

JANUARY 22, 2022
REGULAR 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

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

Invocation by Crooks

Pledge of Allegiance by Wagner

Public Comments – No public present.

FIRST motion by Crooks, second by Wagner to approve minutes from the December 16, 2021 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

Manager's Report

Accepted by Unanimous Consent

SECOND motion by Wagner, second by Crooks to approve Order Calling Directors' Election of May 7, 2022.

Motion Carried

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

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.072 of the Texas Government Code for the deliberation of lease agreement with Dirt City Ranch, LLC at 4:43 p.m.

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

Tabled

Adjourn Closed Executive Session and return to Open Meeting at 5:22 p.m.

No Action Taken

Directors' Comments:

Havard: Debbie Reichle had some work done at her house and raved about our employees being professional and kind. She has purchased pizza for them twice and will continue to do so annually.

Wagner: None

Savant: Appreciated Tommy helping senior citizens fixing water leaks on his own time during the ice storm last year.

Crooks: None

MEETING ADJOURNED

Minutes read and approved

FEBRUARY 17, 2022
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 by Ross

Pledge of Allegiance by Crooks

Public Comments – No public present.

FIRST motion by Havard, second by Ross to approve minutes from the January 20, 2022 Regular Meeting.

Motion Carried

SECOND motion by Ross, second by Havard to approve Mike Barnett Construction, Inc.'s Payment Request #6 in the amount of \$81,350.06 for work completed on the Control Building Project.

Motion Carried

Consideration and possible action to ratify Certificate of Substantial Completion for work completed on the Control Building Project.

Tabled

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

Manager's Report

Accepted by Unanimous Consent

Discussion of House Bill 1082 and Public Access Option Form to be executed as requested by elected public officials.

Consideration and possible action to sign vendor agreement with Greater East Texas Community Action Program for the administration of the Comprehensive Energy Assistance Program.

No Action Taken

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

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 of the Texas Government Code for consultation with attorney related to potential litigation.

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.

General Manager is directed to meet with the owner of Allco regarding change order request amounts.

By General Consent, approve a 3% raise for the General Manager, retroactive to January 1, 2022.

Directors' Comments: None

MEETING ADJOURNED

Minutes read and approved

MARCH 17, 2022
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 February 17, 2022 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

Consideration and possible action to amend contract with liquid waste hauler.

No Action Taken

SECOND motion by Wagner, second by Havard under §2.051(b) Texas Election Code to receive Certification of Unopposed Status of Director Candidates for May 7, 2022 Election and execute the Order as to Unopposed Status of Director Candidates for May 7, 2022 Director's Election as prescribed by the Secretary of State, §2.051-2.053 of the Texas Election Code.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

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

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.072 of the Texas Government Code for the deliberation of lease agreement with Dirt City Ranch, LLC.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

Directors' Comments:

Havard: Can we lease our property as a lay down yard?

Wagner: None

Ross: None

Crooks: Inquired about status of employee repayment of overpayment to Texas Workforce Commission.

MEETING ADJOURNED

Minutes read and approved

APRIL 21, 2022
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 4:02 p.m.

Invocation by Havard

Pledge of Allegiance by Ross

Public Comments – No public present.

FIRST motion by Ross, second by Crooks to approve minutes from the March 17, 2022 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

SECOND motion by Ross, second by Crooks to approve Mike Barnett Construction, Inc.'s Change Order #2 in the amount of \$4,896.95 for painting beams, installing and painting trim, and for credit for electrical work on the Control Building Project.

Motion Carried

THIRD motion by Havard, second by Ross to approve Mike Barnett Construction, Inc.'s Payment Request #7 and release retainage in the amount of \$39,375.89 for work completed on the Control Building Project contingent upon TWDB approval of Change Order #2.

Motion Carried

FOURTH motion by Crooks, second by Wagner to ratify the Certificate of Substantial Completion for work completed on the Control Building Project contingent upon TWDB approval of Change Order #2.

Motion Carried

Consideration and possible action to approve Allco's Change Order #4 in the amount of \$33,330.41 for work completed on the Filter Rehabilitation Project.

Tabled

Consideration and possible action to approve Allco's Pay Request #15 and release retainage in the amount of \$321,808.46 for work completed on the Filter Rehabilitation Project.

