

I - Call to Order

II - Invocation

III - Pledge of Allegiance

IV - Minutes

M 1 Approval of the October 19, 2021, Board Meeting Minutes

M 2 Approval of the October 19, 2021, Joint Workshop Meeting Minutes

Moved by Chairman Hawkins/Erickson; Seconded by Mr. Brooks- Motion Carried

V - Consent Agenda

CA 1 List of Invoices to be Paid

CA 2 Construction Related Invoices to be Paid

CA 3 Other Items

Moved by Chairman Hawkins/Erickson; Seconded by Mr. Brooks- Motion Carried

VI - Finance and Administration

FA 1 Finance Report: YTD Budget vs. Actuals through 10/30/2021

FA 2 Update on City of Bonifay Wholesale Water & Sewer Rates

On November 1st, the city of Bonifay held a special meeting. The staff attached a letter describing the results of this meeting. The Council voted 5-0 to set the next wholesale price. Water-based rate of \$200, \$2.01 per 1,000 gallons of water. The sewage base is \$200 and the wholesale price is \$3.38 per 1,000 gallons. All impact fees will be paid to the city and utility bills will be renegotiated every two years. Government provisional retail prices are subject to change. \$3.62 per 1,000 gallons and \$5.74 per 1,000 gallons of sewage. These prices should be confirmed with Raftelis. A hearing must be held to pass these decisions. Probably after Raftelis has checked everything. A public hearing is needed to be set up to adopt those rates. Preliminary rates were confirmed as \$3.62 and \$5.74. These preliminary rates need to be confirmed by the Highway 79 rate analyst, Raftelis, with final adoption at a public hearing, which will likely be in the month of January, because of advertising requirements, as well as to give Raftelis time to put all that data together.

Moved by Chairman Hawkins/Erickson; Seconded by Mr. Brooks- Motion Carried

FA 3 Other Items

VII - Operations

OP 1 Engineering/Project Status Update

They are working on the lift stations. Everything else has been completed: pipe is all in, pressure testing is being completed, back teleological testing is being completed. Last month there was approval for an additional ring to raise one of the lift stations that has been waited on. An additional ring, that has not been designed yet, needs to be approved in next month's meeting. All construction is wrapping up, but a few extras need to be implemented. Melvin engineering will be bringing up extra time associated with additional costs in the next month.

OP 2 Change Order for GCUC

Change Order for GCUC moved to next month board meeting. We were running out of time on our contract, so we increased the time and need your signature.

Moved by Chairman Hawkins/Erickson; Seconded by Mr. Brooks- Motion Carried

OP 3 Other Items

VIII - System Manager

SM 1 Workshop Update

No need to discuss twice-**Mr. Sheets**

SM 2 Report on Tax Increment and Other Potential Recurring Revenue Sources

Looking at the alternative funding sources. The Tax Incremental Finance concept has been talked about since its inception. In the report, there are two TIF areas, per capita, in Washington and Holmes counties: taxable value and the proposal. It is recommended that we come back with two ordinances, Traditional and Modified. Mr. Sheets recommends the Modified because it will put equal burdens on both counties from a tax base from a TIF that will generate sufficient revenues to cover any deficiencies for the first one or two years. The concept is, if we collect more than we need, it turns it right back to you.

The modified version that was covered, goes through the early Corridor years. It is ideal to be in a position where it can shift over to the more traditional TIF structure. There is no need to be taking all the ad valorem that is generated forever. To do this, there will be updated ordinances for both counties. When the ordinances are put in place, that will set up the structure of a traditional TIF system. It is going to build into the base year, of this year, and it will start right at the beginning of the ground floor. After the TIF is activated, it is a simple as passing a resolution, so in a few years down the line Busy Bees and things are built in the Corridor area we can shut down the modified TIF, stop taking ad valorem, and go with the traditional TIF.

Moved by Chairman Hawkins/Erickson; Seconded by Mr. Brooks- Motion Carried

SM 3 Other Items

IX - General Counsel

GC 1 Other Items

X - Board Items

BD 1 Other Items

XI- Adjourn - Chairman Hawkins offered a motion to adjourn.

January 10, 2022

Date Minutes Approved