

**MINUTES OF
MEETING**

Regular Meeting Minutes

January 20, 2020 – 5:30 pm

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

Robert L. Viator, Sr..... President
Frank Inzer..... Vice President
Tim Beard..... Secretary
Trey Haney..... Director
Guy Groves..... Director
Chris Serres..... 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 Robert L. Viator, Sr. 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 the following Board Members present: Robert L. Viator, Sr., Frank Inzer, Trey Haney, and Guy Groves. Tim Beard was absent.

STAFF PRESENT

Chris Serres, General Manager, David LeJune, Operations Manager, Rayford Ackley, Chief Plant Operator, Jason Ponder, Office Manager, and the District's Attorney, Larry Hunter, were present.

OTHERS PRESENT

Jeff Scogin of LJA Engineering, Inc., George Garza, with the Vidor Vidorian were present.

INVOCATION AND PLEDGES

The invocation was given by Vice President Inzer, and the Pledges were led by Director Guy Groves.

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.

Jeff Scogin presented LJA Engineering's monthly status report as follows:

6560D – Surplus Funds Sanitary Sewer System Improvements Project (Contract 4 – Sanitary Sewer Lift Station Rehabilitation Project):

There was no invoicing during this period for this project. No significant amount of progress was made on this project during December given absences of some LJA staff for medical reasons and a two-week shutdown for the holidays. There was a meeting last Friday, the seventeenth of January, to go over remaining issues in order to finalize plans. Plans are about 80 percent done.

TWDB CWSRF Project No. 73825 – Sanitary Sewer Lift Station Restoration Project:

Services through this month include design phase services. LJA has coordinated with the City, TWDB, and the City's consultants. The project is in the early stages of design and LJA has coordinated with the electrical engineer and structural engineer. LJA is trying to get the project ready for review by the TWDB by the end of March, or early April.

Well Site #5 – Ground Storage Tank Replacement Project

Services through this month include assisting the District in evaluating possible solutions for tank repairs, develop a scope of work, and to develop a cost estimate to replace the ground storage tank. LJA has worked on the initial base drawings for the plans and has begun the surveying. LJA expects to have plans ready by February's board meeting.

Vice President Inzer asked what LJA was going to stabilize the tank with this time.

Jeff Scogin was not familiar with what was used the last time.

Director Haney replied that he thought the District had a standing order to use concrete foundations only.

David LeJune replied that last time, the contractor that the District hired did not compact the foundation right, and used a track hoe, so the foundation failed.

Sanitary Sewer Line Replacement Project CDBG Project No. 7217480:

The construction is in progress. Three service line connections have been replaced from December 12th thru December 21st. A total of 98 houses have been completed.

Chris Serres, General Manager, reported that we have approved one hundred and eleven homes.

A motion was made by Director Groves and seconded by Vice President Inzer to accept LJA monthly status report. All Voted Aye.

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

Invoice No. 201924724 in the amount of **\$2,866.00** for Project No. **B877-6282** – General Services (Well Site #5 Ground Storage Tank Replacement Project) for a **Grand Total of \$2866.00**.

Chris Serres recommended paying the invoices.

A motion was made by Director Groves and seconded by Vice President Inzer to approve payment of LJA Engineering monthly invoices. All Voted Aye.

4. Consideration and possible action regarding approval/amendments for the minutes of the December 16, 2019 Regular Board Meeting.

A motion was made by Director Haney and seconded by Vice President Inzer to approve the minutes for December 16, 2019 Regular Board Meeting minutes. All Voted Aye.

5. Board Member comments.

Vice President Inzer asked if Chris Serres had thought any more about the upgrade to schedule 40 pipe for all new lines made that was discussed last week.

Chris Serres said she had and she was waiting on the city to appoint a permanent City Manager. Chris said she would call the City Manager's office after the City Council appointed a City Manager.

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

Chris Serres presented the General Manager's monthly status report as follows:

On Going Topics

- **City of Vidor 2017-2018 Block Grant:** To date we have one hundred and eleven homes eligible, this amount exceeds our requirement for the grant, at one hundred and ten homes. We are doing better on this grant than we did on the last one.
- **TCEQ Notice of Non-Compliance with TTHM Rules:** Since the last Board Meeting, David LeJune and his crew has installed the new valve and tubing. We are now waiting on the electrician and SCADA technicians. David LeJune said the electrician would be here next week, and the SCADA technician needs to come in right after the electrician.
- **Demolition of building at Tiger Lake LS:** Demolition of the building at Tiger Lake began on December 19, 2019 and was completed on January 13, 2020.

There is still some ground leveling to be done and we are confident that the contractor will complete the leveling as soon as the weather will permit.

Vice President Inzer asked how much the contractor charged for the demolition.

Chris Serres answered that it cost \$9,000 for the contractor to handle all of the demolition. The insurance has already paid us for this, and the next part of this project is to get the metal building erected at our treatment plant. Rayford Ackley, Plant Manager, has gone to Muellers with the contractor to get the new specs for the new building. Once the new building is up, this Hurricane Harvey insurance related job will be complete.

- **Replacement of Spare Well Pump Motors:** This is the last Hurricane Harvey project. David LeJune is okay with having the pumps rebuilt so we are getting bids on the rebuilt pumps now. Hopefully by next board meeting we will have this insurance claim completed.

Vice President Inzer asked if the new motors would be stored in the same place as they were when they were damaged.

