

Galveston County WCID #8
Regular Meeting of Board of Directors

- MINUTES FOR JANUARY 21st 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, January 21st 2021 meeting was call to order by Vice President William Fritz Barnett at 4:30 pm, and he declared a quorum was present.

Roll Call: Barnett, Tyner, Stenzel, Wylie and C.T. Anderson has an excused absence,

Present: James Newman, Dee Ann Hedgpeth

Visitors: None

Consent Agenda:

Motion by Ralph Stenzel, seconded by Bob Wylie, to approve the Minutes from the Special Board Meeting held on December 10th and Regular Board Meeting December 17th; approve the Financial Investment Report; approve the Financial Statement; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: NONE

New Business:

James gave an overall summarization for the listed agenda items, explaining we are going to do them in phases and the quotes are for piping only.

- (A) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to accept Estimate E21-008 in the amount of \$ 30,000.00 from D&A Welding & Fabrication for the 2020 Aeration Bond Project..
- (B) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to accept Estimate E21-009 in the amount of \$ 40,000.00 from D&A Welding & Fabrication for the 2020 Aeration Bond Project.
- (C) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to accept Estimate E21-010 in the amount of \$ 30,000.00 from D&A Welding & Fabrication for the 2020 Aeration Bond Project.
- (D) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to accept Estimate E21-011 in the amount of \$ 20,000.00 from D&A Welding & Fabrication for the 2020 Aeration Bond Project.
- (E) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to accept t Estimate E21-012 in the amount of \$ 56,361.70 from D&A Welding & Fabrication for the 2020 Aeration Bond Project.
- (F) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to accept Estimate E21-013 in the amount of \$ 8,454.26 from D&A Welding & Fabrication for the 2020 Aeration Bond Project.

GENERAL MANAGER REPORT:

James Newman gave a generalization of the on-going projects for fieldwork.

We will be purchasing more 250 more meters for replacement will come out of January's budget leaving 1,110 meters left to phase out.

House at WP#1 site will be demolished next week, should be quick, will get roll off dumpsters.

Water Line replacement pushed back due to weather but should start next week – Grant Project.

New rates go into effect on January's bill.

The Mulberry Subdivision's PID was approved.

Will be looking into purchasing a Generac generator for the main office. Runs on natural gas.

GCWA approved 100 million bond, we will have to pay a portion of it. Use of funds are to replace canals, re rating of the plant and will be prorated among all cities.

Sign for the May 18th Memorial Ten Feathers, getting quote and will have next meeting for approval.

Building progress, Tucon Contract is with Bacon and Wallace for review will order metal next month.

City of Santa Fe only had one bidder for the FM1764 project will go out for bids again.

Discussion about the prospect of purchasing wells from the City of Galveston. Get with realtors to look for acreage. Will get Bacon and Wallace to speak on our behalf for one last ditch effort before looking into digging another well.

OFFICE MANAGER REPORT: NONE

BOARD COMMENTS: NONE

The Board adjourned at 5:10 p.m. Bob Wylie made the motion, seconded by Keith Tyner. Motion carries unanimously,

DATE: January 21st 2021.



_____, President



_____, Secretary/Treasurer

Galveston County WCID #8
Special Meeting of Board of Directors

- MINUTES FOR FEBRUARY 25th 2021 -

The Board of Directors of Galveston County WCID #8 met in special session on Thursday, February 25th 2021 meeting was call to order by President C.T. Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, and Wylie. Late arrival Stenzel 4:55 pm

Present: James Newman, Dee Ann Hedgpath

Visitors: None

Consent Agenda:

Motion by Keith Tyner, seconded by Fritz Barnett, to approve the Minutes from the Regular Board Meeting January 21st, approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: NONE

New Business:

