

JANUARY 21, 2021
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 4:00 p.m.

Invocation

Pledge of Allegiance

Public Comments – No public present.

FIRST motion by Ross, second by Crooks to approve minutes from the December 17, 2020 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

SECOND motion by Havard, second by Wagner to approve Allco's Payment Request #8 in the amount of \$48,563.31 for work completed on the Water Treatment Plant.

Motion Carried

THIRD motion by Crooks, second by Havard to approve reimbursement to Lone Star Partners in the amount of \$33,924.17 for upgrading design of service facilities in exchange for provision of a Bill of Sale from Lone Star Partners for those same service facilities.

Motion Carried

FOURTH motion by Ross, second by Wagner to approve revised Reimbursement Resolution for Sunoco Partners Marketing and Terminals, L.P.

Motion Carried

Consideration and possible action to approve Option to Purchase Easement from the City of Nederland related to the Neches River Project.

Tabled

Manager's Report

Accepted by Unanimous Consent

FIFTH motion by Wagner, second by Ross to ratify current bills.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 of the Texas Government Code for the purpose of a private consultation with the Board's attorney related to the Neches River Project.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.074 of the Texas Government Code for the evaluation of the General Manager.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

MEETING ADJOURNED

_____Minutes read and approved

FEBRUARY 18, 2021
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 4:00 p.m.

Invocation

Pledge of Allegiance

Public Comments – No public present.

Recognition of Brent Weaver's years of service and dedication as Jefferson County Commissioner Precinct 2.

Postponed to March Board Meeting

FIRST motion by Ross, second by Crooks to approve minutes from the January 21, 2021 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

SECOND motion by Wagner, second by Crooks to approve Allco's Payment Request #9 in the amount of \$103,764.02 for work completed on the Water Treatment Plant.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

THIRD motion by Crooks, second by Ross to ratify current bills.

Motion Carried

Adjourn Closed Executive Session and go into Closed Executive Session pursuant to 551.071 of the Texas Government Code to discuss status of negotiations for easement corridor with the City of Nederland and another property owner where both the waterline and a temporary lay down area / road access will be acquired.

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 and 551.074 of the Texas Government Code for Consultation with Attorney related to outstanding claim with the Texas Workforce Commission.

Adjourn Closed Executive Session and go into Closed Executive Session pursuant to 551.074 of the Texas Government Code for the evaluation of the General Manager.

Adjourn Closed Executive Session and return to Open Meeting.

By General Consent, approve a 2% raise for the General Manager, retroactive to January 1, 2021.

MEETING ADJOURNED

_____ Minutes read and approved

MARCH 18, 2021
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 3:55 p.m.

Invocation

Pledge of Allegiance

Recognition of Brent Weaver's years of service and dedication as Jefferson County Commissioner Precinct 2.

Public Comments – No public present.

FIRST motion by Crooks, second by Ross to approve minutes from the February 18, 2021 Regular Meeting.

Motion Carried

Fire Report

Tabled

Winter Storm Report from General Manager and Chief Plant Operator.

Accepted by Unanimous Consent

SECOND motion by Ross, second by Crooks to authorize staff to add an additional leak adjustment for the calendar year 2021.

Motion Carried

Engineer's Report

Accepted by Unanimous Consent

THIRD motion by Crooks, second by Havard to approve Allco's Payment Request #10 in the amount of \$22,846.50 for work completed on the Filter Rehabilitation Project.

Motion Carried

FOURTH motion by Havard, second by Crooks to approve T. Johnson Industries's Payment Request #1 in the amount of \$10,864.80 for work completed on the WWTP Levee Road Project.

Motion Carried

FIFTH motion by Ross, second by Crooks to approve Right of Entry Agreement with the City of Nederland.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

SIXTH motion by Ross, second by Crooks to ratify current bills.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 and 551.074 of the Texas Government Code for update related to outstanding claim with the Texas Workforce Commission.

Adjourn Closed Executive Session and go into Closed Executive Session pursuant to 551.071 and 551.072 of the Texas Government Code to discuss purchase of easement from City of Nederland.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

MEETING ADJOURNED

_____ Minutes read and approved

APRIL 15, 2021
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 4:04 p.m.

Invocation

Pledge of Allegiance

Public Comments – No public present.