Tabled

Consideration and possible action to ratify the Certificate of Substantial Completion for work completed on the Filter Rehabilitation Project.

Tabled

FIFTH motion by Ross, second by Wagner to adopt Tax Exemption Resolution.

Motion Carried

SIXTH motion by Ross, second by Wagner to amend contract with liquid waste hauler.

Motion Carried

SEVENTH motion by Wagner, second by Havard to authorize the General Manager to purchase Kubota tractor through Houston-Galveston Area Council.

Motion Carried

EIGHTH motion by Ross, second by Havard to dispose of surplus property (1984 GMC Dump Truck and 2000 Kubota tractor) located at 3707 Central Blvd., Nederland, TX pursuant to §49.226, Texas Water Code.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

NINTH motion by Crooks, second by Wagner to authorize the General Manager to solicit requests for qualifications for general engineering services.

Motion Carried

TENTH 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 to discuss Jodie Honey's repayment of the Texas Workforce Commission overpayment.

Adjourn Closed Executive Session and return to Open Meeting.

No Action Taken

Directors' Comments:

None

MEETING ADJOURNED

____ Minutes read and approved

MAY 19, 2022
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 3:00 p.m.

Presentation by Fire Chief on 2022-2023 Fire Fund Budget Proposal.

Presentation by General Manager on 2022-2023 General Fund Budget Proposal.

Close Workshop and Call Regular Meeting to Order by Savant at 4:35 p.m.

Invocation by Wagner

Pledge of Allegiance by Havard

Swear in Oath of Office for Stephen Savant, Lester Crooks, and Jereme Havard.

FIRST motion by Ross, second by Wagner to elect Stephen Savant as President of the Board of Directors, Lester Crooks as Vice President of the Board of Directors, and John Wagner as Secretary of the Board of Directors.

Motion Carried

Public Comments – No public present.

SECOND motion by Havard, second by Crooks to approve minutes from the April 21, 2022 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

THIRD motion by Crooks, second by Havard to approve engagement letter with J.R. Edwards & Associates for fiscal year ending June 30, 2022 financial audit.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

Consideration and possible action to approve Fire Department Budget for 2022-2023.

Tabled

Consideration and possible action to approve General Fund Budget for 2022-2023.

Tabled

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

Motion Carried

Directors' Comments:

Havard: I've had a good time and enjoyed serving on this board.

Ross: None

Crooks: None

Wagner: None

MEETING ADJOURNED

Minutes read and approved

JUNE 16, 2022
WORKSHOP & REGULAR MEETING

Board Members Present:

Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Jereme Havard, Director

Staff Present:

Thomas McDonald, General Manager
Jessica Gremillion, Office Manager

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

Presentation by Fire Chief on 2022-2023 Fire Fund Budget Proposal.

Presentation by General Manager on 2022-2023 General Fund Budget Proposal.

Close Workshop and Call Regular Meeting to Order by Savant at 3:55 p.m.

Invocation by Havard

Pledge of Allegiance by Wagner

Public Comments – No public present.

FIRST motion by Havard, second by Wagner to approve minutes from the May 19, 2022 Workshop and Regular Meeting.

Motion Carried

Engineer's Report

Accepted by Unanimous Consent

Fire Report

Accepted by Unanimous Consent

Manager's Report

Accepted by Unanimous Consent

SECOND motion by Crooks, second by Havard to approve Drought Contingency Plan.

Motion Carried

THIRD motion by Havard, second by Crooks to approve Resolution for Water Conservation Plan.

Motion Carried

FOURTH motion by Crooks, second by Wagner to approve Fire Department Budget for 2022-2023.

Motion Carried

FIFTH motion by Wagner, second by Havard to approve General Fund Budget for 2022-2023.

Motion Carried

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

Motion Carried

Directors' Comments:

None

MEETING ADJOURNED

Minutes read and approved

JULY 21, 2022
REGULAR MEETING

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

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

Call Regular Meeting to Order by Savant

Invocation by Havard

Pledge of Allegiance by Wagner

Public Comment Session on 2021 Consumer Confidence Report – No public present.

Public Comments – No public present.

FIRST motion by Havard, second by Wagner to approve minutes from the June 16, 2022 Workshop and Regular Meeting.

Motion Carried

Presentation by J.D. Weathers, P.E. on behalf of McDermott International, Ltd. on future development's water needs.

