

## Meeting Summary

DATE: June 1, 2011

FROM: Jerry M. Salsano

TO: Coquina Coast Representatives (via email only)

CC: Staff and Interested Parties (via email only)

SUBJ: Coquina Coast Seawater Desalination Alternative Water Supply Project Siting Area Meeting Summary, May 11, 2011

### Purpose

Conduct business as required to accomplish the Coquina Coast Seawater Desalination Alternative Water Supply Project PDR. The meeting agenda is at Attachment 2.

### Action Items

| Person/Agency | ACTION ITEM(s)  | Due/Status      |
|---------------|---|-----------------|
| SJRWMD        | Seek STAG funds for Phase 2 of the project at this time, with the option to pursue funds for subsequent design or construction phases.<br><b>Note:</b> The STAG program was eliminated by Congress in the most recent funding measure that was signed into law in early CY 2011. SJRWMD will continue to pursue available grants as and when they become available. | Ongoing         |
| Suppliers     | Examine how conservation is treated on Supplier websites and consider increasing the prominence of that process.  | Ongoing         |
| Salsano       | <b>Provide Partners revised spreadsheet for ranking and draft of 5/11 summary for their use in rescoring the site areas.</b>  | <b>Complete</b> |
| Pirnie        | <b>To support May 11, 2011, Siting meeting provide scoring spreadsheet and necessary graphics</b>   | <b>Complete</b> |
| Partners      | <b>Rescore sites.</b>   | <b>Complete</b> |
| Pirnie        | <b>Consolidate revised scores and present by email to Partner review</b>  | <b>Complete</b> |
| Shinkre       | Send Consultant requested changes to the Project Demand Side Management and Conservation Plan Report  | ASAP            |
| Pirnie        | Collect water quality samples during the bathymetry survey.   | ASAP            |
| Pirnie        | Identify brown field sites in GIS for consideration in the siting process.  | ASAP            |
| Pirnie        | Respond to Dr. Peter Anderson's question regarding effect on beach wells that presence, absence or variability of Coquina layer will have   | ASAP            |

**Note:** The author prepared this work product from notes taken during the meeting or teleconference. The work product is not intended to be verbatim text of the conversations, but a summary of the important points covered. If an addressee finds that an error in fact was made please contact the author and corrections will be made with a revised version circulated.

| Person/Agency   | ACTION ITEM(s)   | Due/Status |
|-----------------|--|------------|
| Pirnie          | <p>Make the following changes to listed areas:</p> <p><b>Area D1:</b> Revise by eliminating the top 6 miles of D1 to create a much smaller area renamed to D2.</p> <p><b>Area H1:</b> A significant quantity of the area was excluded from consideration because it was designated as “preserve”, believed to be owned by SJRWMD. The Partners requested that the consultant query SJRWMD to determine whether the designation is correct and whether the actual property designation permits development for water supply.</p> <p><b>Area L:</b> There is a brown field site near the intersection of SR-1 and CR-13. It may be contaminated with copper. Reclassify this parcel so that it is considered during the evaluation process.</p> <p><b>Area V1:</b> Reclassify the undeveloped Daytona Airport parcels so that they are considered during the evaluation process.</p> | 6/8/11     |
| Team            | Review revised site area scores and approve for Consultant use   | 6/8/11     |
| SJRWMD          | Provide at <b>August 17, 2011, Public Meeting</b> a recap and explanation of the wetland impacts that drive the need in Flagler County for AWS.  | 8/17/11    |
| Suppliers       | Consider Stan Niego (SJRWMD) suggestion that a strategy could be employed to take out options on multiple tracts early in the process to mitigate the potential for speculation. The MOA could be modified to allow such for the benefit of the Suppliers.   | TBD        |
| Suppliers       | Take action as and when appropriate to publicly notice site options in order to minimize/avoid land speculation.   | TBD        |
| Pirnie/SKM      | Provide partners common operating pressure data on recent RO plants.   | TBD        |
| Pirnie          | Follow up with SJRWMD to determine CUP requirements to substantiate the need for water from this project.  | TBD        |
| Partners/Pirnie | Assure Phase 2B includes sufficient hours for legal support relative to eligibility for existing nationwide permits and to evaluate Federal decisions in order to avoid significant unnecessary permitting costs.  | TBD        |

## Welcome and Introductions

The meeting started at 9:05. Richard Adams, Chairman, Palm Coast, welcomed the attendees, shown at Attachment 1. He noted that this is not a business meeting and that the sole purpose is to compare and contrast site area scoring and rescore collaboratively.

