

**MINUTES OF
REGULAR MEETING**

Regular Meeting Minutes

August 19, 2019 – 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

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

ANNOUNCE THE PRESENCE OF A QUORUM

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

STAFF PRESENT

Norman Blackman, General Manager, David LeJune, Operations Manager, Chris Serres, Finance Director, and Jason Ponder, Administrative Assistant.

OTHERS PRESENT

Larry Hunter, Attorney, Toby Davis of LJA Engineering, Inc. and Mr. Ernest Bayard were present.

INVOCATION AND PLEDGES

Secretary Beard gave the invocation and Director Groves led 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.

Toby Davis presented the engineer's monthly status report as follows:

6560C – Surplus Funds Water System Improvements Project (Contract No. 1 – Cast Iron Water Line Replacement and Contract No. 2 – Water Well Sites Improvements)

Contract No. 1:

This project has been completed.

Contract No. 2:

This project has been completed.

6560D – Surplus Funds Sanitary Sewer System Improvement Project (Contract No. 4 – Sanitary Sewer Lift Station Rehabilitation Project)

No invoice was submitted for Project 6560 D. Toby Davis reported that LJA has worked on updating the site plans and the detail drawings. Work has recently resumed at the Alamo and West Davis Lift Stations. Concentration is centered on the completion of the Heritage Park and Texas Street project.

Director Haney inquired about the lift station projects stating that he could not recollect what the projects entailed.

Norman Blackman stated that each lift station project is little different. Some lift stations are having pumps replaced, guide rails for the pumps are being installed at some, others are having electrical upgrades and generators will be added to others.

Toby Davis stated that conversion to a submersible pump will be one of the projects for West Davis Lift Station, upgraded piping and some concrete to existing slab will be added at that lift station as well. He then reported that, at the Alamo Lift Station, the piping will be brought above ground and re-routed directly to the Wastewater Treatment Plant. Currently Alamo Lift Station is piped to Cloverleaf Lift Station then to the Wastewater Treatment Plant.

Norman Blackman added that the Alamo Lift Station handles a large quantity of I & I (Inflow and Infiltration).

6560E – Surplus Funds Water and Sewer Service Extensions Project (Contract No. 3 – Water and Sanitary Sewer Service Extensions Project)

No work has been completed during this period.

B877-1005 - Orange County WCID #1 – Disaster Recovery Sanitary Sewer LS Restoration Project

Toby Davis reported that service through this month included development of the Engineering Feasibility Report, TWDB coordination and planning services. The Engineering Feasibility Report was submitted for TWDB review on June 18th.

On July 30th the Engineering Feasibility Report was revised and resubmitted to resolve questions and comments from the TWDB review team. It is anticipated that the Engineering Feasibility Report will be approved any day. He stated that approval of the Engineering Feasibility Report marks the end of the planning phase and the beginning of the design phase.

Chris Serres reported that the approve Engineering Feasibility Report was received this afternoon.

B839-1001 - City of Vidor, Texas Sanitary Sewer Line Replacement Project – CDBG Grant Project No. 7217480

Toby Davis report that construction is ongoing. Six (6) service line connections have been replaced from July 11th through August 2nd bringing the total number of line replacements to 49. Mr. Davis then stated that this project is about 57% complete.

A motion was made by Director Groves and seconded by Secretary Beard to approve LJA Engineering, Inc. Monthly Status Report as presented. All Voted Aye.

3. Consideration of and possible action regarding approval of LJA Engineering, Inc., monthly invoices for District projects as listed:

Invoice No. 201912989 for Project B877-1005 – OCWC&ID No. 1 Disaster Recovery – Sanitary Sewer LS Restoration Project (TWDB) in the amount of \$1,800.00 and Invoice No. 201912914 for Project No. B877-6282 – General Services in the amount of \$627.00 for a grand total of **\$2,427.00**.

A motion was made by Director Haney and seconded by Director Groves to approve payment of LJA Engineering, Inc. invoices in the amount of \$2,427.00. All Voted Aye.

4. Consideration and possible action regarding **approval/amendments for the minutes** of the July 15, 2019 Regular Board Meeting.

A motion was made by Director Haney and seconded by Secretary Beard to approve the minutes of the July 15, 2019 Regular Monthly Meeting. All voted Aye.

5. Board Member comments.

Secretary Beard asked if there had been any movement on the land sale in Brookhollow area.

Norman Blackman stated that the last contact he had regarding the sale of the property located in Brookhollow was with two developers. He stated that he had personally done quite a bit of research on it and made a sketch up to show that, after consideration was made for the ditch that runs through this tract of land and for the facilities, water and sewer lines located on this property, there would be approximately 3.3 acres available for a retainage pond. He then stated that he advised them to have an engineer

determine if the available acreage would adequate for the pond. Mr. Blackman then stated that the District has provided all the necessary information but has not heard back from the developers.

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

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

On-Going Topics

- **TCEQ Enforcement Order/EPA Administrative Order** - EPA agreed that the Administrative Order would be set aside and the Water District would simply ensure compliance with the TCEQ Enforcement Order.

Norman Blackman asks Chris Serres if the District had ever received the signed order from TCEQ yet. Chris Serres stated no we had not received the order.

Once we receive the Enforcement Order back from TCEQ, that starts the time you have 3 months to get back in compliance.

