

HAINES CITY WATER CONTROL DISTRICT

BOARD OF SUPERVISORS

MINUTES OF MEETING

July 2, 2025

Present: Chairman Nick Gollattscheck, Vice-Chairman McCoy, Supervisor Barbara Riley, Supervisor Kenneth Kipp, Secretary Jazmine Beltran, Attorney Fred Reilly, Engineer Steve Shealey, Mark Lawson.

I. Establish Quorum and Call to Order

Chairman Gollattscheck established a quorum was present and called the Haines City Water Control District meeting to order at 5:00pm in the lobby of the Haines City Public library located at 111 N. 6th Street Hanes City, FL 33844.

II. Approval of Minutes for meeting held on April 4, 2024

Secretary Beltran will revise minutes to correct a spelling error.

III. Approval of Finance report dated April 2025, May 2025 & June 2025

Vice-Chairman McCoy motioned to approve the minutes. Supervisor Riley seconded. Motion passed with all yeas.

IV. General Public Comments *(Limited to 5 minutes per person)*

There was no one from the general public nor owners of property within the District in attendance.

V. Old Business

There was no old business to discuss.

VI. New Business

- A. Resolution 2025-01 Resolution of the board of supervisors of the Haines City Water Control District, Polk County, Florida, pertaining to the imposition of Levy of non-ad valorem assessment on lands within the district

Attorney Fred Reilly turned over to Attorney Mark Lawson to explain Resolution. No one from the public spoke in hearing. Mark Lawson said rate will remain the same. He went on to say that there has been much improvement since board has started. He continued to explain non-ad valorem.

Supervisor Riley asked Mr. Lawson regarding annual consideration verbiage in advertisement.

Mr. Lawson responded saying that the verbiage is used according to FL Statute.

Supervisor Riley mentioned that residents have asked her regarding this.

Mr. Lawson let the board know that they can speak with engineer Shealey and see what they have on reserves. He said depending on how much in reserves, board is able to get matching grants.

Attorney Reilly said within the past 2 years, Mr. Shealey has been working crucial parts which are the easements.

Mr. Shealey said he's been able to get most easements along district's boundaries.

Mr. Lawson gave board example of a case regarding property where there was a 100-year lease. He encourages Mr. Shealey & Mr. Reilly to analyze parcels that do not yet have easements.

Attorney Reilly said that the easements are specific to parcels.

Further discussion held

Vice-Chairman McCoy said there are more than 1,300 parcels and it may increase within the next few years with new development coming in.

Attorney Reilly added that parcels have been added and agrees that there is growth coming.

Mr. Lawson encouraged the board that when new developers come to speak with them and get an easement.

Mr. Shealey gave update on Balmoral property. At their request, Balmoral is holding off until they complete their cooking school.

Mr. Lawson said if they were to get a blanket easement, they may be able to work on the ditch. He continued and share with the board can look into getting grants and getting grants works.

Discussion held on Lake Eva drainage ditch.

Chairman Gollattscheck asked if canal at Lake Henry to Lake Eva falls under city district.

Mr. Shealey said it belongs to the City.

Discussion held on water management districts and how to work with them. 25% grant, some are 50% if they'll participate.

Supervisor Kipp introduced Resolution 2025-01

Attorney Reilly read Resolution into record.

B. Drainage Ditch Easement- Parcel ending 43010

Discussion on easement for wawa property. FDOT does not want easement but doesn't mind if board manages retention pond.

Discussion held on easement

Supervisor Kipp moved to accept easement

Vice-Chairman McCoy seconded.

Motion passes with all yeas.

C. Central Park: Sun RV Resorts Canal discussion

Mr. Shealey read a resident complaint to swift mud. He spoke with Latasha from SWFMD. He said that SWFMD is looking to file violation against mobile home park due to multiple violations. He asked board for permission to remove vegetation with quotes.

Further discussion held

VII. Supervisor Comments

Supervisor Kipp thanked Attorney Lawson for the work that he and his team have done.

VIII. Attorney's Comments

There were no attorney comments

IX. Secretary's Comments

There were no secretary comments.

X. Set date for next meeting

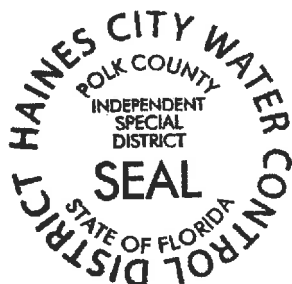
Next board meeting date is set for September 9, 2025 at 5:00pm, location will be determined.

XI. Adjournment

Without any further discussion Chairman Gollattscheck stated that there are no other items on the agenda and adjourned the meeting at 6:00p.m.

Attest:


Jazmine Beltran, Secretary



Approved:


Nick Gollattscheck, Chairman

