Board of Supervisors
Regular Meeting Minutes
August 12, 2026
951 Martin Luther King Boulevard, Kissimmee, FL 34741
www.tohowater.com 407.944.5000

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

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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 Supervisor Fetzer
   Motion to Approve the Agenda

   Motion Passed

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. **Bruce Raynor, of 503 McKay St., St Cloud, a local developer, spoke to the Board on the challenges of getting water and sewer connected, since January. CEO Swingle confirmed he would discuss the matter with the development team and both the Board and Mr Raynor would be updated. Lillian Evans, of 1715 Sunny St., St Cloud, addressed the Board with a Board Member complaint and was thanked for her comments.** No further comments were received, and Hear the Audience was closed.

7. **Consent Agenda**

   item 7F would be considered under separate vote, due to Chairman Thacker declaring a conflict of interest.
   Moved by Supervisor Fetzer
   Seconded by Secretary White
   Motion to approve the Consent Agenda, excluding item 7F

   Motion Passed

Motion to approve Consent Agenda item 7F under this separate vote
Moved by Supervisor Fetzer
Seconded by Supervisor Askew
Motion to approve item 7F, Chairman Thacker Abstaining.

Motion Passed

a. **APPROVAL OF TOHO BOARD OF SUPERVISORS REGULAR MEETING MINUTES - July 8, 2026.**
Staff recommends the approval of the Minutes from July 8, 2026, Board of Supervisors Meeting.

b. **APPROVAL AND EXECUTION OF IFB-26-024 WITH CONCRETE CONSERVATION LLC FOR THE PROVISION OF WET WELL COATING**
Staff recommends approval and execution of IFB-26-024 Agreement with Concrete Conservation LLC for the provision of wet well coating through August 31, 2029.

c. **APPROVAL AND EXECUTION OF IFB-26-012 AGREEMENT WITH MORTON SALT, INC., FOR THE PROVISION OF ROCK SALT**
Staff requests approval and execution of IFB-26-012 Agreement with Morton Salt, Inc., for the provision of rock salt through September 30, 2029.

d. **APPROVAL AND EXECUTION OF A DEVELOPER'S SERVICE AGREEMENT WITH EW PROPERTY HOLDINGS, LLC FOR THE EDGEWATER WEST CONNECTOR ROAD.**
Staff requests approval and execution of the Edgewater West Connector Road Developer's Service Agreement with EW Property Holdings, LLC, for the Edgewater West Connector Road.

e. **APPROVAL OF SECOND AMENDMENT TO INTERLOCAL AGREEMENT FOR LAND EXCHANGE BETWEEN OSCEOLA COUNTY, FLORIDA AND TOHOPEKALIGA WATER AUTHORITY.**
Staff requests approval of Second Amendment to Interlocal Agreement for Land Exchange between Osceola County, Florida and Tohopekaliga Water Authority.

f. **APPROVAL AND EXECUTION OF A DEVELOPER'S SERVICE AGREEMENT**

WITH ROAN BRIDGE PROPERTIES, LLC FOR THE ROAN BRIDGE PROJECT.
Staff recommends Board approval of Second Amendment to Interlocal Agreement for Land Exchange between Osceola County, Florida and Tohopekaliga Water Authority.

g. **DISPOSITION AGENDA AUGUST 2026.docx**
Staff recommends Board approval to dispose of the listed inventory items through donation, auction, disposal, Trade in or recycling.

h. **APPROVAL OF REIMBURSEMENT RESOLUTION 2026-002 FOR PROJECT COSTS FOR POTENTIAL FUTURE TAX EXEMPT FINANCING**
Staff recommends approval of Resolution No. 2026-002 establishing the intent to reimburse certain project costs from proceeds from tax exempt financing.

i. **THE BOARD IS REQUESTED TO APPROVE AND EXECUTE AN AGREEMENT BETWEEN TOHOPEKALIGA WATER AUTHORITY AND PULTE HOME COMPANY LLC FOR REUSE LINE EXTENSION/UPSIZING AND REIMBURSEMENT IN THE TOHOQUA DEVELOPMENT.**
Staff request approval and execution of the Agreement Between Tohopekaliga Water Authority and Pulte Home Company LLC for Reuse Line Extension/Upsizing and Reimbursement.

j. **APPROVAL AND EXECUTION OF A GUARANTEED MAXIMUM PRICE AMENDMENT 1 WITH PC CONSTRUCTION COMPANY, DBA PCEO, INC. FOR THE EXPANSION OF THE PARKWAY WATER RECLAMATION FACILITY.**
Staff request approval and execution of the CMAR Contract GMP-1 Amendment

k. **APPROVAL AND EXECUTION OF A TASK AUTHORIZATION WITH INWOOD CONSULTING ENGINEERS FOR THE POLK COUNTY MARIGOLD AVENUE WIDENING PROJECT**
Staff requests approval and execution of a scope of services task authorization and a design contingency, with Inwood Consulting Engineers to incorporate the design of a Cypress Lake Transmission Main with the Polk County Marigold Road Widening project, RFQu-23-015. Staff further request the Board to delegate authority to the CEO/Executive Director to execute any such documents as are necessary and to expend any contingency not to exceed the Board approve amount.