- **Increase in I&I Reduction Efforts** - I suggested last month that we should strive to add another I&I Reduction crew considering the EPA Administrative Order. With that Order now put aside the urgency is less, but I still want to increase our efforts as soon as we are able.
- **City of Vidor 2017-2018 Block Grant** – This project continues toward completion.
- **TCEQ Notice of Non-Compliance with TTHM Rules** - Last month I reported that the pinch valve would be repaired and placed into service with the next few days. It was placed into service, but still did not operate correctly. We are not sure if the valve is defective or if the control logic is defective and the valve is simply doing what it is being told. I have explained the situation to the TCEQ, and they are considering a time extension for our compliance deadline.

One option would be to go to a different type valve to control the flow by pressure. Norman Blackman stated that they are working on a solution to the issue.

- **Demolition of building at Tiger Lake LS** - This effort is still ongoing.
- **Replacement of Spare Well Pump Motors Destroyed by Harvey Flood** - Four electric motors stored in the Control building at Well No. 5 were damaged by the Harvey Flood. TML has agreed to replace those motors which were spare well pump motors for Well 4 and Well 5. This effort is still ongoing.
- **Water Line Extension to Iwanda MHP** - Update: Larry Gray is still ready to build the project. The other partner, the owner of the Vidor Superette, has expressed reluctance to fund half the waterline cost for only one connection while the MHP will get 15 to 60 connections for the same money. I am still trying to coordinate. Sugar Pines MHP has pulled out of the project, but their water/wastewater operator is trying to advise them to continue with the project. Tubal Cain, the fabrication shop to the north of the store is interested in having our sewer service and may join the project.

Chris Serres presented the Financial Reports as follows:

July 2019 Water and Sewer Billing totaled \$272,428.67. This amount is on the mark of what we predicted the we would bill. It is a little bit down from last month's billing.

The Statement of Account balances reflects all accounts are balanced for the Month of July and there is money in all accounts. General Fund is a little low, but it is on its way back up slowly.

The Capital Projects account were reported as follows: The Special Projects Account balance is \$38,791.73. This is the account the City of Vidor Grant Project invoices are paid from as well as any other special project. The Water/Sewer Major Maintenance Account balance is \$24,829.01. The only invoice for the month of July in the account was for the difference in the cost of the Flygt pumps for Craig St., Brookhollow, and Limerick Lift Stations. We are replacing the pumps, they went under water and even the electrical wiring went under water, so we are paying the difference of what the Flygt pumps cost and the like kind pumps.

Budget Comparison Report for the month of July showed revenue/billing totals of \$397,148.00 and expense totals of \$383,623.00 reflecting that we brought in a little more than was spent.

Director Haney asked what is item 5135. Norman Blackman stated that it is our I&I initiative. This is materials they use to smoke test, make repairs, and equipment used to do the work.

The Public Funds Investment Act Interest Report showed interest earned for the month of July was \$15,207.35.

David LeJune presented the Field Report for the month of June as follows:

Water pumped into the system was 33,219,000 gallons and accounted for 29,317,500 gallons. 11.74% of water pumped is unaccounted. We treated 36,963,000 gallons of sewer at the wastewater treatment plant.

There were 396 water jobs and 63 sewer jobs completed for a total of 459 jobs for the month, with 27 of those sewer jobs being LPSS service calls.

A motion was made by Director Groves and seconded by Director Haney to approve the General Manager's Monthly Status Report and Financial Reports as presented. All Voted Aye.

7. Consideration and possible action regarding the approval of the **Certified Tax Values** in the amount of **\$507,125,372** for **2019** as presented by the Orange County Appraisal District.

Vice President Inzer stated what that means is that they have valued all the property in the District at \$507,125,375 for the taxable market values.

Secretary Beard stated that whatever Chris Serres recommends is what we should do.

Norman Blackman stated that he thought we were in the third year where it was expected for the taxable values to be higher after the storm than the year before the storm.

Secretary Beard asked if the numbers Chris Serres mentioned were on the report.

Chris Serres stated that they would see the \$507,125,372 and that the other numbers were from prior years and that last year the values had dropped after the storm to \$436,000,000, but they are back up this year.

Norman Blackman stated he thought the values were \$486,000,000.00 before the storm.

Chris Serres checked the values and for 2017 were at \$483,000,000.00.

A motion was made by Secretary Beard and seconded by Director Haney to accept the Certified Tax Values in the amount of \$507,125,372 for 2019 as presented by the Orange County Appraisal District. All Voted Aye.

Consideration and possible action to approve or amend the **2019 Proposed Tax Rate of \$0.41701 per \$100 of tax valuation**; and, calling for a **Public Hearing** to be held on **September 16, 2019** at 5:30 p.m. regarding the **2019 Proposed Tax Rate**.

Larry Hunter stated that the tax rate hardly changed but would be a 26% increase in taxes on the average home. It is because of the increase in values and the tax rate has stayed pretty close to the same.

Norman Blackman stated that the rates are not changing that much but the bond payments have taken a step up.

A motion was made by Secretary Beard and seconded by Director Haney to approve the Proposed 2019 Tax Rate of \$0.41701 per \$100 of tax valuation; and, calling for a Public Hearing to be held on September 16, 2019 at 5:30 p.m. regarding the 2019 Proposed Tax Rate. All Voted Aye.

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

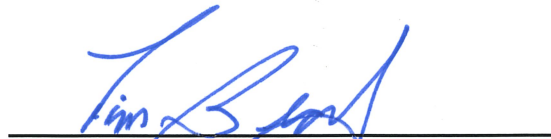
A motion was made by Director Haney and seconded by Secretary Beard to approve payment of the monthly bills. All Voted Aye.

9. **Adjournment**.

A motion was made by Director Haney and seconded by Director Groves to adjourn at 7:35 p.m. All Voted Aye.



Frank Inzer, Vice President



Tim Beard, Secretary