FIRST motion by Ross, second by Wagner to approve minutes from the March 18, 2021 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

SECOND motion by Ross, second by Havard to approve Mike Barnett Construction, Inc.'s Payment Request #1 in the amount of \$31,095 for work completed on the Control Building Project.

Motion Carried

THIRD motion by Ross, second by Wagner to approve engagement letter with J.R. Edwards & Associates for fiscal year ending June 30, 2021 financial audit.

Motion Carried

Engineer's Report

Accepted by Unanimous Consent

Adjourn Open Meeting; go into Closed Executive Session per Ross's request pursuant to 551.071 of the Texas Government Code for the purpose of a private consultation with the Board's attorney.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

FOURTH motion by Ross, second by Havard to approve Allco's Payment Request #11 in the amount of \$111,312.38 for work completed on the Filter Rehabilitation Project.

Motion Carried

FIFTH motion by Ross, second by Wagner to approve T. Johnson Industries's Change Order #1 reconciling quantities to reduce the overall construction amount by \$4,107.00 for a new contract total of \$75,554.00.

Motion Carried

SIXTH motion by Havard, second by Wagner to approve T. Johnson Industries's Payment Request #2 (FINAL) in the amount of \$64,689.20 for work completed on the WWTP Levee Road Project and to release retainage.

Motion Carried

SEVENTH motion by Wagner, second by Ross to approve T. Johnson Industries's Certification of Construction Completion in the amount of \$64,689.20 for work completed on the WWTP Levee Road Project establishing the 12-month warranty period to start on April 7th, 2021.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

EIGHTH motion by Ross, second by Wagner to ratify current bills.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 and 551.074 of the Texas Government Code for update related to outstanding claim with the Texas Workforce Commission.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

Directors' Comments: None

MEETING ADJOURNED

_____Minutes read and approved

MAY 20, 2021
WORKSHOP & REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Workshop called to order by Crooks at 3:30 p.m.

Presentation by Fire Chief on 2021-2022 Fire Fund Budget Proposal.

Presentation by General Manager on 2021-2022 General Fund Budget Proposal.

Close Workshop and Call Regular Meeting to Order by Savant at 5:00 p.m.

Invocation

Pledge of Allegiance

Public Comments – None.

FIRST motion by Ross, second by Crooks to approve minutes from the April 15, 2021 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Report from Billy Patterson, Allco, on Filter Rehabilitation Project Status.

Engineer's Report

Accepted by Unanimous Consent

Manager's Report

Accepted by Unanimous Consent

Consideration and possible action to approve Fire Department Budget for 2021-2022.

Tabled

Consideration and possible action to approve General Fund Budget for 2021-2022.

Tabled

SECOND motion by Crooks, second by Wagner to ratify current bills.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 and 551.074 of the Texas Government Code for update related to outstanding claim with the Texas Workforce Commission.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

Directors' Comments: None

MEETING ADJOURNED

_____ Minutes read and approved

JUNE 17, 2021
WORKSHOP & REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Workshop called to order by Savant at 3:08 p.m.

Presentation by Fire Chief on 2021-2022 Fire Fund Budget Proposal.

Presentation on proposed nominal fee rate increase for Fire Department Reimbursement Program.

Presentation on proposed stipend for Fire Chief in lieu of nominal fee.

Presentation by General Manager on 2021-2022 General Fund Budget Proposal.

Close Workshop and Call Regular Meeting to Order by Savant at 3:41 p.m.

Invocation

Pledge of Allegiance

Public Comments – No public present.

FIRST motion by Ross, second by Wagner to approve minutes from the May 20, 2021 Workshop and Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

SECOND motion by Ross, second by Crooks to approve proposed nominal fee rate increase for Fire Department Reimbursement Program.

Motion Carried

THIRD motion by Ross, second by Wagner to approve \$750 per month stipend for Fire Chief in lieu of nominal fee.

Motion Carried

FOURTH motion by Crooks, second by Wagner to approve Fire Department Budget for 2021-2022.

