

CITY OF OAK HILL

CITY COMMISSION MEETING

CITY COMMISSION CHAMBERS – CITY HALL

234 South US Highway 1

Oak Hill, FL 32759

(386) 345-3522



January 24, 2024

5:00 PM

WORKSHOP

MINUTES

A. OPENING

1. Pledge of Allegiance
2. Roll Call

Present: Mayor Gibson, Vice Mayor Lindlau, Commissioner McGee, Commissioner Catigano
Commissioner Hyatt.

B. MAYOR GIBSON COMMENT:

- Mayor Gibson informed the citizens that the Commission's meeting will now be streamed live on the City's YouTube channel and will be available after the meeting on Commission's website.

C. CITY ADMINISTRATION REPORT:

- The City Administrator gave a brief explanation on how the Indian Harbor sewer project was conceived.

D. PRESENTATIONS: Brad Blais (Mead and Hunt) / Mike Ulrich (V.C. Utilities).

- Brad Blais project manager for Mead & Hunt addressed the citizens about the septic to sewer project in Indian Harbor Estates that will service approximately Two Hundred and Eighty homes with future service to the fish camps. The sewer will operate on a vacuum tank system which will pump to the lift station then to the wastewater sewer plant on Beacon Light Road which will be processed into reclaim water. The cost of the total project to date with change orders is \$7.825 million.
- Mike Ulrich Water Resource & Utilities Director for Volusia County stated the County is investigating an additional (\$25,000,000 to \$28,000,000) Twenty-Five to Twenty-Eight million dollars to Comply with the new DEP restrictions on advanced treatment systems and to accommodate the anticipated growth of Oak Hill. Mr. Ulrich also stated that the impact fee of (\$3,400.00) Three Thousand Four Hundred Dollars for hook up to sewer would be waived if the resident hooks up within Fifteen to Eighteen months. The City Commission will decide on the timeline.
- Brad Blais mentioned that protocols must be established between the County and City staff.

E. CITIZEN PARTICIPATION

- Carrie Beary 182 Gary Avenue, question if all the septic systems have to be removed or can they be back filled with sand. Blais, there are provision to remove and/or fill. When permitted, the Health Department will explain the specific process.
- Tracey Spence 137 Indian Creek commented that they did not replace her grass with St. Austine, the swale was not restored to its original condition, they partially covered her culvert, and is it true that the newer homes are already hooked up. Commission, no one is hooked up.

- Dominic Dominguez 197 Gary Avenue what asked happens if your septic tank is underneath your house. Commission and Blais are unaware of the exact procedure. Other individuals have the same problem. Erin Anderson will inquire.
- Dallas Smith 221 Gary Avenue question why isn't Indian Harbor Estates getting all the grant money. Blais, and the mayor explained that only (\$560,000.00) Five Hundred and Sixty Thousand Dollars remains of the grant money to offset hook-up costs. The other remaining grant money is allocated to the entire city per the grant agreement. Mr. Smith would like the remaining (\$2,000,000) Two Million Two Hundred and Twenty-Five Dollars be allocated to Indian Harbor Estates.
- Paul Davis 226 Gary Avenue wants to repurpose his aerobic tank, also why did they choose the vacuum septic system over the gravity system. City Staff will look in the options to repurpose the aerobic tank. Blais, they chose the vacuum system because of elevation issues and construction costs.
- Bonnie Davis 226 Gary Avenue voiced her concerns that to hook up to city sewer she must remove a part of her driveway which will incur an addition cost to her.
- Justin Maurice 778 Indian Harbor e-mailed and asked the pod to be moved to accommodate both of his dwellings. He also requested if he could fill in his septic tank himself. Commission said that will be determined by the Health Department.
- Steve Durgin 187 Randle Avenue expressed his frustration with the contractor, His waterline was broken (3) Three times, dug up his yard (6) Six times and cut his cable line and electric dog fence. Mayor reiterated that the citizens have "Twelve months to hook-up."
- Larry Hall 191 Randle Avenue concerned about no certified inspectors were present during construction and was concerned that quality control and warranties.
- Jeff Fields 289 Randle Avenue questioned when he was going to get hooked-up. Ulrich stated it would be easier to hook up new constructed homes because they currently have no sewer or septic.
- Don Schreiner 170 Randle Avenue asked Commissioners to revisit Mr. Peterson parcel to install another pod.
- 217 E. Ariel Road (bad audio) I believe the question was what to do if the septic tank is under your home. Mayor will inquire.
- Carrie Werning 169 Indian Creek Road cited City Ordinance 2019-12 (connection to City Central Sewer). Ms. Werning asked if the resident could do all the preparation and have a licensed plumber preform the final hook up. In the opinion of the mayor, he did not see an issue with it. Answers to other questions: the plant is not manned Twenty-Four hours a day but, there will be Twenty-Four-hour coverage. The County will also cross train a City of Oak Hill Employee. The County is responsible for all lawsuits. Details of the slide show presentation is available on the City's website.
- Robert Clinton 296 E. Ariel Road. When is the estimated hook-up date? Ulrich stated, when the system is tested and operational. New residence will be hook-up first due to no septic system.
- Brenda Hardy 184 Randle Avenue contractors damage her leach field. Requested special consideration for early hook-up. Ulrich ask the city for special consideration for residences with unique situations.
- Jupp Norhausen 214 Gary Avenue suggested back-up vacuum pumps, Blais, the system is redundant, and they have back-up pumps. Norhausen notice cracking and low slopes in the pavement. Blais, cracking is normal were the lines where run, but dips in the roads may have to be addressed. Blais reiterated that the plumber will have to be state licensed and have a Volusia County Occupational License.
- Tom Pentz 295 Indian Creek Road stated he was informed he was included in the initial plans, then six months later he was informed he was not. Ulrich could not speak to what prior staff did, but project was slated for residential. Pentz also ask for a forensic audit. Mayor will consider it.
- Larry Raimo 224 Gary Avenue representing Sheryl McBee inadequate oversite, every crossing where the pipe was placed has a dip and the road throughout Indian Harbor Estates is terrible.
- Daryl Weisenstein 188 Randle Avenue should every house have a back check valve. Blais, the