- (A) Mr. Wylie suggested that we table the estimate for Santa Fe Strong Signage, until we get a formal quote. Motion by Keith Tyner, seconded by Fritz Barnett to table the estimate for Santa Fe Strong Signage until our next meeting were a formal quote will be furnished.
- (B) Motion by Fritz Barnett seconded by Bob Wylie, motion carries unanimously to pay Sander Engineering Invoice 15067 in the amount of \$ 6,880.89 for the 2017 Equipment Building Bond Project.
- (C) Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously to pay Sander Engineering Invoice 15068 in the amount of \$ 8,933.23 for the 2020 Booster Pumps @ WP#1 Bond Project.
- (D) Motion by Bob Wylie seconded by Fritz Barnett, motion carries unanimously to pay Sander Engineering Invoice 15069 in the amount of \$ 1,191.97 for the 2020 WWTP Aeration System Modifications Bond Project.
- (E) Motion by Keith Tyner seconded by Fritz Barnett, motion carries unanimously to accept the updated legal service agreement with Bacon, Wallace & Philbin, L.L.P.
- (F) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to grant Bacon, Wallace & Philbin, L.L.P. permission to discuss on behalf of Galveston County WCID8 land acquisition sites with the City of Galveston for future water plant locations
- (G) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to adopt a resolution implementing a 20 percent (20%) Penalty on 2020 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes.
- (H) Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously to adopt a Resolution Concerning Exemptions from Taxation for the 2021 Tax Year.

GENERAL MANAGER REPORT:

James Newman gave a generalization of the on-going projects for fieldwork.

James went over a handout of the winter storm damage that the district endured. Main building had pipe bust, Hampshire Plumbing fixed. Need to get generators services by Land and Sea, Moving autodialer to fleetzoom, having too much trouble with Comcast. (see attached sheet)

There may be federal money for reimbursement.

Sent over details for Ms. Hayman's residence at 11902 24th Street, WCID8 liable for turning on water and wrong house. James sent contractor to site to estimate damages. The estimate from Alex Rodriguez was for \$9,500. The board agreed to damages in the amount of \$10,000. Will get liability waiver from Bacon and Wallace and reach out to Ms. Hayman for an agreement.

OFFICE MANAGER REPORT: Annexations are done and will be sent to Bacon and Wallace,

BOARD COMMENTS: NONE

The Board adjourned at 5:20 p.m. Bob Wylie made the motion, seconded by Ralph Stenzel. Motion carries unanimously,

DATE: February 25th 2021.



_____, President



_____, Secretary/Treasurer

Galveston County WCID #8
Regular Meeting of Board of Directors

- MINUTES FOR MARCH 18th 2021 -

The Board of Directors of Galveston County WCID #8 met in special session on Thursday, March 18th 2021 meeting was call to order by President C.T. Anderson at 4:32 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel

Present: James Newman, Dee Ann Hedgpeth

Visitors: John Wallace arrived at 5:00 pm

Consent Agenda:

Motion by Fritz Barnett, seconded by Keith, to approve the Minutes from the Regular Board Meeting February 25th, approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: NONE

New Business:

- (A) Motion by Ralph Stenzel seconded by Bob Wylie, motion carries unanimously to accept estimate for Santa Fe Strong Signage.
- (B) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to approve utility easement for Sherill J. Martin.
- (C) Motion by Ralph Stenzel seconded by Fritz Barnett, motion carries unanimously to approve JL Floyd Electrical Services quote in the amount of \$11,989.00 for purchase and installation of a Generac generator for the main office.
- (D) Motion by Keith Tyner seconded by Fritz Barnett, motion carries unanimously to pay Tucon, LLC Application for Payment ONE in the amount of \$ 25,934.40 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (E) Motion by Ralph Stenzel seconded by Bob Wylie, motion carries unanimously to accept John Wallace's presentation for annexation of 65.639 acres (Mulberry Farms), including:
 - receipt of Petition for Addition of Certain Lands;
 - adopt Order Adding Land and Redefining Boundaries; and
 - approve amended District boundary map;

GENERAL MANAGER REPORT:

James Newman gave a generalization of the on-going projects for fieldwork.

James went over a status of the WWTP building, he stated the building height itself is higher than expected room for growth. He stated the slab settled so there will be a small change order for a 6 inch difference which will require more concrete.