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

Manager's Report

Accepted by Unanimous Consent

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

Motion Carried

Directors' Comments:

None

MEETING ADJOURNED

Minutes read and approved

AUGUST 18, 2022
PUBLIC HEARING & REGULAR MEETING

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

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

Call Regular Meeting to Order by Savant at 4:03 p.m.

Invocation by Havard

Pledge of Allegiance by Wagner

Public Comments – No public present.

FIRST motion by Havard, second by Wagner to approve minutes from the July 21, 2022 Regular Meeting.

Motion Carried

SECOND motion by Crooks, second by Havard to acknowledge 2022 Anticipated Collection Rate.

Motion Carried

THIRD motion by Havard, second by Wagner to approve the 2022 Tax Appraisal Roll.

Motion Carried

FOURTH motion by Crooks, second by Wagner to approve setting of the Tax Exemption.

Motion Carried

FIFTH motion by Wagner, second by Havard to approve setting of the 2022 Proposed Tax Rate.

Motion Carried

SIXTH motion by Havard, second by Wagner to set a Public Hearing on September 15, 2022 for the 2022 Proposed Tax Rate.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

SEVENTH motion by Crooks, second by Wagner to approve Allco's Change Order #4 in the amount of \$33,330.41 for work completed on the Filter Rehabilitation Project.

Motion Carried

EIGHTH motion by Wagner, second by Havard to approve Allco's Pay Request #15 (final) and release retainage and accrued interest in the amount of \$321,876.75 for work completed on the Filter Rehabilitation Project.

Motion Carried

NINTH motion by Crooks, second by Havard to ratify the Certificate of Substantial Completion for work completed on the Filter Rehabilitation Project.

Motion Carried

TENTH motion by Havard, second by Crooks to approve contract with O&J Coatings, Inc. for the 600,000-gallon Ground Storage Tank, 400,000-gallon Elevated Storage Tank, and 250,000-gallon Elevated Storage Tank Rehabilitation Project.

Motion Carried

ELEVENTH motion by Havard, second by Wagner to dispose of surplus property (2 Compressor/Air Tanks, V8 Generator, 6 Cylinder Generator, Backhoe Bucket, and Copier) located at 3707 Central Blvd, Nederland, TX pursuant to §49.226, Texas Water Code.

Manager's Report

Accepted by Unanimous Consent

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

Motion Carried

Directors' Comments:

Crooks: Recognized John Nolen for his accomplishment with A license.
Wagner: Is the increase in license reflected in their pay?
Discussion regarding need to do a salary survey.

Close Regular Meeting and Call Public Hearing to Order at 5:00 p.m.

Public Hearing on Federal Environmental Review on the Neches River Project.

Close Public Hearing at 7:00 p.m.

MEETING ADJOURNED

____ Minutes read and approved

SEPTEMBER 15, 2022
PUBLIC HEARING & REGULAR MEETING

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

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

Call Regular Meeting to Order by Savant at 4:02 p.m.

Invocation by Havard

Pledge of Allegiance by Crooks

Public Comments – Larry Rhodes, 2235 Stillwater, expressed concerns regarding sewer issues not yet addressed.

FIRST motion by Crooks, second by Havard to approve minutes from the August 18, 2022 Regular Meeting.

Motion Carried

SECOND motion by Wagner, second by Havard to adopt 2022 Tax Rate.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

Manager's Report

Accepted by Unanimous Consent

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

Motion Carried

Directors' Comments:

Havard: (addressing Mr. Rhodes's concerns) It bothers me that you are still having sewer issues, we are working on it, and we will make sure that the can is not kicked down the road.

Crooks: (addressing Mr. Rhodes's concerns) I hear what you are saying and I sympathize with you. It is frustrating when plans change. It is annoying.

Havard: (addressing Mr. Rhodes's concerns) We appreciate you being diplomatic. It is encouraging to me and makes me want to help you more. You got your point across and we appreciate you.

Wagner: None

Savant: None

MEETING ADJOURNED

____ Minutes read and approved

OCTOBER 20, 2022
REGULAR MEETING

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

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

Call Regular Meeting to Order by Savant at 4:05 p.m.

Invocation

Pledge of Allegiance

Public Comments – No Public Present

FIRST motion by Havard, second by Crooks to approve minutes from the September 15, 2022 Public Hearing and Regular Meeting.

