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HOLLEY NAVARRE WATER SYSTEM
SPECIAL MEETING
FEBRUARY 15, 2022
5:00 P.M. - 5:14 P.M.

- JOE CAMPBELL, PRESIDENT
- MARK MILLER, VICE PRESIDENT
- BILL THIEL, SECRETARY TREASURER
- MIKE KENNEDY, DIRECTOR
- DON LINNELL, DIRECTOR
- DARYL LYNCHARD, DIRECTOR
- JAMES DABNEY, DIRECTOR
- DALLAS PEAVEY, CEO, HNWS
- TY CAMPBELL, HNWS
- EMERALD MCDANIEL, HNWS
- CHRIS BOND, IT HNWS
- DYLAN NICHOLAS, IT, HNWS
- AMBER BUCHOLTZ, HNWS
- CHRIS LEGG, HNWS
- PHIL PHILLIPS, MESI
- CLINTON WELLS, HNWS
- BOBBY NELSON, HNWS

ALSO PRESENT:

- WILL DUNAWAY, ESQUIRE
- DEBORAH KHARUF, COURT REPORTER
- HANSON HASENBERG, NAVARRE PRESS

1 P-R-O-C-E-E-D-I-N-G-S

2 DIRECTOR JOE CAMPBELL: I call the
3 meeting to order. There are seven, so we do have a
4 quorum. Audio and video recordings are in use and there
5 is a public forum.

6 Okay. There is no unfinished business.
7 New business, we are onto the Reuse Project. Mr.
8 Dunaway?

9 (MR. DUNAWAY WAS DELAYED BECAUSE OF AN
10 ACCIDENT AND IS SPEAKING BY CELL PHONE.)

11 MR. DUNAWAY: Yes, sir, Mr. President. I
12 apologize for not being there in person. I am actually
13 just passing the wreck on 98. Looked like it involved
14 two school buses. So I think traffic will move as soon
15 as I move right past this accident scene.

16 The update on Eglin, there was a flurry of
17 emails this morning in response to my inquiry. It looks
18 like the County has not yet heard back from the Air Force
19 with regards to a signed lease.

20 There was promises in the emails that they
21 were going to follow up and find out why they had not
22 heard back. I expect that we will hear, you know, as
23 soon as we can. You know, when we had the last meeting
24 with Commissioner Piech, it seemed very encouraging that
25 his contact had told him we would have it in two weeks

1 but that did not happen.

2 With regards to the moving forward on the
3 right-of-way acquisition, we have a proposal from the
4 appraiser Sean Bradley, who I reached out to, to ask for
5 an appraisal proposal, and that was part of your
6 background material. Did all the Directors get a copy of
7 that?

8 DIRECTOR JOE CAMPBELL: Have you seen it?
9 It's within the packet.

10 DR. PEAHEY: Yes, sir.

11 DIRECTOR JOE CAMPBELL: We have it, Will.
12 Go ahead.

13 MR. DUNAWAY: So this was a proposal
14 from -- the reason I reached out to Mr. Bradley was
15 because he was an MAI-qualified surveyor -- I mean,
16 appraiser. Correction. Appraiser who has a lot of
17 experience doing right-of-way surveys, appraisal for
18 survey work for the DOT.

19 So he has a lot of experience testifying
20 at order-to-take hearings in order to establish value.
21 And that's an important component if we would have to go
22 the judicial route. His proposal is something that I
23 recommend your approval.

24 You will see that he breaks it out per
25 parcel. Of course, we need to make sure that each of

1 those parcels that are still parcels that we need an
2 easement on, meaning if staff has obtained an easement
3 since that work was done, we need to know so that we
4 don't have to do an appraisal for a parcel that we
5 already have the easement on.

6 But they average about \$4,000 each for a
7 total of around \$58,000. That seems like a lot of money,
8 but this is in keeping with commercial appraisal. And,
9 again, given the fact that we have to have it from
10 someone who is familiar and is able to testify at a
11 judicial taking hearing, there is just not a lot of
12 options, and Mr. Bradley is one of the best in that
13 regard.

14 The timeline for that action is once we
15 sign it, if you approve it and we sign it, we get it back
16 to him, he promises to have these to us in 45 days.
17 During that time, we will want to be moving to have a
18 complaint ready to file, because once we get the
19 appraisals, we will want for them to make a written offer
20 to each of the property owners.

21 The statute requires that we provide that
22 to the -- that written offer that has a copy of the
23 appraisal to them by certified mail. And they must have
24 30 days to consider it before we can file a complaint or
25 an order of taking.

