

BOARD OF DIRECTORS
NOTICE OF MEETING

Special Meeting Minutes

August 3, 2017 – 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

President Viator called the special meeting to order at 5:30 p.m.

ANNOUNCE THE PRESENCE OF A QUORUM

President Viator announced the presence of a quorum.

MEMBERS PRESENT

President Viator, Vice President Inzer, Secretary Beard, and Director Groves were present.

MEMBERS ABSENT

Director Haney.

STAFF PRESENT

Operations Manager David LeJune, Director of Finance and Office Administration Chris Serres, and District's Attorney Larry Hunter were present.

OTHERS PRESENT

Toby Davis and Manuel Mendoza of LJA Engineering, Inc., and George Garza with The Vidorian Newspaper, Terri and Jeff Carmichael, Park Managers of Sugar Pines, Harlan

Harrelson and guest, John Wright, David Sharp, and Timothy Pikey of Park Nations were all in attendance.

INVOCATION AND PLEDGES

Invocation was given by Secretary Beard and the Pledges were led by Vice President Inzer.

MEETING AGENDA

1. Consideration and possible action to approve the award of the Construction Contract by the City of Vidor for the 2015/2016 TxCDBG for Replacement of Sewer Service Yard Lines on Private Property for Low-to-Moderate Income residents within the designated service area in the north central portion of the City of Vidor.

Manuel Mendoza of LJA Engineering reported that the bids were opened at 10:00 a.m., we received four bidders. Jet Aeration of Texas, LLC was the low bidder at \$157,203.75. The construction budget for this project is \$241,500.00. We reviewed the bids and the bidder's qualifications, and in their opinion, Jet Aeration appears to be qualified to complete this project based on references from similar projects of this nature and the District's previous experience with them. LJA Engineering recommends Jet Aeration be awarded the bid.

Noman Blackman stated he had some comments concerning this project:

- As far as Jet Aeration goes, he feels like they are a qualified contractor and has the capacity to do the work
- They have done work for the District before
- They were just awarded another grant project in the City of Pine Forest and they are going to be doing that project
- He is comfortable with Jet Aeration as our contractor for this project
- What Norman Blackman is asking them to do is to approve the contractor selection, not to actually award the bid. The City of Vidor will actually make the award of the contract, since they are the official sponsor of the grant. They will award the bid August 10, 2017.
- One concern is the bid was very low compared to the varied ranges of bids received. If bidder withdraws, we would have to go to next low bidder which is H&H OnSite, who is also a good contractor.
- Norman Blackman is asking the Board to approve the award and make the final decision with the City of Vidor with Jet Aeration unless they withdraw and then approve the second low bidder.

Vice President Inzer asked how we determined the construction budget. Toby Davis state it is based on 100 feet per house @ 110 homes.

Noman Blackman stated that the grant money is a fixed amount of money; our match money is a fixed amount of money. Out of that amount, engineering cost, grant administration fees, etc. are deducted, it leaves you with a certain block of money to work with for construction and that is how we end up with \$241,500.00. That is what is available for construction.

A motion was made by Vice President Inzer and seconded by Director Groves to approve Jet Aeration's bid with the exception that if they should withdraw their bid, then we would approve H&H Onsite's bid as the second bidder. All voted Aye.

2. Consideration and possible action to discuss refunding a portion of the District's outstanding bonds for interest rate savings and to authorize the Staff and Financial Advisor to proceed with the refunding if sufficient savings are reached.

President Viator presented to the Board that we could refund a portion of the bonds and after this refund we could save \$660,508.75. He stated that it would be in the District's best interest to move forward with the refunding process.

A motion was made by Secretary Beard and seconded by Director Groves to approve the Staff and Financial Advisor to proceed with the refunding if sufficient savings are reached. All voted Aye.

3. Receive requests from the owner of Sugar Pines Mobile Home Park regarding water & sewer line extensions to the park.

Norman Blackman introduced Tim Pikey, the founder of Park Nations, who recently purchased Sugar Pines Mobile Home Park. He stated that they are interested in connecting to our water and sewer system and do away with their on-site wastewater system and the on-site water well system in that process. We don't have anything closer than 4,000 to 4,200 feet from them so it involves extensions of lines and that is what Mr. Pikey wants to ask about. Norman Blackman asked Mr. Pikey to explain what his ideas and intentions are and basically we just need a formal request to consider it and start working out some details.

Mr. Pikey stated that they buy and manage mobile home parks and have over 16 different parks in 6 different counties. He introduced the attendees with him. John Wright, the newest member of his team, David Sharp, manager of the Shady Estates Park in Bridge City, Terri and Jeff Carmichael, managers of Sugar Pines Mobile Home Park. Tim Pikey is requesting to tie into Orange County Water Control and Improvement District No. 1 water and sewer to the property located at 1205 W. Circle Dr., Vidor, Texas and to circumvent going through the T.C.E.Q. They want the Water District to run the water and sewer lines for them and would be willing to hire additional labor, rent equipment, provide supervision and help the District do this project from a construction standpoint.

President Viator stated that the Board would entertain the General Manager's recommendation.

Vice President Inzer asked if we had the size pipe necessary and the capacity and how far? Norman Blackman responded 4,200 feet from our nearest water and sewer available. He also stated that he thinks we have the capacity to handle the water and sewer. It is on the outer edge of our system. Norman Blackman stated that he has instructed staff to begin looking at it and gathering details for the Board to look at.

1. It is a significant little project.
2. The other part of that is we want to consider doing this project in house. We just hired a crew for I and I and line extensions. Some work may have to be done on the weekends as to not take crew away from the I and I project. This should make it a little more cost feasible and we will have pretty good control on what goes on out there.

John Wright stated that he spoke with a gentleman at another mobile home park and they are possibly interested in tying in also. He asked if they could combine the line extensions. Norman Blackman stated that could be something a possibility.

David Sharp stated they would like to petition into the District. President Viator stated to get with Larry Hunter, Orange County Water Control and Improvement District No. 1's attorney.

Larry Hunter asked if it would be a master meter. Norman Blackman responded yes and introduced him to Mr. Sharp and explained that he is the one to talk to about petitioning into the District.

Norman Blackman stated that a reimbursement agreement may apply here.

President Viator stated that Norman Blackman needs to follow through and when you get something to bring back to the Board, then present it to them. Norman said that was what he wanted to hear, that he just wanted to make sure there were no objections.

Harlan Harrelson has an acre of land inside the park, bought in 1986. Water and sewer lines run across his property. His concern is that if these plans go through, he is worried that he won't be able to tie into the water and sewer. He stated he is not in competition with anyone; he just needs water and sewer.

Vice President Inzer asked if he has a designated road to his property. The Board asked the new owners of the park plan to make surer water and sewer was made available to Mr. Harrelson. The owners agreed that water and sewer would still be available.

Norman Blackman stated that it is no intention of the Park owners to exclude Mr. Harrelson from water and sewer.

Mr. John Wright assured the Board and Mr. Harrelson that he would not be without water and sewer.

4. Consideration and possible action regarding the request by the owner of the Sugar Pines Mobile Home Park for water and sewer line extensions to the park.


No action taken.

5. Consideration and possible action regarding an interim operations status report by the General Manager.

No report by General Manager.

6. Adjournment.

A motion was made by Vice President Inzer, and seconded by Director Groves to adjourn at 6:12 p.m. All voted Aye.



Robert Viator, President



Tim Beard, Secretary