Motion Carried

FIFTH motion by Crooks, second by Ross to approve Mike Barnett Construction, Inc.'s Change Order #1 in the amount of \$94,346.00 bringing the total contract price for the Control Building Project to \$388,862.00

Motion Carried

SIXTH motion by Wagner, second by Crooks to approve Mike Barnett Construction, Inc.'s Payment Request #2 in the amount of \$94,329.90 for work completed on the Control Building Project.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 of the Texas Government Code for the purpose of a private consultation with the Board's attorney to discuss the Filter Rehabilitation Project.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

Engineer's Report

Accepted by Unanimous Consent

Manager's Report

Accepted by Unanimous Consent

SEVENTH motion by Ross, second by Crooks to approve General Fund Budget for 2021-2022.

Motion Carried

EIGHTH motion by Ross, second by Crooks to ratify current bills.

Motion Carried

Directors' Comments: None

MEETING ADJOURNED

_____ Minutes read and approved

JULY 15, 2021
REGULAR MEETING

Board Members Present:
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 4:02 p.m.

Invocation

Pledge of Allegiance

Public Comment Session on 2020 Consumer Confidence Report – No public present.

Public Comments – No public present.

FIRST motion by Ross, second by Wagner to approve minutes from the June 17, 2021 Workshop and Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

SECOND motion by Havard, second by Ross to approve Mike Barnett Construction, Inc.'s Payment Request #3 in the amount of \$52,722.00 for work completed on the Control Building Project.

Motion Carried

Presentation by George Newsome, Soutex Surveyors, on real estate purchase request from MSV Limited.

Accepted by Unanimous Consent

Presentation by Jeremy Mitchell, Soutex Surveyors, on Kemp/Corkran proposed development.

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

THIRD motion by Havard, second by Wagner to approve Allco's Change Order #4 in the amount of \$1,838.00 to repair damaged filter steel tank stiffeners in Bays #5 and #6.

Motion Carried

FOURTH motion by Wagner, second by Havard to approve Allco’s Payment Request #12 in the amount of \$44,459.71 for work completed on the Water Treatment Plant.

Motion Carried

FIFTH motion by Havard, second by Wagner to approve the Neches River Outfall Bond Engineering Report.

Motion Carried

Consideration and possible action to set special meeting on August 12, 2021 (or other date prior to August 16, 2021) to meet and adopt the November 2, 2021 Bond Election Order.

Tabled by General Consent

SIXTH motion by Havard, second by Wagner to authorize General Manager to negotiate and execute renewal of a Water Supply Contract with the Lower Neches Valley Authority.

Motion Carried

Manager’s Report

Accepted by Unanimous Consent

SEVENTH motion by Wagner, second by Havard to ratify current bills.

Motion Carried

Directors’ Comments: None

MEETING ADJOURNED

_____ Minutes read and approved

AUGUST 19, 2021
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 4:04 p.m.

Invocation

Pledge of Allegiance

Public Comments – No public present.

FIRST motion by Crooks, second by Ross to approve minutes from the July 15, 2021 Regular Meeting.

Motion Carried

SECOND motion by Ross, second by Wagner to designate Allison N. Getz, Jefferson County Tax Assessor-Collector, to calculate and publish the No-New-Revenue Tax Rate and Voter-Approval Tax Rate for Jefferson County WCID 10, pursuant to §26.04 of the Property Tax Code; and, as the governing body's designee, it will be the duty of Allison N. Getz to submit updated electronic data to Jefferson Central Appraisal District as required by §26.17 of the Property Tax Code.

Motion Carried

THIRD motion by Crooks, second by Havard to acknowledge 2021 Anticipated Collection Rate.

Motion Carried

FOURTH motion by Ross, second by Crooks to approve the 2021 Tax Appraisal Roll.

Motion Carried

FIFTH motion by Havard, second by Crooks to approve setting of the Tax Exemption.

Motion Carried (Ross opposed)

SIXTH motion by Crooks, second by Havard to approve setting of the 2021 Proposed Tax Rate.

Motion Carried (Ross opposed)

SEVENTH motion by Wagner, second by Havard to set a Public Hearing for the 2021 Proposed Tax Rate for September 16, 2021 at 4:00 p.m. at 3707 Central Boulevard near Nederland, TX.

Motion Carried

Fire Report

Accepted by Unanimous Consent

EIGHTH motion by Crooks, second by Ross to purchase Rescue Truck from Deep South.