CDBG Grant lines G ½ Avenue I and 25th to Ave I are all done. Replaced 2 inch with 6 inch. 23rd Street to Avenue M&L is 60% complete

John Wallace gave an overall status on bond projects, explained the line items and the acceptable uses for surplus funds from bond should there be any. Bacon Wallace & Philbin will try and get short (individual) annexations complete before next bond sale. All paperwork for individual and developer annexations has been submitted to Legal for processing.

John Wallace has not heard any feedback from the letter sent to City of Galveston in regards to buying property they have which has a well on it.

Discussion of Tower Road and grinder pumps. The board supports research of Tower Road sewer.

The City of Santa Fe may have additional funds for water and sewer, James would like to get sewer to Runge Park. The EDS is working on modifying EDC rules to extended beyond just commercial so the EDC may be able to assist


OFFICE MANAGER REPORT: Auditor has been on site week of March 15th, may need to bump April meeting back if not enough time for completion.

BOARD COMMENTS: NONE

The Board adjourned at 6:20 p.m. Bob Wylie made the motion, seconded by Ralph Stenzel. Motion carries unanimously,

DATE: March 18th 2021.


_____, President


_____, Secretary/Treasurer

Galveston County WCID #8
Regular Meeting of Board of Directors

- MINUTES FOR APRIL 15th 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, April 15th 2021 meeting was call to order by President C.T. Tommy” Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman, Dee Ann Hedgpeth was in attendance

Visitors: Greg Cox with Knox Cox & Company, L.L.P.
Brent Berthier, P.E. with Adico Consulting Engineers
Corey Boyer with Adico Consulting Engineers
Bill Manning with Sander Engineering

Adico Consulting Engineering approached the board of directors in regards to a development on FM 1764 & Ave F, they presented the project as an apartment complex three stories high 120 tenants, five building with 24 tenants to a building. Apartments will be 1,2 and 3 bedroom, average rent \$1,000 to \$1,300 monthly. There will be commercial frontage on the FM 1764 side consisting of a convenience store with gas station and car wash and commercial office space. Build out is 1-2 years with 6-9 month full occupancy. Their question is does WCID8 have the capacity to support their project. The board asked questions and discussed how water and sewer could possibly be ran to support the development. Yes, the district does have the capacity to support the development, they will need to come into the district at their cost for legal fees and surveying and put in the infrastructure to WCID8’s standards. They need all entities on the same page before purchase of the property. They thanked the board for their time as they have other places to visit before all can fall into place. They will keep us posted.

Greg Cox with Knox Cox & Company, LLP presented the districts 2020 audit. He went over all the financial statements and gave the overall status of the district’s financial stability. He stated that there appears to be a good checks and balances in place and that no fraud was detected. The board jumped down to Appendix A.

Consent Agenda:

Motion by Keith Tyner, seconded by Fritz Barnett, to approve the Minutes from the Special Board Meeting held on February 25th; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: NONE

New Business:

- (A) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously approve the 2020 audit submitted by Knox Cox & Company LLP.
- (B) Motion by Fritz Barnett seconded by Ralph Stenzel, motion carries unanimously to accept the Amendment to the Information Form.
- (C) Motion by Keith Tyner seconded by Bob Wylie, motion carries unanimously to accept the City of Santa Fe utilizing water tower real estate for emergency communication radios

GENERAL MANAGER REPORT:

James Newman gave a generalization of the on-going projects for fieldwork. Grant Water Lines are done, they are now doing 21st street. G 1/2 has some existing possibilities. Work on #2 well will be down for two weeks need to change foot valve. Will contract out to Layne.

ENGINEERS REPRORT:

Bill Manning talked about the projects at hand:

- selling the remainder of the 8.5-million-dollar bond, went over project that would utilize those funds
- Mulberry Farms Annexation
- Wastewater Treatment Plant Building
- Wastewater Treatment Plant Aeration
- Wastewater Treatment Plant Permit
- Wastewater Plant #1 Booster Pumps
- Plant Trunk Sewer Line
- District Growth

OFFICE MANAGER REPORT: NONE

BOARD COMMENTS: C.T. Tommy Anderson commented on a meeting James had with the 1100 acres. Same project that has been trying to get off the ground in 2020. Discussions on their plans to incorporated MUD, with WCID8 running the billing side. The MUD will get tax break called Tiers and the infrastructure will be put in to WCID8's standards. WCID8 will acquire aft 10-15 years. This project is in the infancy stage and has many things to take into consideration, permits from the TCEQ may be a challenge.

