Board of Supervisors
Regular Meeting Minutes
July 08, 2026
951 Martin Luther King Boulevard, Kissimmee, FL 34741
www.tohowater.com 407.944.5000

Present:
Chairman Thacker
Vice Chair Ketchum
Assistant Secretary Askew
Secretary White
Supervisor Fetzer
Supervisor Epstein

Absent: Supervisor Lizasuain

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1. **Meeting Called to Order**
   By: Chairman Thacker at 5.00pm.

2. **Moment of Silent Reflection and Pledge of Allegiance**
   Led by Chairman Thacker.

3. **Approval of Agenda**
   Moved by Vice Chair Ketchum
   Seconded by Assistant Secretary Askew
   Motion to Approve the Agenda **Motion Approved**

4. **Awards and Presentations** - None

5. **Public Hearing** - None

6. **Hear the Audience**
   Meeting floor was opened for Hear the Audience. This item is for comments/questions relating to topics not listed on this meeting's Agenda. Francisca Montero, of 1901 Remembrance Ave., St Cloud, a local dentist, asked about fluoride in Toho's water. CEO Swingle said Toho stopped adding supplemental fluoride to comply with new state law, though naturally occurring fluoride remains. Residents seeking fluoride should consult their dentist. Staff will coordinate with Caitlin Dineen on community education. No further comments were received and Hear the Audience was closed.

7. **Consent Agenda**

CEO Swingle advised that item 7M was pulled from the agenda as it will be covered by item 10A.

a. **APPROVAL OF TOHOPEKALIGA WATER AUTHORITY BOARD OF SUPERVISORS REGULAR MEETING MINUTES - June 10, 2026.**

   Staff recommends the approval of the Minutes from **June 10, 2026**, Board of Supervisors Meeting.

b. **APPROVAL AND EXECUTION OF CHANGE ORDER TO CONSULTING SCOPE OF SERVICES AND TASK AUTHORIZATION WITH CAROLLO ENGINEERS, INC. FOR CONTINUED COMPLIANCE SUPPORT SERVICES**

   Staff requests the approval and execution of change order ENG.CC.RFQu23-124.CAR.6.1 Consulting Scope of Services and Task Authorization with Carollo Engineers, Inc. for continued compliance support services through September 30, 2026.

c. **APPROVAL AND EXECUTION OF AN AGREEMENT WITH BARNEY'S PUMPS, INC. FOR THE TOHO EAST LIFT STATION REHABILITATION AND DIVERSIONS PROJECT.**

   Staff requests approval and execution of an agreement with Barney's Pumps, Inc. for the Toho East Lift Station Rehabilitation and Diversions Project, IFB-26-018.

d. **THE BOARD IS REQUESTED TO APPROVE AND EXECUTE INTERLOCAL AGREEMENT AMENDMENT #3 BETWEEN TOHO WATER AUTHORITY AND OSCEOLA COUNTY PROVIDING ADDITIONAL FUNDING FOR THE NEPTUNE ROAD IMPROVEMENTS PHASE A (NORTH) FROM PARTIN SETTLEMENT ROAD TO SOUTH OF KINGS CREST ROAD AND PHASE B (CENTRAL-SOUTH) FROM SOUTH OF KINGS CREST ROAD TO US-192.**

   Staff requests approval and execution of the Interlocal Agreement Amendment #3 between Toho Water Authority and Osceola County for the Reconstruction of Neptune Road Project. Staff further requests the Board delegate the authority to the CEO/Executive Director to execute any such documents as are necessary to expend any contingency for the not-to-exceed Board approved amount.

e. **APPROVAL OF GMP-01 WITH GARNEY COMPANIES, INC FOR FLOW METER REPLACEMENT AT NORTHWEST WTP**

   Staff further requests the Board to delegate authority to the CEO/Executive Director to expend any contingency not included in the GMP and contingency included in the amendment for the not to exceed Board approved amount.

f. **APPROVAL AND EXECUTION OF A CONSTRUCTION MANAGER AT RISK GUARANTEED MAXIMUM PRICE AMENDMENT WITH THE HASKELL COMPANY FOR THE SUNBRIDGE WATER TREATMENT PLANT UPGRADE AND EXPANSION PROJECT**

Staff request approval and execution of the Construction Manager at Risk GMP Amendment and Task Authorization with The Haskell Company for the Sunbridge WTP Upgrade and Expansion Project, RFQu-24-171-02. Staff further requests the Board to delegate authority to the CEO/Executive Director to execute any such documents as are necessary and to expend any contingency in the GMP Amendment for the not to exceed Board approved GMP amount.

g. APPROVAL AND EXECUTION OF SCOPE OF SERVICES AND TASK AUTHORIZATION WITH CPH CONSULTING, LLC FOR THE POINCIANA BLVD. JUMPER CONVERSION PROJECT.