Motion Carried

Engineer's Report

Accepted by Unanimous Consent

NINTH motion by Ross, second by Wagner to approve Mike Barnett Construction, Inc.'s Payment Request #4 in the amount of \$48,099.60 for work completed on the Control Building Project.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

TENTH motion by Crooks, second by Ross to ratify current bills.

Motion Carried

Directors' Comments:

Crooks asked General Manager to inquire about purchasing property at 3619 Central.

Wagner: None

Ross: None

Savant: None

MEETING ADJOURNED

_____Minutes read and approved

SEPTEMBER 16, 2021
PUBLIC HEARING & REGULAR MEETING

Board Members Present:

Lester Crooks, Vice President

Hal Ross, Secretary

John Wagner, Director

Jereme Havard, Director

Staff Present:

Thomas McDonald, General Manager

Jessica Gremillion, Office Manager

Public Hearing called to order by Crooks at 4:00 p.m.

Public Hearing on 2021 Tax Rate

a. Presentation on 2021 Tax Rate

b. Public Comments – No Comments

c. Directors' Comments – No Comments

Close Public Hearing and Regular Meeting called to order by Crooks at 4:05 p.m.

Invocation

Pledge of Allegiance

Public Comments – No comments.

FIRST motion by Ross, second by Wagner to approve minutes from the August 19, 2021 Regular Meeting.

Motion Carried

SECOND motion by Ross, second by Wagner to adopt 2021 Tax Rate.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Presentation by Brady Girouard, Jefferson County Drainage District #7, on proposed improvements to Central Gardens drainage.

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

THIRD motion by Havard, second by Wagner to authorize the General Manager to negotiate Reimbursement Resolution to provide reimbursement for upsizing lift station force main at Corkran/Kemp apartment development.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

FOURTH motion by Ross, second by Wagner to ratify current bills.

Motion Carried

Directors' Comments:

Ross: None

Wagner: None

Havard: None

Crooks: Inquired as to status of generator on order.

Adjourn Open Meeting and go into Closed Executive Session pursuant to 551.072 of the Texas Government Code for the purpose of deliberation of real estate purchase request from MSV Limited.

Adjourn Closed Executive Session and Return to Open Meeting.

No Action Taken

MEETING ADJOURNED

_____ Minutes read and approved

OCTOBER 21, 2021
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 4:03 p.m.

Invocation

Pledge of Allegiance

Public Comments – No comments.

FIRST motion by Crooks, second by Ross to approve minutes from the September 16, 2021 Public Hearing and Regular Meeting.

Motion Carried

SECOND motion by Ross, second by Crooks to accept Act of Annexation of an approximate 11.6012 acres of land (the “Tract”) into the District at the request of Corkran Management, L.L.C., including:

- a. Acceptance of Petition for Addition of Certain Land to the District;
- b. Adoption of Order Adding Land and Redefining the Boundaries of the District; and
- c. Approval and Execution of Amended and Restated District Information Form with Map Attached.

Motion Carried

Presentation by J.R. Edwards & Associates on financial audit for fiscal year ending June 30, 2021.

Tabled

Consideration and possible action to approve financial audit for fiscal year ending June 30, 2021.

Tabled

Fire Report

Accepted by Unanimous Consent

Engineer’s Report

Accepted by Unanimous Consent

THIRD motion by Ross, second by Crooks to approve Allco's Payment Request #13 in the amount of \$64,144.99 for work completed on the Water Treatment Plant.

Motion Carried

FOURTH motion by Crooks, second by Ross to approve Mike Barnett Construction, Inc.'s Payment Request #5 in the amount of \$46,786.50 for work completed on the Control Building Project.

Motion Carried

FIFTH motion by Ross, second by Crooks to approve the 2021 Certified Tax Roll Summary.

Motion Carried

SIXTH motion by Ross, second by Crooks to approve the District Information Form.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

SEVENTH motion by Ross, second by Crooks to ratify current bills.

Directors' Comments:

Ross: None, but may have some after Closed Executive Session.

Crooks: None

Savant: None

Adjourn Open Meeting and go into Closed Executive Session pursuant to 551.072 of the Texas Government Code for the purpose of discussion of easement acquisition for the Neches Outfall Project.

Adjourn Closed Executive Session and Return to Open Meeting.