**Public Comments**—none.

## Review siting area scoring variations and rescore

The purpose is to review each partner’s previous scores, review and consider local knowledge and adjust scores if appropriate to account for new information. Partners agree to individually score each area. Following the meeting the Partners will revise their scores and provide them to Pirnie for tabulation. The final results will be reviewed and validated at the 6/8/11 Business Meeting.

**Area D1:** Neal Shinkre noted that from a community value standpoint this is a desirable site. As you move eastward into E1, F1, and H1 there is an expressed opposition from communities in

the South Anastasia area. There will be time and cost increases associated with siting in those areas.

There is a DRI requesting a zoning change in the area immediately south of SR 206 to commercial/light industrial.

There is recognition that it is more distant from potential intake and outfall sites and the land Mark, JE person noted that SJC completed a study that indicates that much of area D1 is poorly drained.

The group agreed eliminate the top 6 miles of D1 to create a much smaller area—D2. **ACTION ITEM**

**Area E1:** Although there is no DRI in process, the areas north and south of SR206 could Public opposition to this area exists as noted in the D1 discussion and can score low on environmental stewardship and community values. It is closer to the coast but still, particularly in the north, quite distant from the 60 foot contour.

**Area F1:** Public opposition to this area exists as noted in the D1 discussion and can score low on environmental stewardship and community values. It is closer to the coast but still north of the closest 60 foot contour.

**Area H1:** This area is largely timber land but as you move southward there is more development. There are three distinct parcel areas within H1—extreme north, northwest central, and extreme south—that are “available”. The majority of the remaining land was excluded because it is a “preserve”. The Partners questioned whether that was appropriate and ask the consultant to query SJRWMD to determine whether the specific designation precludes development for water supply. **ACTION ITEM.**

**Area I1:** Bounded by CR13 on north.

**Area J1:** Richard Adams noted much of J is available. Areas not available: already platted lands, mixed use, and planned DRIs (e.g. Sawmill Creek, Old Brick). The central portion of J1 is owned by Rayonier and the SJRWMD was pursuing purchase of portions of that land. The parcels along US 1 are probably the most easily pursued. J1 is closer to the 60 foot contour than the areas to the north.

**Area K1:** Neal Shinkre—north area possesses the same community concerns as D1. Major parcels in extreme south are the WWTP site and the Florida Inland Navigation District (FIND) site where dredge spoil is stored. At one time Florida Power and Light owned land in the extreme SE portion. They sold that land but Richard believes that an easement still exists to the ocean.

**Area L:** Nioga Lakes DRI exists in the southwest area. The SJRWMD is planning to acquire a significant quantity of land in the north central portion of L to the west of US 1. The map we used has the airport excluded but the Partners had agreed to include it. It has been added to the more recent map iterations. Also includes a brown field site near intersection of SR1 and CR13. It may be contaminated with copper. Pirnie should add this back. **ACTION ITEM**

**Area M1:** The Partners noted that M1 contains the SR100 corridor and that corridor extends to the coast extremely close to where the 60 foot contour is nearest to the coast. It also includes the Old Kings Road and Colbert Lane. There is an industrial park where the boat builder Sea Ray

resides, as well as a former Portland cement plant that has since been torn down and is available. There is a transmission power easement that runs from a substation at the intersection of Interstate 95 and SR100 to the old cement plant site. There are a number of 20+ acre parcels that are favorable.

**Area N1:** Plum Creek development is located in the south center of the area and in general it presents opportunities.

**Area O:** The airport has options as well as some parcels to the south of the airport. Bunnell has an industrial park to their south. Palm Coast WTP 2 is located in this area. It is bounded on the west by US 1, which presents opportunities.

**Area P:** The Flagler County Landfill is closed and is a major parcel in the northwest, west of Old Kings Road and east of Interstate 95. It might present both solar and methane opportunities. Also, there is a major power line to the west that has capacity.

**Area Q1:** Contains the airport site which has an industrial park with available land. Does present some challenges for corridor access. International Speedway Boulevard is the corridor but is extremely built up and would be difficult to pipe for double pipes.

**Area R:** Parcel is generally west of I-95. The portion along US1 is probably industrial commercial. The site area does pose access challenges to the ocean. Keith Riger noted that the non-excluded parcels west of I-95 might be developable.

**Area S:** Includes LPGA and the Ormond airport.

**Area U1:** Most of area to west of CR415 is a landfill site with some closed areas. There might be opportunity for methane. There might be an industrial park north of Williamson Blvd in the east corner.