Staff request approval and execution of an additional scope of services and task authorization with CPH Consulting, LLC, PROJ.RFQu22-099.CPH.X.0. The Board is also requested to approve an additional consulting services contingency. Staff further requests authorization for the CEO/Executive Director to execute any such documents to expend any contingency up to the total not-to-exceed amount approved by the Board.

h. APPROVAL AND EXECUTION OF IFB-26-023 AGREEMENT WITH UNIVERSAL TRAFFIC CONTROL SERVICES, LLC FOR TRAFFICMAINTENANCE AND CONTROL SERVICES

Staff requests approval and execution of IFB-26-023 Agreement with Universal Traffic Control Services, LLC for Traffic Maintenance and Control Services through August 31, 2029.

i. AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE UTILITY WORK BY HIGHWAY CONTRACTOR AGREEMENTS WITH THE FDOT FOR THE MOVING I-4 FORWARD PROJECT, SEGMENT 5

Staff requests authorization for the Executive Director to negotiate and execute Utility Work by Highway Contractor (UWHC) agreements with the Florida Department of Transportation for the Moving I-4 Forward Segment 5 Project once finalized by the FDOT.

j. APPROVAL OF EQUIPMENT STANDARDS FOR WATER AND WASTEWATER TREATMENT PLANTS

Staff is requesting approval of the attached Water and Wastewater Treatment Plant Equipment Standards. Staff further requests the Board to delegate the authority the Executive Director/CEO to allow deviations from such standards on a case-by-case basis following appropriate documentation and review.

k. APPROVAL AND EXECUTION OF AMENDMENT NO. 04 TO ADD $4,192,500 TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT GRANT FUNDING AGREEMENT FOR THE CYPRESS LAKE ALTERNATIVE WATER SUPPLY PROJECT

Staff recommends approval and execution of Amendment No. 04 to the SFWMD grant funding Agreement for the Cypress Lake Alternative Water Supply project.

l. APPROVAL AND EXECUTION OF THE FIRST AMENDMENT AND PARTIAL RELEASE OF DEVELOPER'S SERVICE AGREEMENT WITH SAIBABA OF ORLANDO, INC. FOR THE DELLA CONDO RESIDENCES DEVELOPMENT.

Staff requests approval and execution of the First Amendment and Partial Release of Developer's Service Agreement with Saibaba of Orlando, Inc. for the Della Condo Residences development.

m. APPROVAL OF A WATER, REUSE AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT WITH EMMA V LLC FOR THE ACCELERATED LEARNING SOLUTIONS CHARTER SCHOOL PROJECT

The Assets and Infrastructure Department requests the Board to approve and execute a Developer's Service Agreement with EMMA V LLC for the Accelerated Learning Solutions (ALS) Charter School.

n. APPROVAL AND EXECUTION OF BID WAIVER BW-26-012 WITH EDGENG LLC FOR PROVISION OF THREE (3) LAUNDER COVERS

Staff requests approval and execution of Bid Waiver BW-26-012 Agreement with Edgeng LLC for the Provision of Three (3) Launder Covers through December 31, 2026.

o. APPROVAL AND EXECUTION OF IFB-26-020 WITH XYLEM DEWATERING SOLUTIONS, INC AND SYNERGY RENTS, LLC FOR PROVISION OF BYPASS RENTALS AND MAINTENANCE

Staff requests approval and execution of IFB-26-020 Agreement with Xylem Dewatering Solutions, Inc and Synergy Rents, LLC for Provision of Bypass Pump Rentals and Maintenance through August 31, 2029, for a combined total not-to-exceed amount of $1,500,000.

p. APPROVAL AND EXECUTION OF IFB-25-023-R1 AGREEMENT WITH GROSVENOR BUILDING SERVICES, LLC FOR JANITORIAL SERVICES

Staff requests approval and execution of IFB-25-023-R1 Renewal Agreement with Grosvenor Building Services, LLC for Janitorial Services through August 31, 2028.

q. APPROVAL AND EXECUTION OF A DEVELOPER'S SERVICE AGREEMENT WITH EW PROPERTY HOLDINGS, LLC FOR THE EDGEWATER WEST PHASE 1 - 4 DEVELOPMENT.

Staff requests approval and execution of the Edgewater West Phase 1-4 Developer's Service Agreement with EW Property Holdings, LLC, for the Edgewater West Phase 1-4 development.

r. **APPROVAL AND EXECUTION OF A TOHOPEKALGIA WATER AUTHORITY WATER, REUSE AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT WITH TRI POINTE HOMES HOLDINGS, INC. FOR THE WESLYN PARK NEIGHBORHOOD D EAST PROJECT.**

Staff requests approval and execution of a Tohopekaliga Water, Reuse, and Wastewater Developers Service the Developer's Service Agreement with Tri Point Homes Holdings, LLC. For the project Weslyn Park Neighborhood D East.

s. **DELEGATION TO THE CEO/EXECUTIVE DIRECTOR AUTHORITY TO NEGOTIATE AND EXECUTE A PRECONSTRUCTION SERVICES AMENDMENT WITH TB LANDMARK CONSTRUCTION, INC. FOR THE SAN LORENZO RD GRAVITY MAIN REHABILITATION PROJECT.**

Staff recommends the Board delegate to the CEO/Executive Director authority to negotiate and execute a Preconstruction Services Amendment – Design-Build with TB Landmark Construction, Inc. for the San Lorenzo Rd Gravity Main Rehabilitation Project, RFQu25-004.TBL.1.0. Staff further requests that the Board delegate authority to the CEO/Executive Director to execute the Preconstruction Amendment and any other necessary documents, and to use contingency funds up to the Board-approved amount.

