical rating rose from 3.68 to 3.76. Mr. Welsh thanked the Board for their time and consideration.

## M. ADJOURNMENT

Chairman Cumbie adjourned the meeting at 4:46 pm.

  
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Chairman, Fred Cumbie  
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Secretary, Reginald Hardee