**Area V1:** The Daytona Airport is in the NW corner with usable land. It should be added back for reconsideration. **ACTION ITEM.**

Partners asked for a working matrix to re-score site areas. Jerry Salsano agreed to provide the revised working Excel workbook. He explained that each partner has a tab for their score entry. They agreed to complete their individual workbook tab and forward the file by 5/13/11 to Pirnie for tabulation and return to them by 5/20/11 for review. **ACTION ITEM**

**Member Comments**—none.

**Public comments**—none.

**Adjourn Meeting**—11:40 a.m.

#### **Attachments**

1. Teleconference Participant List and Appointee Attendance List
2. Agenda

| Business Teleconference Attendance List |                           |                |                            |
|---|---------------------------|----------------|----------------------------|
| Name                                    | Affiliation               | Name           | Affiliation                |
| Richard Adams                           | City of Palm Coast        | Brian Matthews | Palm Coast                 |
| Jim Ailes                               | City of DeLand            | Bob Million    | Citizen                    |
| Michael Baldwin                         | Citi Municipal Securities | Mark Nelson    | Jones Edmunds              |
| Glenn Forrest                           | SJRWMD                    | Keith Riger    | City of DeLand             |
| Geraldine Hochman                       | Independent Consultant    | Jerry Salsano  | Taurant Consulting, Inc.   |
| Scott Lehman                            | Malcolm Pirnie/Arcadis    | Ray Sharp      | City of Leesburg           |
| John Mampe                              | Hammock CCC               | Neal Shinkre   | St. Johns County Utilities |

| COQUINA COAST SEAWATER DESALINATION ALTERNATIVE WATER SUPPLY PROJECT |           |          |           |          |           |           |           |           |          |           |           |           |            |     |     |
|--|-----------|----------|-----------|----------|-----------|-----------|-----------|-----------|----------|-----------|-----------|-----------|------------|-----|-----|
| Phase 2A Business Meeting Appointee Attendance                       |           |          |           |          |           |           |           |           |          |           |           |           |            |     |     |
| Meeting (M) / Teleconference (T)                                     | Phase 2A  |          |           |          |           |           |           |           |          |           |           |           | Transition |     |     |
|  | T         | M        | T         | M        | T         | M         | T         | M         | M        | T         | M         | T         |            |     |     |
|  | 11-Aug-10 | 8-Sep-10 | 20-Oct-10 | 8-Dec-10 | 19-Jan-11 | 23-Mar-11 | 20-Apr-11 | 11-May-11 | 8-Jun-11 | 20-Jul-11 | 10-Aug-11 | 14-Sep-11 | TBD        | TBD | TBD |
| <b>Suppliers</b>   |           |          |           |          |           |           |           |           |          |           |           |           |            |     |     |
| City of Leesburg   | ★         | ★        | ★         | ★        | ★         | ★         | ★         | ★         |          |           |           |           |            |     |     |
| City of Palm Coast   | ★         | ★        | ★         | ★        | ★         | ★         | ★         | ★         |          |           |           |           |            |     |     |
| <b>Ex Officio Members</b>  |           |          |           |          |           |           |           |           |          |           |           |           |            |     |     |
| City of DeLand   | ★         | ★        |           | ★        | ★         | ★         | ★         | ★         |          |           |           |           |            |     |     |
| St. Johns County   | ★         | ★        | ★         | ★        | ★         |           | ★         | ★         |          |           |           |           |            |     |     |

|   |  |
|---|--|
| ★ | Appointed member(s) present                          |
|   | Appointed member(s) not present                      |
| x | Appointed member(s) not present, with advance notice |



## Meeting Agenda

Wednesday, May 11, 2011, 9:00 a.m. – 12:00 p.m.

City of Palm Cost Water Treatment Plant No. 3  
9957 US Highway 1 (Peavy Grade), Palm Coast, FL

| <u>ITEM</u>   | <u>WHO</u> | <u>START</u> |
|---|------------|--------------|
| • Welcome and introductions .....   | Chair      | 9:00         |
| • Public comments .....   | Chair      | 9:05         |
| • Review siting area scoring variations and rescore .....   | Partners   | 9:10         |
| (Review each partner's previous scores, review and consider local knowledge and adjust scores if appropriate to account for new information.) |            |              |
| • Member comments .....   | Chair      | 11:55        |
| • Adjourn meeting .....   | Chair      | 12:00        |