EIGHTH motion by Ross, second by Crooks to authorize to proceed with the option contract for easement and the wastewater line easement agreement with the City of Nederland on the terms that were discussed.

Motion Carried

Consideration and possible action on TCEQ Major Permit Amendment Application.

Tabled

Directors' Comments:

Crooks: None

Ross: None

Savant: Discussion of plumbing permit costs.

MEETING ADJOURNED

_____Minutes read and approved

OCTOBER 28, 2021
SPECIAL MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Special Meeting called to order by Savant at 9:07 a.m.

Invocation

Pledge of Allegiance

Public Comments – No comments.

Presentation by J.R. Edwards & Associates on financial audit for fiscal year ending June 30, 2021.

FIRST motion by Ross, second by Crooks to approve financial audit for fiscal year ending June 30, 2021.

Motion Carried

SECOND motion by Ross, second by Crooks to accept Act of Annexation of an approximate 11.6012 acres of land (the “Tract”) into the District at the request of Corkran Management, L.L.C., including:

- a. Acceptance of Petition for Addition of Certain Land to the District;
- b. Adoption of Order Adding Land and Redefining the Boundaries of the District; and
- c. Approval and Execution of Amended and Restated District Information Form with Map Attached.

Motion Carried

Presentation by J.R. Edwards & Associates on financial audit for fiscal year ending June 30, 2021.

Tabled

Consideration and possible action to approve financial audit for fiscal year ending June 30, 2021.

Tabled

Fire Report

Accepted by Unanimous Consent

Engineer’s Report

Accepted by Unanimous Consent

THIRD motion by Ross, second by Crooks to approve Allco's Payment Request #13 in the amount of \$64,144.99 for work completed on the Water Treatment Plant.

Motion Carried

FOURTH motion by Crooks, second by Ross to approve Mike Barnett Construction, Inc.'s Payment Request #5 in the amount of \$46,786.50 for work completed on the Control Building Project.

Motion Carried

FIFTH motion by Ross, second by Crooks to approve the 2021 Certified Tax Roll Summary.

Motion Carried

SIXTH motion by Ross, second by Crooks to approve the District Information Form.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

SEVENTH motion by Ross, second by Crooks to ratify current bills.

Directors' Comments:

Ross: None, but may have some after Closed Executive Session.

Crooks: None

Savant: None

Adjourn Open Meeting and go into Closed Executive Session pursuant to 551.072 of the Texas Government Code for the purpose of discussion of easement acquisition for the Neches Outfall Project.

Adjourn Closed Executive Session and Return to Open Meeting.

EIGHTH motion by Ross, second by Crooks to authorize to proceed with the option contract for easement and the wastewater line easement agreement with the City of Nederland on the terms that were discussed.

Motion Carried

Consideration and possible action on TCEQ Major Permit Amendment Application.

Tabled

Directors' Comments:

Crooks: None

Ross: None

Savant: Discussion of plumbing permit costs.

MEETING ADJOURNED

_____Minutes read and approved

NOVEMBER 1, 2021
SPECIAL MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Special Meeting called to order by Savant at 1:02 p.m.

Invocation

Pledge of Allegiance

Public Comments – No comments.

Discussion of Plumbing Inspection Policies.

Consideration and possible action to designate licensed plumbing inspectors authorized to perform District inspections after November 15, 2021.

Tabled

FIRST motion by Ross, second by Wagner to rescind prior Board resolutions establishing plumbing inspection fees in the District effective November 15, 2021.

Motion Carried

Consideration and possible action to amend District plumbing policies to provide service applicants are to contract with a designated licensed plumbing inspector for plumbing inspections.

Tabled

Directors' Comments:

Crooks: None

Ross: None

Savant: It was brought to my attention that I bent over backwards to help Kemp. I will always stand up when I feel that someone is being overcharged. Maybe we should have looked in to this more in the past.

Havard: It is our obligation to do what is best for the community and charge them fairly. It is our obligation to listen.

Savant: If we don't follow that, we become the federal government.

MEETING ADJOURNED

_____Minutes read and approved

NOVEMBER 18, 2021
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 4:00 p.m.

Invocation

Pledge of Allegiance

Public Comments – Comments from Larry Rhodes and Earl Richard related to funding for Stillwater subdivision lift station.