The Board adjourned at 6:00 p.m. Keith Tyner made the motion, seconded by Ralph Stenzel, motion carries unanimously.

DATE: April 15th 2021.



_____, President



_____, Secretary/Treasurer

Galveston County WCID #8
Special Workshop of Board of Directors

- MINUTES FOR APRIL 23rd 2021 -

The Board of Directors of Galveston County WCID #8 met in special workshop session on Friday, April 23rd 2021 meeting was call to order by President C.T. Tommy” Anderson at 1:00 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman, Dee Ann Hedgpeth were in attendance

Visitors: JOHN WALLACE

Special Workshop Topic GRINDER PUMP POLICY:

James started off the workshop with an overview of how many grinder pumps that are tied into the system as of current and the cost it bears upon the district. James spoke with our legal representative on some issues.

- Can the district stop selling grinder pumps?
- Can we stipulate which grinders to purchase to tie into our system?
- Can we have their plumber install to District specs?
- Can we change the policy, from the previous one?
- Can we bring them into the district with the stipulations listed?

John Wallace answered all questions - yes to all.

After presenting the annual cost the district bears and the answers Mr. Wallace provided, the board agreed to the following changes.

- Stop selling grinder pumps beginning June 1st 2021.
- Provide our customers with information on WCID8 approved grinders and the spec their plumber must follow in order to tie in
- Issue existing customers notice of WCID8’s grinder pump prolicy changes with the an effective date and a years notice, whereas the homeowner will thentake responsibility for their grinder pump maintenance.

Bacon, Wallace and Philbin will generate a letter to be sent to our existing grinder pump customers. The boards will review the letter and give final approval for the new Grinder Pump procedures.

The Board adjourned at 1:45 p.m. Keith Tyner made the motion, seconded by Ralph Stenzel, motion carries unanimously.

DATE: April 23rd 2021.


_____, President


_____, Secretary/Treasurer

Galveston County WCID #8
Regular Meeting of Board of Directors

- MINUTES FOR MAY 20th 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday May 20th 2021 meeting was call to order by President C.T. "Tommy" Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman, Dee Ann Hedgpeth were in attendance

Visitors: Glenn Adams – City of Santa Fe, City Manager
David Ikeler – Citizen
John Wallace with Bacon, Wallace, & Philbin LLP
Chris Parker with Post Oak Municipal Advisors
Bill Manning, with Sander Engineering

City Manager – Glenn Adams addressed the board in regards to a drainage project that he would like WCID8 to be a team player in. He wanted to let the board know what the project was and how it would also impact WCID8 with water being redirected so water flow would not go down the sewer drain. He gave a general proposal and wanted the board to review and decide if it would be beneficial for WCID8 to invest in.

David Ikeler – citizen of Santa Fe and property owner presented a plan for his property to get water and possible sewer, The development is on highway 6 across from Jack in the Box. There are several challenges as the property has six pipelines from other entities that will need to be addressed by Mr. Ikeler since it is his plan and property. Mr Anderson suggested an alternate route coming in from the back side and gave an overall estimate what that would cost. Mr. Ikeler only has limited resources which do not meet that estimate. He wants the board to review and see if it would be beneficial for the district to work with his budgeted plan.

Consent Agenda:

Motion by Bob Wylie, seconded by Fritz Barnett, to approve the Minutes from the Board Meeting held on April 15th; approve the Minutes from the Special Workshop held on April 23rd; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: - None

New Business:

(A) Attorney's Report. **(John Wallace)**

- Motion by Bob Wylie seconded by Ralph Stenzel, motion carries unanimously approve to ratify Resolution Requesting Estimate of Value from the Galveston County Central Appraisal District.
- Motion by Ralph Stenzel seconded by Keith Tyner, motion carries unanimously approve to ratify Resolution Authorizing Application to the Texas Commission on Environmental Quality Requesting Extension of time to Issue the Remaining Unlimited Tax Bonds Approved by Commission Order Dated June 15, 2021.
- Motion by Fritz Barnett seconded by Bob Wylie, motion carries unanimously approve to execute Cybersecurity Acknowledgement Form

(B) Financial Advisor's Report. **(Chris Parker)**

- Motion by Keith Tyner seconded by Fritz Barnett, motion carries unanimously to approve Preliminary Official Statement and Notice of Sale for \$3,910,000 Series 2021 Unlimited Tax Bonds.

