

**MINUTES OF
REGULAR MEETING**

Regular Meeting Minutes

December 17, 2018 – 5:30 pm

Orange County Water Control & Improvement District No. 1 Board Room
460 E Bolivar Street, Vidor, Texas

Robert Viator.....	President
Frank Inzer.....	Vice President
Tim Beard.....	Secretary
Trey Haney.....	Director
Guy Groves.....	Director
Norman Blackman.....	General Manager
David LeJune.....	Operations Manager

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted in the lobby and on the front door of the Orange County Water Control & Improvement District No. 1 Administrative office for the time required by law. The President requests that all cell phones and pagers be turned off or set to vibrate.

Members of the audience are requested to step outside the Board Room to respond to a page or to conduct a phone conversation.

The O.C.W.C & I.D #1 Administrative office is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the General Manager's Office at 409.769.2669.

CALL MEETING TO ORDER

President Viator called the meeting to order at 5:30 p.m.

ANNOUNCE THE PRESENCE OF A QUORUM

President Viator announced the presence of a quorum with Vice President Inzer absent.

STAFF PRESENT

General Manager Norman Blackman, Finance Director Chris Serres, and Operations Manager David LeJune were present. Larry Hunter, the District's attorney was also present.

OTHERS PRESENT

No others were present.

INVOCATION AND PLEDGES

Secretary Beard gave the invocation and Director Haney led in the pledges.

MEETING AGENDA

1. Citizen comments.

There were no citizen comments.

2. Consideration and possible action regarding LJA Engineering, Inc. Monthly Status Report concerning ongoing District projects.

LJA Engineering, Inc. representatives were not present at the meeting. Norman Blackman stated that they did not have anything pressing to report on and they had no invoices to discuss, plus they had something came they needed to address elsewhere.

3. Consideration and possible action regarding approval/amendments for the minutes of the November 19, 2018 Regular Board Meeting and the December 11, 2018 Special Meeting.

A motion was made by Secretary Beard and seconded by Director Groves to approve the minutes of the November 19, 2018 Regular Meeting and the December 11, 2018 Special Meeting. All Voted Aye.

4. Consideration and possible action regarding **Texas County & District Retirement System (TCDRS)** plan changes regarding vesting and District Contribution Rate for 2019.

President Viator stated that he recommends 5-year vesting and 1.5 contribution match.

A motion was made by Director Groves and seconded by Director Haney to accept President Viator's recommendation of 5-year vesting and 1.5 contribution match. All Voted Aye.

5. Board Member comments.

Director Haney mentioned the TTHM results. Norman Blackman said we have not had testing done yet. David LeJune stated he talked to TCEQ to set up the testing schedule.

6. Consideration and possible action regarding **General Manager's monthly status and financial report.**

Norman Blackman presented the General Manager's report as follows:

On-Going Topics

- **FEMA Assistance** – We already received approximately \$92,000 from FEMA for the Dogwood Drive manhole reconstruction, and had another application submitted for an additional \$107,567 for emergency expenses during and directly after the storm which FEMA wrongly denied. Our TML/Synergy representative, Jason Stoltzfus, helped us with this fight, and we were successful. We expect to soon receive another award of \$107,567.00 for a grand total of \$199,565. Chris Serres worked very hard with Jason Stoltzfus of Synergy to prove to FEMA that we qualified for the assistance without having to submit a whole new and unnecessary application. It was a long and brutal battle, but together they convinced FEMA that FEMA was wrong.

- **Entrance Drive Repaving** – We received cost proposals from three contractors at \$52,500, \$33,500, and \$48,000. We accepted a proposal from Norman Highway Constructors for \$33,500, and then revised the scope slightly for a final price of \$31,000. We met with the contractor to review all details and set the work in motion. The work could start as early as December 27th. If the contractor can begin on the 27th he can be ready to lay asphalt on Saturday the 29th. This would work well for us. If it can be done then, we believe we will need to close off the entrance drive to the public for two days, Thursday the 27th and Friday the 28th.

Norman Blackman stated that on December 17, 2018 he found out they would not be able to start on the 27th. He also stated that Chris Serres had talked to Clint Bell and it looks like due to scheduling details it may be the third or fourth week of January before they could get it done. We got the headwalls over the culverts. The City is going to replace the culverts under the driveway in the main ditch on Bolivar.

- **Refinancing of Bonds** - Our financial advisor, Mark McLiney, continues to monitor the bond market for opportunities to refinance bond debt for financial savings for the District. He has identified opportunities to refinance two bonds for a savings of approximately \$600,000, or about \$50,000 per year. He wants to visit with us at our February 18th Board Meeting about the possible refinancing. Norman stated he was going to invite him to meet with the Board if they were good with it.
- **Proposed Brookhollow Subdivision, Section 2** - A local developer group is evaluating the feasibility of developing some land north of the existing Brookhollow Subdivision and has asked for information regarding their acquiring from the Water District a three- or four-acre tract that was once the site of the Brookhollow Wastewater Treatment Plant for the purpose of constructing a drainage detention pond. If the Board wants to consider selling the land that is no longer being used we should discuss the requirement for such a sale (auction, sealed bids, etc.). In addition, the developer has expressed an interest in developing the vacant tracts along each side of Brookhollow Drive entrance at FM 105. We have a water line there but no sewer line currently. He stated that we would need more information on the development of the entrance lots. President Viator asked if there was a need to keep any of the property for future needs as far as lift stations or larger lift stations. Norman Blackman stated he can't see it; we might want to reserve a spot adjacent to the existing lift station, so it can be used as an expanded site if needed. President Viator stated that he sees no problem selling the property. Norman Blackman stated that we will keep an easement to the existing lift station.
- **Proposed Stephenson Estates Subdivision** - Jonathan Stephenson has contacted the District to inquire about water and sewer service for a tract of land outside the Water District he wants to develop south of FM 1132 and west of North Tram Road. At this time, there is no sewer in the area and there are water lines at the highway. It would be up to the developer to run lines to the subdivision from the District services lines. Norman Stated that he can let them know we accept the plat and let them know what services are there and they can feasibly get service.