FIRST motion by Havard, second by Ross to approve minutes from the October 21, 2021 Regular Meeting, October 28, 2021 Special Meeting and November 1, 2021 Special Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Consideration and possible action to approve lease agreement with MSV Limited.

Tabled

Engineer's Report

Accepted by Unanimous Consent

THIRD motion by Ross, second by Wagner to approve Allco's Payment Request #14 in the amount of \$25,170.61 for work completed on the Water Treatment Plant.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

FOURTH motion by Wagner, second by Ross to allow TCEQ Major Permit Amendment Application to be filed subject to geotechnical approval from the U.S. Army Corps of Engineers.

Motion Carried

FIFTH motion by Havard, second by Ross to approve \$100 Christmas gift cards for employees.

Motion Carried

SIXTH motion by Ross, second by Havard to approve the 2022 Holiday Schedule.

Motion Carried

Discussion of Tax Exemptions.

SEVENTH motion by Ross, second by Havard to raise exemptions from \$20,000 to \$40,000 for over 65 and from \$10,000 to \$40,000 for disabled.

Motion Carried

Recess Open Meeting at 5:08 p.m.

Adjourn Open Meeting and go into Closed Executive Session pursuant to 551.071 of the Texas Government Code for the purpose of discussion of Plumbing Inspection Policies with Attorney at 5:17 p.m.

Adjourn Closed Executive Session and Return to Open Meeting at 5:53 p.m.

Discussion of Plumbing Inspection Policies.

EIGHTH motion by Savant, second by Wagner to amend District plumbing policies with new rate schedule and non-exclusive contract.

Motion Carried

NINTH motion by Savant, second by Wagner to execute contract(s) with the following named Plumbing Inspectors: George Wheeler, Larry Reynolds, and Jeramie Brown.

Motion Carried

TENTH motion by Ross, second by Wagner to ratify current bills.

Motion Carried

Directors' Comments:

Ross: Well done, the discussion on rates was long overdue.

Savant: (directed to Goodson) Can we remove the 15-day clause for cancellation?

Wagner: None

MEETING ADJOURNED

_____ Minutes read and approved

DECEMBER 9, 2021
WORKSHOP AND SPECIAL MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Workshop called to order by Savant at 3:00 p.m.

Discussion of rate schedule for plumbing inspections.

Discussion of liquid waste hauler request to discharge at District Wastewater Plant.

Workshop closed and Special Meeting called to order by Savant at 4:00 p.m.

Invocation

Pledge of Allegiance

Public Comments – No public present.

Consideration and possible action to adopt Plumbing Inspection Rate Schedule.

Tabled

Consideration and possible action to direct General Manager to negotiate contract with liquid waste hauler.

Tabled

MEETING ADJOURNED

_____Minutes read and approved

DECEMBER 16, 2021
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Hal Ross, Secretary
John Wagner, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

Regular Meeting called to order by Savant at 4:00 p.m.

Invocation

Pledge of Allegiance

Public Comments – None Present

FIRST motion by Crooks, second by Wagner to approve minutes from the November 18, 2021 Regular Meeting and December 9, 2021 Special Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Consideration and possible action to approve lease agreement with Dirt City Ranch, LLC.

Tabled

Engineer's Report

Accepted by Unanimous Consent

SECOND motion by Wagner, second by Havard to approve Plumbing Inspection Rate Schedule effective January 1, 2022.

Motion Carried

THIRD motion by Havard, second by Wagner to execute contract with Plumbing Inspector(s).

Motion Carried

FOURTH motion by Ross, second by Havard to execute contract with liquid waste hauler with \$100 deposit and at a rate of \$50 per load (maximum 500 gallons).

Motion Carried

Manager's Report

Accepted by Unanimous Consent

FIFTH motion by Wagner, second by Ross to approve the District Investment Policy and Strategies.

Motion Carried

SIXTH motion by Crooks, second by Ross to ratify current bills.

Motion Carried

Directors’ Comments:
Havard – Asked General Manager if the District has mitigated everything for possible upcoming freeze. Also thanked Jessica for organizing the Christmas party.
Wagner – None
Ross – None
Crooks – Merry Christmas to everyone.

MEETING ADJOURNED

_____ Minutes read and approved