



Public Hearing and Regular Meeting

September 26, 2011 – 5:30 p.m.

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

Robert Viator President
Billy Perkins Vice President
Tim Beard Secretary
Guy Groves Director
Percy Foreman Absent Director

Darlene Jackson General Manager
David LeJune Operations Manager

Others Present: Chris Serres, Donna Myers, Larry Hunter, Tobey Davis, and Calvin Prosen.

Citizens Present: Kenneth R. Young, Jerry Roberts, Barbara Haley, Jean Davidson, Art Shafer & Unia Shafer, Kay Richter, Elaine Schroeder, LaDonna Michelle Harris, and Donald Holmes

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 TO ORDER

Robert Viator called the meeting to order at 5:30 p.m., with a quorum present.

INVOCATION AND PLEDGE OF ALLEGIANCE

Tim Beard offered the invocation and led the pledges of Allegiance.

PUBLIC HEARING

- 1. Orange County Water Control and Improvement District No. 1 held a public hearing regarding the 2011 Tax Rate.**

Barbara Haley asked why we needed to raise the taxes. Larry Hunter explained about the wastewater treatment plant being built and the structure of the tax base.

Kenneth Young addressed the Board. First, he asked if the Board was elected. He presented comparisons of his taxes from 2010 to 2011. Mr. Young stated that he thought our fees were outrageous and he did a comparison with Bridge City, which is where he lived prior to Hurricane Ike, and that they have two fees for taps, one for a water connection and one for sewer connections and we have a whole page of fees. He stated that he was going to pay his taxes with pennies and that he has 50 five gallon buckets for anyone else that wants to do the same. He also stated that he was meeting with several Representatives, Judges, and lawyers and would find out if it was legal for the District to charge the taxes and the revenue note fee.

Jerry Roberts, a mobile home park owner, commented on the multi-unit charges for the rates and the revenue note payments being charged per unit. He stated that he would appreciate a little consideration in the matter.

Public Hearing adjourned at 5:55 p.m.

REGULAR MEETING

Regular monthly meeting called to order at 5:55 p.m.

- 1. LaDonna Michelle Harris appeared before the Board concerning her bill. She stated she could not understand why her bill would be high around July every year; she does not have a leak, does not have a lot of flowers to water, and lives alone. The Board tried to explain that we could not tell her why her bill went up that way that they are not at her house to know how the water is used. Mr. Viator told her we could change the meter out and have the removed meter calibrated, and would let her know the results. She agreed to this option.**
- 2. Deborah Galaviz did not appear.**
- 3. L. Jean Davidson, 2650 Roosevelt, appeared questioning being assessed property taxes without water/sewer service. The Board stated that if they wanted water service, we would run a water line. Ms. Davidson stated that they were forced to get up to code by the Health Department and the City of Vidor, so they have upgraded their systems to be in compliance. Mr. Viator told her there was nothing the District could do about the taxes, that if they are in the District, they have to pay taxes.**
- 4. Citizens Comments – Donald Holmes, 715 Concord, wanted to know what we based the Out of District rates on and how the**

District can charge that rate. He wanted to know why the rate was double In District charges. The Board and Larry Hunter explained that he could petition his property into the District and his rates would go down but he would pay taxes then. He thought it was unfair that the Out of District customers did not get a vote on any issues. Mr. Holmes stated that the rates were unfair.