l. **APPROVAL AND EXECUTION OF AN ADDITIONAL CONSTRUCTION ADMINISTRATION SERVICES TASK AUTHORIZATION WITH HAZEN AND**

SAWYER FOR THE BVL WATER TREATMENT PLANT IMPROVEMENT PROJECT.
Staff requests approval and execution of the additional CA services Task Authorization with Hazen and Sawyer for the BVL WTP Improvement Project, RFQu-21-094. Staff further requests the Board delegate authority to the CEO/Executive Director to execute any such documents as are necessary and to expend any contingency for the not-to-exceed Board approved amount.

m. **DELEGATION TO THE CEO/EXECUTIVE DIRECTOR APPROVAL AND EXECUTION OF THE TOHOPEKALIGA WATER AUTHORITY AND EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT AGREEMENT FOR REIMBURSEMENT OF UTILITY UPSIZING.**
Staff requests the Board to delegate approval and execution of the Tohopekaliga Water Authority and Edgewater East Community Development District Agreement for Reimbursement of Utility Upsizing Agreement with the Edgewater East Community Development District not to exceed Board approved funding.

8. **Informational Presentations**

a. **QUARTERLY INVESTMENT REPORT BY PFM GROUP – QUARTER ENDING JUNE 30, 2026.**
Presentation was given by Richard Pengeli of PFM Group, highlighting that the investment portfolio remains strong despite market uncertainty driven by the Iran conflict, AI-related investment, inflation, and Federal Reserve policy. Interest rates may remain elevated in the near term, although the longer-term outlook favors lower rates. Current portfolio yield were presented.

b. **PEOPLE SERVICES PRESENTATION FY2026.**
Jackie Hall - Director of Safety & Risk, Caitlin Dineen - Director of Public Relations and Amber Lavoie - Director of Human Resources, gave brief annual summaries of their team achievements, highlighting strong progress across safety, risk management, communications, fleet, emergency preparedness, and workforce development. Key achievements included lower incident rates, significant insurance and fleet savings, expanded community engagement, stronger recruiting and employee development, and continued focus on emergency readiness and leadership development.

9. **Unfinished Business -** None

10. **New Business -** None

11. **Staff Report**

   a. **CUSTOMER ADJUSTMENTS BETWEEN $10K-$50K**
   For information only, no action required by the Board.

   b. **3rd QTR 2026 WATER CONSERVATION PROGRAM UPDATE.**
   For information only, no action required by the Board

   c. **INFRASTRUCTURE EMERGENCY REPAIR STATUS.**
   For information only, no action required by the Board.

   d. **ASSETS AND INFRASTRUCTURE CAPITAL PROJECT CONTINGENCY STATUS REPORT**
   For information only, no Board action is required.

   e. **TOHO ASSISTANCE PROGRAM (TAP) UPDATE - 3RD QUARTER FY26.**
   For information only, no Board action is required.

   f. **A QUARTERLY FINANCIAL & STATISTICAL SUMMARY THRU 06.30.26.**
   For information purposes only. No action required by the Board.

   g. **CITY OF ST CLOUD SOLID WASTE ADJUSTMENTS**
   For information only, no Board action is required.

12. **Comments –**

Board Chairman - asked CEO Swingle/GC Brewer to address Toho's Board appointment/removal process. GC Brewer confirmed, following internal and outside legal review, that neither Toho's Special Act nor applicable special district legislation provides the Board authority to remove an appointed Board member. Board members Grieb and Edy addressed a political robocall and provided individual perspective on the matter. No further Board comments.

CEO Swingle - appreciated the 'Wear Blue for Spirit Week' support and acknowledged the efforts of our VOTE team. Chairman Thacker and Vice Chair Ketchum were congratulated for appointments to Silver Spurs Big Boss and Little Boss. Water Use Permit temporary allocation has been increased to 9 MGD related to our Cypress Lake project. St Cloud City Council met and has given initial direction to put fees, incl solid/city fees, on the property tax bill and not in Toho's bill. Operating Budget Workshop is August 26th, important for quorum as includes the Bond Resolution Adoption item. An overall summary of the year will come to the Board from CEO, along with GC/CEO performance reviews being on the next Board Agenda.

GC Brewer - No further comments.

13. Upcoming Events

National Backflow Prevention Day	8/16
Toho's Game of the Week - St. Cloud vs Osceola	8/21
Soldier City Market	8/22
Toho Operating Budget Workshop	8/26
Toho's Game of the Week - Osceola vs Poinciana	8/28
Toho's Game of the Week - Harmony vs Poinciana	9/4
Toho Board of Supervisors Meeting	9/12

14. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5.50pm by Chairman Thacker.

Approved and Attested by:

~~Rayelynne Ketchum, Vice Chair~~
HENRY THACKER,

Tom White, Secretary