1 So timeline-wise, we have approval of the
2 appraisal, plus 45 to get them. Then, 15 days to get a
3 written offer to the property owners, so that is 60 days.
4 Then, 30 days to file a complaint, the order taking,
5 that's 90 days.

6 Ten days for a summons. That's 100 days.
7 And then, any of the property owners who -- they have 20
8 days in which to ask for a hearing on the order of taking
9 to contest it. And then, we would be scheduled -- we
10 would be at the mercy of the Court to schedule that
11 hearing.

12 Once that hearing is obtained, if the
13 Judge rules in the favor of the public, we need -- that
14 is all we have to prove at the order of taking is there
15 is a public need for the easement because it is a public
16 project. This is why it's a County action and not a
17 Holley Navarre Water System Board action.

18 And then, we would deposit the amount that
19 is on the appraisal. That is a good faith amount for the
20 taking. We would deposit that with the Court and the
21 property title transfers to the County. So, again, this
22 is consistent with my 120 days that I was talking about
23 when the Board asked about this the last time I briefed
24 them.

25 And, again, that would be the minimum time

1 to get the judicial title to these properties. I will
2 stop here for any questions and comment of the Board.

3 MR. THIEL: I have a question, Will. Did
4 I hear you right, if we have approval, if somebody has
5 already signed the easement that we do not have to do an
6 appraisal?

7 MR. DUNAWAY: That's correct. I think
8 that was Bill that I heard. If we have an appraisal, we
9 have already obtained it, then we do not need to do an
10 appraisal of it because we don't need to go obtain it.

11 MR. THIEL: Do we have any?

12 MR. DUNAWAY: Fairpoint --

13 MR. THIEL: Just the two?

14 MR. DUNAWAY: We have just the Fairpoint
15 and Florida --

16 MR. PHILLIPS: Well, they are not issued
17 yet, but Florida Power and Light and Fairpoint are not on
18 the list, and then, there is one other one on the list
19 too that we feel like probably will get stricken from the
20 list at some point and we can make it their last
21 priority --

22 DIRECTOR JOE CAMPBELL: So you and Dallas
23 has confirmed this 13 is it?

24 DR. PEAHEY: Yes, sir.

25 DIRECTOR JOE CAMPBELL: I heard you say

1 all the other legal costs are the County's because it's a
2 County action all the way after this part, after we get
3 the appraisals. Is that what you said?

4 MR. DUNAWAY: It is my understanding that
5 the Holley Navarre Water System was actually going to
6 carry the weight or tote the water on this one.

7 I don't know that for certain --

8 DIRECTOR JOE CAMPBELL: No. No. That's
9 all right.

10 MR. DUNAWAY: But it wasn't any
11 understanding that you would need funding this --

12 DR. PEAVEY: Yes.

13 MR. DUNAWAY: -- through this process. I
14 would say it's a County process because they are the ones
15 with the power of imminent domain. You are not.

16 DIRECTOR JOE CAMPBELL: Got it.

17 Dallas and Bill are both shaking their
18 heads yes, so --

19 MR. PHILLIPS: Well, I'm sorry, it is on
20 us. It is a project cost, so it's reimbursable.

21 DR. PEAVEY: Yes. We fund it up front.

22 MR. KENNEDY: I make a motion we approve
23 the Bradley appraisals.

24 DIRECTOR JOE CAMPBELL: At 52,8. I have a
25 motion. Do I have a second?

1 MR. LINNELL: Second.

2 DIRECTOR JOE CAMPBELL: I have a second.
3 Any other discussion?

4 (NO AUDIBLE RESPONSE.)

5 DIRECTOR JOE CAMPBELL: All in favor say
6 "Aye"?

7 MR. MILLER: Aye.

8 MR. LINNELL: Aye.

9 MR. KENNEDY: Aye.

10 MR. THIEL: Aye.

11 MR. LYNCHARD: Aye.

12 MR. DABNEY: Aye.

13 DIRECTOR JOE CAMPBELL: Motion carries.

14 Okay. Mr. Dunaway, anything else for us
15 while you are sitting in traffic driving safely?

16 MR. DUNAWAY: I am now driving safely. I
17 did want to mention that with regards to the call to
18 moving forward, recall that I mentioned the first meeting
19 that I had with the County Attorney, Tom Dannheiser, he
20 asked if our firm would be able to handle the drafting of
21 the complaint on behalf of the County.