Chris Parker also passed out handouts indicating possible tax impact for the upcoming year with the sale new bonds.

- (C) Motion by Bob Wylie seconded by Fritz Barnett, motion carries unanimously to table the Amended and Restated Municipal System Customer Contract between Gulf Coast Water Authority and Galveston County Water Control & Improvement District #8, for further research and discussion.
- (D) Motion by Fritz Barnett seconded by Ralph Stenzel, motion carries unanimously to approve WCID8's Match Funds for CDBG Draw #5 Contract 7219399 in the amount of \$15,000 payable to City of Santa Fe.
- (E) Motion by Fritz Barnett seconded by Ralph Stenzel, motion carries unanimously to pay Tucon, LLC Application for Payment TWO in the amount of \$ 59,611.50 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (F) Motion by Ralph Stenzel seconded by Keith Tyner, motion carries unanimously to pay Tucon, LLC Application for Payment THREE with the following changes, WCID8 will pay the initial Payment Application total of \$52,956.20, which is \$36,079.90 less the change order. WCID8 will pay a separate check of \$20,000 for the change order and would like Bill Manning the district Engineer to discuss the change order further to see if responsibility can be split. A second payment for the additional change order funds will be paid after that discussion.
- (G) Motion by Keith Tyner seconded by Ralph Stenzel, motion carries unanimously to approve Utility Easement between Galveston County WCID#8 and Santa Fe Economic Development for Sandra and James Bradley of Tidelands Grease Trap Services, located at 13219 FM 1764 Rd.
- (H) Motion by Keith Tyner seconded by Fritz Barnett, motion carries unanimously to approve amended WCID8's Grinder Pump Policy as submitted by Bacon, Wallace, Philbin, LLP.
- (I) Engineering's Report. **(Bill Manning)**

Bill Manning passed out handout that listed project in engineering and what the status of each project is. 2021 Bond – Mulberry Farms Annexation – WWTP Equipment Building – WWTP Aeration – WWTP Permit amendment and resubmittal – WP#1 Booster pumps – Plant Trunk Line and Lift Station – Apartment on FM 1764 & Avenue F – Districts Growth Development

- (J) General Manager's Report. **(James Newman)**

James Newman went over project ongoing within the district. Water line on G ½ and 21st will have tie-in tomorrow weather permitting, 12th pipe had Bact T's and had to re-chlorinate. EDC project will start at Amato's place will be Lift Station and 10 inch line. WP#2 will need booster pump repair cost 12-14K. Pushing back tank inspection to June. Mr. White wants another engineering proposal, he hasn't paid for the last one with the other company, WCID8 will not participate, it will be at the developer's expense. Modular Home Park wants water, it is 14 feet away from Cemetery and 1st Street. We will ask for a 12 inch line. Where he is at as a developer, he is looking at digging two wells or tying into the district's infrastructure, he is weighing options and cost. He is considered commercial and the subsidence district will have a say with two wells.

- (K) Office Manager's Report. **(Dee Ann Hedgpeth)** – NONE

- (L) Board Comments and Announcements – Mr. Anderson said Estebahn's is still interested in bringing their restaurant to town. COVID hit in 2020 and put a hold on things.

The Board adjourned at 7:15 p.m. Ralph Stenzel made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: May 20th 2021.