5. Consideration of approval/amendments to the minutes of the August 15, 2011 regular meeting. Motion by Billy Perkins and seconded by Guy Groves that minutes be approved as presented. Motion carried.
6. Consideration of District Manager's monthly status and financial reports. Motion by Billy Perkins and seconded by Tim Beard that District Manager's status report be accepted as presented. Motion passed.
7. Consideration of certified appraised tax totals for 2011 in the amount of \$400,125.313.00 as presented by Orange County Appraisal District. Motion by Tim Beard and seconded by Guy Groves that certified appraised tax totals for 2011 be accepted. Motion passed.
8. Consideration of adopting 2011 tax rate as presented by Lynda Gunstream, Orange County Tax Assessor-Collector. Motion by Billy Perkins and seconded by Guy Groves that the 2011 tax rate of \$.44159 be adopted. Motion passed.
9. Consideration of approval of payments of the District's monthly bills. Motion by Guy Groves and seconded by Tim Beard that bills be paid. Motion carried.
10. Consideration of appointing an audit committee. Motion by Robert Viator and seconded by Guy Groves that Tim Beard and Billy Perkins serve as audit committee. Motion carried.
11. Consideration of appointing an insurance committee. Motion by Robert Viator and seconded by Guy Groves that Tim Beard and Billy Perkins serve as insurance committee. Motion carried.
12. Consideration of Carroll & Blackman, Inc.'s monthly status report concerning ongoing District projects. Motion by Guy Groves and seconded by Tim Beard that Carroll & Blackman Inc.'s monthly status report be accepted as presented. Motion carried.
13. Consideration of approval of Carroll & Blackman, Inc.'s monthly invoices for District projects as listed:
Invoice #18768 for Wastewater Treatment Plant in the amount of \$13,542.00; Invoice #18769 for Cloverleaf & Tiger Lake Lift Station/Force Main in the amount of \$13,500.00; and Invoice #18770 for General Engineering services as outlined on the invoice in the amount of \$895.00 for a total of \$27,587.00. Motion by Billy Perkins and seconded by Guy Groves that invoices be paid as presented. Motion carried.
14. Consideration of request for payment on Estimate #10 from Allco, Ltd., in the amount of \$348,500.09 for Construction Contract TWDB No. 72129-SRF-3358-02 - Waste Water

- Treatment Plant. Motion by Guy Groves and seconded by Billy Perkins that Estimate #10 be paid as presented. Motion carried.**
- 15. Consideration of Arceneaux & Gates Consulting Engineers, Inc. monthly status report on Water Well project. Motion by Billy Perkins and seconded by Tim Beard to accept monthly status report on the Water Well project. Motion carried.**
 - 16. Consideration of Arceneaux & Gates Consulting Engineers, Inc. monthly invoices for District water well project as listed: Invoice #13363 in the amount of \$4,704.00 and Invoice #133364 in the amount of \$1,475.00. Motion by Tim Beard and seconded by Guy Groves that Arceneaux & Gates invoices totaling \$6,179.00 be paid. Motion carried.**
 - 17. Consideration of Minor Plat for Lot numbers 1 thru 4 of Block 4 of Warwick Park, with possible sewer line extension. Motion by Guy Groves that Minor Plat for Lot numbers 1 thru 4 of Warwick Park be accepted with a letter to be sent stating that on proposed lots, that the sewer would be gravity flow for Lots 1 and 2 and low pressure sewer systems for Lots 3 and 4, seconded by Tim Beard. Motion carried.**
 - 18. Consideration of authorizing the President and Secretary of the Board of Directors of the Water District to execute an Effluent Outfall Easement with I-ACR, L.P., to obtain a southern outfall easement across a 0.524 acre tract and with a 0.057 acre access easement for the new sewer treatment plant; and, to execute a Special Warranty Deed to convey a 0.955 acre tract of land reserving a 30 ft. access easement on the west side of the existing sewer treatment site off Oak Lane to I-ACR, L.P., in a like kind exchange for a Special Warranty Deed from I-ACR, L.P. conveying to the Water District a 0.955 acre tract of land on the south side of the existing sewer treatment site off Oak Lane; and, to execute all necessary closing documents to conclude the above transactions and obtain title insurance policies on the properties in question from Sabine Title Company, Orange, Texas. Motion by Guy Groves authorizing the President and the Secretary of the Board of the Water District to execute an Effluent Outfall Easement; to execute Special Warranty Deed to I-ACR, L.P. conveying a 0.955 acre tract reserving a 30 ft. access easement on the west side of the existing sewer treatment site off Oak Lane; and execute a Special Warranty Deed from I-ACR, L.P. to the Water District conveying a 0.955 acre tract of land on the south side of the existing sewer treatment site off Oak Lane; and, to execute all necessary closing documents to conclude the above transactions and obtain title insurance on the properties in question from Sabine Title Co., Orange, Texas. Motion seconded by Billy Perkins. Motion carried.**
 - 19. Adjournment. Motion by Billy Perkins that meeting be adjourned. Seconded by Robert Viator. Motion carried. Meeting adjourned at 7:36 p.m.**
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Robert Viator, President

Tim Beard, Secretary