22 I brought that back to you. And I -- the
23 answer to him was, "Yes." I think that it would be
24 advantageous for the Board because you would be more in
25 charge of the process. He has not come back to me with

1 that. And that was part of this next meeting that we
2 were trying to get scheduled and talk about.

3 So I know that, you know, the next step is
4 to -- and I think I just heard that you approved the
5 appraisal, and so, we can sign that appraisal and get
6 that moving.

7 The next thing would be -- would be to
8 schedule the public meeting. I wonder if you want us to
9 have the public meeting before we have the appraisal in
10 case somebody wants to know, "Well, how much are you
11 going to give me for this easement?" We won't know until
12 we get the appraisal.

13 DIRECTOR JOE CAMPBELL: Right. My
14 understanding is next Wednesday, we are going to meet at
15 Milton with the County. The CEO, myself, and the Eglin
16 RIB -- Daryl Lynchard and I am assuming we can go over
17 that then?

18 DR. PEAVEY: Yeah. I think we can have
19 that discussion.

20 MR. DUNAWAY: That would be a good point.

21 DIRECTOR JOE CAMPBELL: Yeah. So we can
22 move forward on this, so --

23 DR. PEAVEY: Because we don't want to
24 schedule that meeting until we have had this meeting next
25 Wednesday and that will determine when we are going to

1 have an open forum.

2 DIRECTOR JOE CAMPBELL: You don't need a
3 motion for the Board for him to work on the --

4 DR. PEAVEY: No, sir.

5 DIRECTOR JOE CAMPBELL: All right.

6 Board, any other comments, discussion,
7 questions for Will? Going once? Going twice?

8 MR. MILLER: I will say this, I have
9 actually had a conversation with Dave Piech the other day
10 and he did mention that he had someone that was going to
11 handle deliver the lease from Point A to Point B and try
12 to get that pushed through.

13 That was last Friday. I am optimistic
14 that maybe there is some movement there, but we will see.

15 MR. CAMPBELL: I think he's been hit by
16 one, two, three, four, five, so, yeah, so, okay.
17 Anything else, Will, before we sign off?

18 MR. DUNAWAY: I have nothing else that we
19 need to talk about at this meeting.

20 DIRECTOR JOE CAMPBELL: Okay. So that's
21 it for Eglin legal options.

22 Public Forum. Is there anybody that wants
23 to address the Board about the Eglin project?

24 (NO AUDIBLE RESPONSE.)

25 DIRECTOR JOE CAMPBELL: Seeing none and

1 hearing none, Board?

2 MR. LYNCHARD: Motion to adjourn.

3 DIRECTOR JOE CAMPBELL: Daryl's motion to
4 adjourn. Do I have a second?

5 MR. KENNEDY: Second.

6 DIRECTOR JOE CAMPBELL: All in favor?

7 MR. MILLER: Aye.

8 MR. THIEL: Aye.

9 MR. LYNCHARD: Aye.

10 MR. DABNEY: Aye.

11 MR. LINNELL: Aye.

12 MR. KENNEDY: Aye.

13 DIRECTOR JOE CAMPBELL: 5:14.

14

15 WHEREUPON, THE BOARD OF DIRECTORS OF

16 HOLLEY NAVARRE WATER SYSTEM SPECIAL BOARD MEETING

17 CONCLUDED AT 5:14 P.M.

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CERTIFICATE OF REPORTER

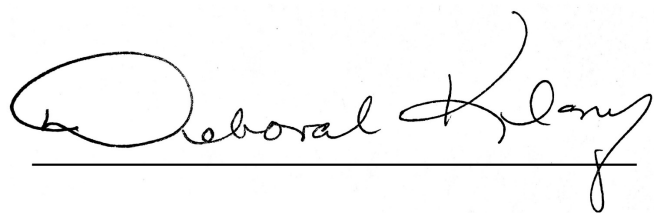
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STATE OF FLORIDA

COUNTY OF ESCAMBIA

I, DEBORAH G. KHARUF, Court Reporter and Notary Public, State of Florida at Large, hereby certify that I was authorized to and did stenographically report the foregoing Special Board meeting of the Holley Navarre Water System and that the transcript is a true record of said meeting. I further certify that I am not a relative, employee, attorney or counsel of any of the parties, nor am I a relative or employee of any attorney or counsel connected with the action; nor am I financially interested in this proceeding or its outcome.

Dated this 25th of February, 2022.



DEBORAH G. KHARUF
Court Reporter and Notary Public,
State of Florida at Large.
Commission number GG 310633
My commission expires July 6, 2023.