_____, President


_____, Secretary/Treasurer

Galveston County WCID #8
Special Meeting of Board of Directors

- MINUTES FOR June 16th 2021 -

The Board of Directors of Galveston County WCID #8 met in special session on Wednesday, June 16th 2021 meeting was call to order by President C.T. Tommy” Anderson at 12:12 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman, Dee Ann Hedgpeth were in attendance

Visitors: Scott Helpenstills and David Tambrella – Helpenstills Construction
John Wallace with Bacon, Wallace, & Philbin LLP
Terrell Palmer with Post Oak Municipal Advisors
Bill Manning, with Sander Engineering

Scott Helpenstills and David Tambrella with Helpenstills Construction addressed the board in regards to a nine-acre development off of Maple behind the high school called Maple Landing. It will consist of 28 to 30 lots and classified as an R1. Homes will be approximately 2,000 square foot, one story and have three various elevations. They discussed water and sewer availability, lift-station, drainage, right of ways and home builder will be holiday homes. There will be model homes up front and there will be an HOA. They will submit the paperwork for annexation. They are looking to break ground in September, will have a 90-day house timeline and will do 2-3 at a time. David Tambrella lives off Tower Road and will be easily accessible to keep abreast of the progression. The district will be able to provide services.

Consent Agenda:

Motion by Ralph Stenzel, seconded by Bob Wylie, to approve the Minutes from the Board Meeting held on May 20th 2021; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: - None

New Business:

(A) Attorney’s & Financial Advisors Report. ***(John Wallace, Terrell Palmer)***

Terrell Palmer went over the bids received for the 2021 bond series the lowest was 2.188649%
SAMCO Capital Markets

Discussion about current tax income, when payment for new bond is due and when collection of taxes will include funds for the Unlimited 2020 Bond series.

Motion by Keith Tyner seconded by Bob Wylie to approve matters related to sale of \$4,00,000 Unlimited Tax Bonds, Series 2021 (the “Series 2021 Bonds”), including:

- a) open bids and award sale of Series 2021 Bonds;
- b) adopt Order Authorizing Issuance of the Series 2021 Bonds;
- c) approve Official Statement;
- d) approve General Certificate;
- e) approve Signature Identification and No-Litigation Certificate;
- f) approve and authorize execution of Paying Agent/Registrar Agreement;
- g) approve and authorize letters to the Attorney General and Comptroller of Public Accounts in connection with the issuance of the Bonds;
- h) authorize Attorney and Financial Advisor to do all things necessary to complete the issuance and delivery of the Series 2021 Bonds.

- (B) Motion by Bob Wylie seconded by Fritz Barnett, motion carries unanimously to approve to approve WCID8's Match Funds for CDBG Draw #6 Contract 7219399 in the amount of \$10,000 payable to City of Santa Fe.
- (C) Motion by Keith Tyner seconded by Ralph Stenzel, motion carries unanimously to approve payment to Tucon, LLC for Pay Application FOUR in the amount of \$ 492,553.83, for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (D) Engineering's Report. **(Bill Manning)**

The final outcome of change App for Tucon, LLC, they agreed to change the 36k change order to 32k change order, it will reflect in Pay Application No. 5

Bill Manning passed out handout that listed project in engineering and what the status of each project. 2021 Bond - Mulberry Farms Annexation - WWTP Equipment Building - WWTP Aeration - WWTP Permit amendment and resubmittal - WP#1 Booster pumps - Plant Trunk Line and Lift Station - Apartment on FM 1764 & Avenue F - Districts Growth Development. Bill Manning will start attending our Board Meetings Regularly.

- (E) General Manager's Report. **(James Newman)**

James Newman went over project ongoing within the district.

Mulberry Farms Development has issues with drainage.

Met with Ivan Langford in regards to the new GCWA contract, there are issues with the way it is written, it is being rewritten by legal representative that represents all districts not just GCWA. The board agrees. The GCWA answers to County Commissioner who ultimately answers to the Brazos River Authority who is appointed by the governor.

The City Manager wants WCID8 to match 1-million-dollar to run water and possible sewer on North FM 646 to 4 ½ street. It will have to be one side of the road, those funds will not cover both sides, the ultimate goal is to bring in Commercial Business for Santa Fe, which will bring in extra tax revenue for the district as well. James gave some approximate numbers to run water/sewer and 2million would get approx. 3000 feet

James indicated the district is in need of additional filed help. Board agrees with James as he is General Manager and knows the needs of the district.