David LeJune answered that the new pumps would be stored in the warehouse on site.

- **Water Line Extension to Iwanda MHP- Update:** Both Larry Gray, Iwanda Mobile Home Park, and Ali Liaqat, Vidor Superette, have paid their portions of the Hwy. 105 North Line Extension Project. David LeJune will begin ordering materials for this project and anticipates the construction will begin as soon as the weather permits. As a reminder, the District will be upgrading this line to a 6-inch line and the cost to the District will be \$19,000.00

Vice President Inzer asked who is installing the line.

Chris Serres answered that David LeJune's men would do it.

- **Ground Storage Tank @ Well #5:** No further information to add to Toby Davis' status report.

Chris Serres presented the Financial Report as follows:

Our billing was down a little this month. We billed \$263,000.00 water and sewer versus \$278,000.00 last month.

Statement of account balance shows all accounts balanced.

Chris Serres explained that we are still waiting on our big tax collections to be deposited into our tax account in order to make the Bond Payments. We usually don't get those until the last three weeks in January.

For the month of December revenues totaled \$362,000.00. Expenses for the month totaled \$373,000.00. The expenditures exceeded revenues by \$11,000.00.

David LeJune presented the Field report as follows:

Water pumped into the system this month was 338,030,000 gallons. We accounted for 32,006,000 gallons. The percentage unaccounted for this month is

15.84%. We treated 50,417,000 gallons at the wastewater plant. We treated 32,377,000 gallons at the wastewater plant. We did 322 water jobs, and 75 sewer jobs, for a total of 397 field jobs.

A motion was made by Director Groves 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 Haney and seconded by Director Groves to pay the District's monthly bills as presented. All voted Aye

8. Consideration and possible action approving **Resolution 01-2020** regarding Tax Abatement Requests for specific properties, subject to the approval of such tax abatement applications by the City of Vidor, in accordance with Resolution No. 01-2018 of the Orange County Water Control and Improvement District No. 1, as follows:

- | | | |
|----|--------------------------------|------------------------------------|
| a. | Susan A. Merchant | 680 Slaughter, Vidor, Texas |
| b. | W & B Enterprises, LLC | 770 Butler, Vidor, Texas |
| c. | Karen Ballinger | 890 W. Davis, Vidor, Texas |
| d. | Kaitlin Ricks | 1260 Orange St., Vidor, Texas |
| e. | Lisa Marie Harris | 200 W. Elizabeth St., Vidor, Texas |
| f. | Colt Dear | 250 Teal, Vidor, Texas |
| g. | McPayne Real Estate, LLC | 276 Pine Burr, Vidor, Texas |
| h. | McPayne Real Estate, LLC | 315 Lakewood Dr., Vidor, Texas |
| i. | Kindel Toby Westberry | 405 Dallas St., Vidor, Texas |
| j. | Rock Builders, LLC | 420 Texas St., Vidor, Texas |
| k. | Apolinar Rodriguez | 435 S. Dewitt, Vidor, Texas |
| l. | McPayne Real Estate, LLC | 470 Lakewood Dr., Vidor, Texas |
| m. | Rock Builders, LLC | 495 Texas St., Vidor, Texas |
| n. | William and Gabrielle Crutcher | 640 Elgie St., Vidor, Texas |
| o. | Jose Estupinan | 660 Elgie St., Vidor, Texas |
| p. | Heather Hawthorn | 675 Lyndale, Vidor, Texas |

Vice President Inzer asked what the resolution is about.

Chris Serres explained that three or four years ago Orange County Water Control & I.D. #1 entered into an agreement with the City to give newly built homeowners a tax abatement in a 7-year increments.

Larry Hunter, the District's attorney, explained that these properties are the ones being considered by the City of Vidor on the 23rd, and under our agreement with the City, we have to let the City know that we are either in agreement, or have an objection.

A motion was made by Director Groves and seconded by Vice President Inzer to approve **Resolution 01-2020** regarding Tax Abatement Requests. All Voted Aye

9. Consideration of an Order of Election of Directors of Orange County Water Control & Improvement District No.1 and approval of Notice of Election of Directors for the May 2, 2020 General Election.

A motion was made by Director Haney and seconded by Director Groves to approve an Order of Election and approval of Notice of Election of Directors for the May 2, 2020 General Election. All Voted Aye

10. Consideration of approval of a Joint Election Agreement Services Contract between Orange County Elections Administrator and Orange County Water Control & Improvement District No 1 for the May 2, 2020 Election of Directors for Orange County Water Control & Improvement District No 1.

President Viator asked what the election was going to cost us.

Chris Serres explained that the cost of contracting with Orange County to run our election is divided between us and the other governmental entities that also contract with Orange County for their elections. Therefore, we don't have a price yet, but it will be cheaper this year because the county administrator is doing all the ordering of materials, and can order in larger bulk, everyone will get a better price this year.

Director Haney asked if we have to pay regardless of whether we have to hold an election or not.

Chris Serres answered that we did have to pay because we have to put up all the legal notices and do the legal work that goes along with an election.

A motion was made by Director Groves and seconded by Vice President Inzer to approve a Joint Election Agreement Services Contract between Orange County Elections Administrator and Orange County Water Control & Improvement District No 1. All voted Aye

11. Adjournment.

A motion was made by Vice President Inzer and seconded by Director Groves to adjourn at 6:15 p.m. All Voted Aye.



Robert L. Viator, Sr., President



Tim Beard, Secretary