Chris Serres presented the financial report as follows:

The monthly billing is up slightly this month but still below our projected billing about a total of \$44,000.00 for the first five months of the budget. We are down about 120 customers. All the accounts balance. On the Special Projects Account, we had our monthly transfers of \$8,333.34 and interest earned of \$98.23 and had total expenditures of \$14,582.33. We ended the month with \$56,203.52. On the Water and Sewer Major Maintenance Account we had monthly transfers of \$8,333.34, earned interest of \$106.94, with no expenditures leaving a balance of \$68,045.62.

On the Budget Comparison Report our revenues were \$341,470.00 which is \$8,528.00 less than the Monthly Budget of \$349,997.00. The expenditures were \$426,281.82 which is over the monthly budget by \$76,280.82. Our expenditures are \$84,811.82 more than the revenues this month.

We earned \$15,383.62 in interest for the Month of November 2018.

David LeJune, Operations Manager presented the Field Report as follows:

We pumped 34,022,000 gallons and accounted for 29,387,550 gallons. The percentage unaccounted for was 13.62%. We treated 55,707,000 gallons of wastewater. We performed a total of 268 water jobs and 66 sewer jobs for a total of 334 jobs. We had 23 LPSS service calls for the month.

A motion was made by Secretary Beard and seconded by Director Haney to approve the **General Manager's monthly status and financial report**. All Voted Aye.

7. Consideration and possible action regarding **payment** of the District's **monthly bills**.

A motion was made by Director Groves and seconded by Director Haney to approve payment of the District's monthly bills. All Voted Aye.

8. Consideration and possible action approving **Resolution 04-2018** regarding Tax Abatement Requests for specific properties as approved by the City of Vidor, Texas and in accordance with Orange County Water Control & Improvement District No. 1's Resolution No. 01-2016 as follows:

- a) Tori Graham
330 W. Bolivar St.
Vidor, Texas 77662
- b) Rodney White
805 Butler St.
Vidor, Texas 77662
- c) Joseph & Elizabeth Fisher
325 Lakewood Dr.
Vidor, Texas 77662
- d) Larry & Peggy Hall
1000 Old Spanish Trail
Vidor, Texas 77662
- e) Clint Mahana
1260 Orange St.

Vidor, Texas 77662

- f) Christopher Parker
272 Pine Burr St.
Vidor, Texas 77662
- g) McPayne Real Estate, LLC
274 Pine Burr St.
Vidor, Texas 77662
- h) Critical Path Construction
680 Slaughter St.
Vidor, Texas 77662
- i) Rock Builders
430 Texas St.
Vidor, Texas 77662
- j) Rock Builders
485 Texas St.
Vidor, Texas 77662
- k) Lina R. Swinney
2295 Brightwood
Vidor, Texas 77662
- l) Alvert Paul Boudreaux & Sarah Lois Boudreaux
995 Harvey Lane
Vidor, Texas 77662
- m) Susan M. Maines
835 Lyndale
Vidor, Texas 77662
- n) Joyce Parker
515 E. Railroad
Vidor, Texas 77662
- o) Joseph Donald, Jr. & Iris Jeane LaBorde
2795 E. Railroad
Vidor, Texas 77662
- p) Jonathan Theriot
3295 E. Railroad
Vidor, Texas 77662
- q) Chad Burns
760 Reynolds Lane
Vidor, Texas 77662
- r) Kendra Burks
440 Rose Lane
Vidor, Texas 77662

s) Shannon G. DeVillier
160 Woodlawn
Vidor, Texas 77662

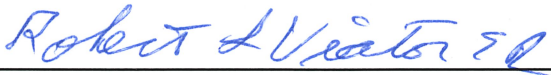
A motion was made by Director Groves and seconded by Director Haney approving **Resolution 04-2018** regarding Tax Abatement Requests for specific properties as approved by the City of Vidor, Texas and in accordance with Orange County Water Control & Improvement District No. 1's Resolution No. 01-2016. All Voted Aye.

9. Consideration and possible action approving **Resolution No. 05-2018** documenting that the Board of Directors has reviewed and approved without change the Orange County Water Control & Improvement District No. 1's **Investment Policy and Strategies** in compliance with the **Public Funds Investment Act** Chapter 2256 of the Texas Government Code and find and declare that the meeting at which this resolution was adopted was open to the public, that the Public Notice of time, place and subject matter of the public business to be considered was posted as required by law.

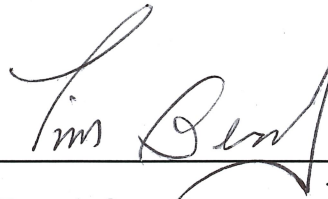
A motion was made by Secretary Beard and seconded by Director Groves approving **Resolution No. 05-2018** documenting that the Board of Directors has reviewed and approved without change the Orange County Water Control & Improvement District No. 1's **Investment Policy and Strategies** in compliance with the **Public Funds Investment Act** Chapter 2256 of the Texas Government Code and find and declare that the meeting at which this resolution was adopted was open to the public, that the Public Notice of time, place and subject matter of the public business to be considered was posted as required by law. All Voted Aye.

10. Adjournment.

A motion was made by Director Groves and seconded by Secretary Beard that the meeting be adjourned at 6:27 p.m... All Voted Aye.



Robert L. Viator, Sr., President



Tim Beard, Secretary