vacuum system negative pressure and if it did fail the sewer line is lower than your dwelling.

- Larry Hall 191 Randle Avenue still have dips in the roads is your finish elevations smoother. Blais, inaudible. Blais was away from the microphone.
- Carrie Werning 169 Indian Creek Road, Blais answered Ms. Werning question that the sewer lines were on the owner property line. Ms. Werning also stated that the City should be responsible for the Two Hundred Feet of sewer line (in the right of way) that leads to the Peterson property. Ms. Werning stated that most of the residence in Indian Harbor where under the impression that Mead & Hunt where the project manager and just recently was informed that they were not. Ms. Werning also suggested that Brad (Mead & Hunt) go door to door and contact every resident and inquire if they have any outstanding issues. Someone needs to represent the citizens of Oak Hill and Indian Harbor Estates.
- Gregg Livingston 206 Randle that he stated he is going to install a check valve.
- Mayor Gibson suggested that all the residence install a check valve.
- Roger Jennings 181 Randle Avenue already on City water. Ulrich, once he is hooked up to sewer that is when he will be charged for sewer. Mr. Jennings also inquired about the hook up reimbursement. Mayor stated that usually the plumber does not itemize a bill on new construction, but when anyone who receives a bill from a plumber for hook-up can submit it to the City for reimbursement of a preset amount that has yet to be determined. Who will do the final inspection. Ulrich, will investigate it.
- Mayor reiterated that residents with damaged drain fields should have priority hook up.
- Carrie Werning 169 Indian Creek Road, when did the system pass the final inspection, Blais, today.
- Brenda Hardy 184 Randle Avenue thanked the Commission and inquired if Colman plumbing is acceptable. Mayor Gibson yes, if they are licensed and insured. Mayor also stated that the septic abandonment process is coordinated by the Health Department.
- Paul Davis 226 Gary Avenue concerned about dips in the road, and will they be repaired? Blais will address this issue.
- Janet Owen 216 Indian Creek Road asked what is the timeline for hook-up for the rest of the residents? Scott Simpson, as soon as the interlocal agreement is finalized.
- Casey Jones 147 Gary Avenue voiced his concerns that the vacuum system may clog easier. Mr. Jones suggested to Ulrich include an educational letter when notifying the residents to hook-up.
- Daryl Weisenstein 188 Randle Avenue, what about garbage disposals. Blais, if it makes it down a p-trap the system can handle it.
- Chris Harris 148 Randle Avenue corner of driveway has still not been repaired after six months; he has e-mailed the City numerous times. Will residents receive additional funding if they must the run pipe under their driveway. Mayor, no. Mayor also stated that it was unfortunate that they did not receive the Four Hundred Thousand Dollar Grant but will still solicit for additional funding.
- Carrie Werning 169 Indian Creek Road inquired was that the Four Hundred Thousand that Khon was referring to. Mayor is unaware of all the details. Ms. Werning ask Blais for additional information that she had not received regarding funding.
- John Sincavage 230 Gary Avenue asked if we could receive a group discount from a licensed plumber. Mayor, the City Attorney recommended against it due to liability issues. Mayor suggested to get with your neighbors for a discount.

F. COMMENTS AND CONCERNS FROM THE COMMISSIONERS

- Commissioner Hyatt, nothing.
- Commissioner Catigano, nothing.
- Commissioner McGee, nothing.
- Vice Mayor Lindlau, we covered it all.
- Mayor Gibson instructed the new homeowners to reach out to Erin.

Motion: To adjourn meeting, **Seconded by** Commissioner Hyatt.

G. ADJOURNMENT: 7:40



Douglas Gibson, Mayor of Oak Hill

ATTEST:



Jerome Adams, City Administrator

Note: In accordance with Resolution 2006-17, a three (3) minute time limitation per speaker will be imposed. A speaker may address the Commission for a maximum of three (3) minutes during the Public Participation portion of the meeting, and for a maximum of three (3) minutes during any specific Agenda topic. Pursuant to Florida Statute 166.041 (3) (A), if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made.