Motion Carried

Presentation by J.R. Edwards & Associates on financial audit for fiscal year ending June 30, 2022.

SECOND motion by Crooks, second by Ross to approve financial audit for fiscal year ending June 30, 2022.

Motion Carried

THIRD motion by Crooks, second by Ross to utilize a national search for chassis through Deep South to expedite the purchase of the New Rescue Truck.

Motion Carried
Ayes: Crooks, Wagner, Ross, Havard
Noes: Savant

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

FOURTH motion by Ross, second by Crooks to approve the 2022 Certified Tax Roll Summary.

Motion Carried

FIFTH motion by Havard, second by Wagner to approve the District Information Form.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

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

Motion Carried

Directors' Comments:

Havard: Congratulations to John on your accomplishments. Kudos to Jessica for comments from auditor.

Ross: Congratulations to John on his accomplishments; hopefully you feel the love.

Crooks: I would like to reiterate what you said about John and Jessica.

Wagner: None

Savant: None

MEETING ADJOURNED

____ Minutes read and approved

NOVEMBER 17, 2022
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary

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

Call Regular Meeting to Order at 4:00 p.m.

Invocation

Pledge of Allegiance

Public Comments – No Public Present

FIRST motion by Crooks, second by Wagner to approve minutes from the October 20, 2022 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

Manager's Report

Accepted by Unanimous Consent

SECOND motion by Crooks, second by Wagner to approve Christmas VISA gift cards in the amount of \$125.00 for employees.

Motion Carried

THIRD motion by Wagner, second by Crooks to approve the 2023 Holiday Schedule.

Motion Carried

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

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.087 of the Texas Government Code for deliberation regarding economic development negotiations with OCI and New Fortress Energy.

Adjourn Closed Executive Session and return to Open Meeting.

Consider any action discussed in Closed Executive Session.

Directors' Comments:
None

MEETING ADJOURNED

____ Minutes read and approved

NOVEMBER 30, 2022
SPECIAL MEETING

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

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

Call Special Meeting to Order at 2:30 p.m.

Invocation

Pledge of Allegiance

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.087 of the Texas Government Code for deliberation regarding economic development negotiations with OCI.

Adjourn Closed Executive Session and return to Open Meeting.

Consider any action discussed in Closed Executive Session.

Directors unanimously directed General Manager to ask Jeff Leavins, Whiteley Oliver, to present a contract for consideration at next regularly scheduled Board Meeting.

Directors' Comments:
None

MEETING ADJOURNED

____ Minutes read and approved

DECEMBER 15, 2022
REGULAR MEETING

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

Staff Present:
Thomas McDonald, General Manager

Call Regular Meeting to Order at 3:10 p.m.

Invocation

Pledge of Allegiance

Presentation by Griffith Moseley Johnson & Associates, Inc. (GMJ) on OCI development including construction updates and tax abatement request.

FIRST motion by Crooks, second by Wagner to approve minutes from the November 17, 2022 Regular Meeting and the November 30, 2022 Workshop and Special Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report

Accepted by Unanimous Consent

SECOND motion by Ross, second by Wagner to approve O&J Coatings Change Order #1 in the amount of \$9,000.00 for new manway hatch, reinforcement of center columns and welding of the rafters for the 600,000 gallon ground storage tank.

Motion Carried

THIRD motion by Ross, second by Wagner to approve O&J Coatings Payment Request #1 in the amount of \$229,900.00 for work completed on the 600,000 gallon ground storage tank.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

FOURTH motion by Ross, second by Wagner to sign contract with Whiteley Oliver Engineering, LLC for general engineering services.

Motion Carried

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

Motion Carried

SIXTH motion by Ross, second by Wagner to revise the Personnel Policy.

Motion Carried

SEVENTH motion by Ross, second by Wagner to revise the Retiree's Insurance Reimbursement Plan.

Motion Carried

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

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.087 of the Texas Government Code for deliberation regarding economic development negotiations with OCI.

Adjourn Closed Executive Session and return to Open Meeting.

NINTH motion by Ross, second by Wagner to authorize the General Manager to request that OCI procure a capacity study through Whiteley Oliver Engineering, LLC.

Motion Carried

Directors' Comments:

None

MEETING ADJOURNED

Minutes read and approved