Motion to approve the Consent Agenda items, with the exclusion of item 7M, as pulled from the agenda.

Moved by Supervisor Fetzer

Seconded by Secretary White **Motion Approved**

8. **Informational Presentations**

a. **STATUS OF PRIORITY PROJECTS & ALTERNATIVE WATER SUPPLY (AWS) UPDATE**

Ioanna Georgitsopoulou presented the July update on 40 priority capital projects. The five-year portfolio totals $920.8M within the $1.69B Capital Improvement Program. For FY2026, $68M (35%) of the $194.9M annual budget has been spent through June, reflecting project timing rather than under-spending, as most projects remain in design and spending will increase as construction ramps up in FY2027–28. The portfolio includes 25 projects in design, 9 in construction, 3 in planning, 2 in bidding, and 1 complete, and was reported as overall healthy.

The Board and CEO praised the new reporting format for improving transparency and readability. Future updates will include pre-read summaries of schedule and budget status, while staff continue transitioning to a more structured, cash flow-based approach to managing the capital program.

9. **Unfinished Business** - None

10. New Business

a. APPROVAL OF TOHOPEKALIGA WATER AUTHORITY SERVICE AGREEMENT, STANDARD SERVICE AGREEMENT SPECIAL CONDITIONS, AND SERVICE AGREEMENT SPECIAL CONDITIONS APPLICABLE ONLY WITHIN THE SUNBRIDGE STEWARDSHIP DISTRICT.

Robert Alfonso presented an updated template for Toho's Development Services Agreement (DSA), replacing the 20-year-old version to improve consistency, clarity, and compliance with current laws. Updates include new statutory requirements, standardized forms, clearer definitions, and provisions addressing utilities installed outside easements. The revisions were developed with input from the development community, including Tavistock.

The Board supported extending the transition period to December 31, rather than September 30 as proposed, to avoid disrupting projects already underway. New developments will use the updated DSA immediately, while existing projects may continue under the current agreement through the extended transition period.

Motion to approve the Service Agreement template, the Standard Special Conditions, the Sunbridge Stewardship District Special Conditions, and also approval for CEO Swingle to execute agreements using either the prior DSA or the updated DSA until December 31, 2026 to accommodate in-process projects, and to execute projects using the revised service agreement and special conditions after December 31st, 2026

Moved by Supervisor Fetzer
Seconded by Assistant Secretary Askew **Motion Approved**

11. Staff Report

a. MONTHLY FINANCIAL AND STATISTICAL REPORT

For Information purposes only. No action required by the Board.

b. BOARD NOTIFICATION OF EMERGENCY PURCHAES OVER $100,000 – NOVA RD RECLAIM MAIN, OSCEOLA PARKWAY FORCE MAIN AND NARCOOSSEE RD WATER MAIN BREAKS

For Information purposes only. No action required by the Board.

c. FISCAL YEAR 2026 MID-YEAR PRIVATE DEVELOPMENT ACTIVITY REPORT

For Information purposes only. No action required by the Board.

d. SPECIAL DISTRICT GOAL REPORTING – HIGH RECLAIM WATER USERS

Continue to update the Board regarding High Reclaim usage neighborhoods and customers. No action required by the Board. For information only

e. INFRASTRUCTURE EMERGENCY REPAIR STATUS.

Informational only, no action required by the Board.

12. Comments

Board Officials: None.

Executive Director/CEO: Staff are supporting the Whitted Neighborhood with water coolers, as requested in recent Hear the Audience request, with the option of the water buggy, and no monetary donation was requested. Power spikes affecting SCADA systems have driven water treatment plant control resiliency upgrades. Work is complete at Peabody and Huron, with remaining facilities to be finished within six months. Spirit Week is the second week of August, and Board members are encouraged to wear blue at the Board meeting. The CIP Workshop has been rescheduled to July 29. St. Cloud customers receiving paper bills through autopay will be transitioned to electronic bill presentment with customer communications. Cheryl Grieb suggested charging customers who choose to remain on paper bills. CEO Swingle discussed proposed federal water sector funding cuts, participation in EPA, NACWA, and DEP leadership meetings. CEO Swingle introduced Greg Kolb and Craig Jackson as new additions to the leadership team, highlighting the value of the diverse perspectives coming into Toho's leadership.

General Counsel: Thanks to Roberta Alfonso for getting the DSA item across the finish line, including the support from Ray Biron's team also.

13. Upcoming Events

14. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5.38pm by Chairman Thacker.

Approved by:

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Henry Thacker, Board Chairman

Attested by:

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Tom White, Board Secretary