- (F) Office Manager's Report. **(Dee Ann Hedgpeth)** - NONE

- (G) Board Comments and Announcements - NONE

The Board adjourned at 2:05 p.m. Keith Tuner made the motion, seconded by Ralph Stenzel, motion carries unanimously.

DATE: June 16th 2021.



_____, President



_____, Secretary/Treasurer

Galveston County WCID #8
Regular Meeting of Board of Directors

- MINUTES FOR July 15th 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, July 15th 2021 meeting was call to order by President C.T. Tommy” Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman, Dee Ann Hedgpeth were in attendance

Visitors: Glen Adams – City of Santa Fe City Manager
Paul Tilley with WGA Consulting representative for Jeff Mickler CEO of Jacob White Construction for the Countryside Development
Bill Manning, with Sander Engineering

Glen Adams approached the board in regards to several option the water district could do to help grow the district with the City’s help, as they have access to apply for federal funds.

Paul Tilly addressed the board with a project called Countryside, it is approximately 13 acres to house 350 mobile homes. The homes are owned and the lots are rented. They are requesting the possibilities of water and possibly sewer. Discussion was held for the availability for water. Yes, we can get water to the development. We can even get sewer to the development but may not be cost effective at this point. They may build a wastewater package plant to WCID8 specs and have WCID8 manage it. The board informed the develop of our cost payback program. The parcel will have to come into the district. A development packet and annexation packet will be sent to Paul Tilly. The districts engineer will work up cost and further meeting will take place.

Consent Agenda:

Motion by Keith Tyner, seconded by Ralph Stenzel, to approve the Minutes from the Board Meeting held on June 16th 2021; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: - None

New Business:

- (A) Motion by Ralph Stenzel seconded by Bob Wylie, motion carries unanimously to pay McCall Parkhurst & Horton invoice dated 7/15/21 in the amount of \$ 6,000 for the Unlimited Tax Bond, Series 2021.
- (B) Motion by Fritz Barnett seconded by Bob Wylie, motion carries unanimously to pay Aviles Engineering Corporation’s invoice 052120C in the amount of \$ 1,912.00 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (C) Motion by Ralph Stenzel seconded by Fritz Barnett, motion carries unanimously to pay Sander Engineering’s invoice 15181 in the amount of \$ 33,848.37 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (D) Motion by Ralph Stenzel seconded by Fritz Barnett, motion carries unanimously to pay Sander Engineering’s invoice 15184 in the amount of \$ 12,581.33 for the Relief Sewer & Plant Lift Station 2020 Bond Project.
- (E) Motion by Ralph Stenzel seconded by Fritz Barnett, motion carries unanimously to pay Sander Engineering’s invoice 15183 in the amount of \$ 12,924.91 for the WWTP Aeration System Modifications 2020 Bond Project.
- (F) Motion by Ralph Stenzel seconded by Fritz Barnett, motion carries unanimously to pay Sander Engineering’s invoice 15182 in the amount of \$ 2,282.51 for the Booster Pumps @ Water Plant #1 2020 Bond Project.

(G) Engineer's Report. **(Bill Manning)**

Bill Manning went over the current engineering projects for the district which included:

Mulberry Farms Annexation – WWTP Building – WWTP Aeration – WWTP Permit Amendment Resubmittal
– WP#1 Booster Pumps -Plant Trunk Sewer and Plant Lift Station – Apartment on FM 1764 at Avenue F

(H) General Manager's Report. **(James Newman)**

James Newman went over project ongoing within the district.

Customer Bryan Renaud is upset with his water bill, we have done all checks and balances and even certified the meter as accurate. He may or may not want to address the board in regards to his circumstances.

Dickinson is wanting to get a class action review of the current GCWA contract which is beneficial to GCWA and does not carry the best interest for individual districts. If legal representation is sought would WCID8 be interest in joining. The boards discussed and decided they would like to be represented in the review of the current GCWA contract. Dee Ann will reach out to WCID#1 and let them know.

David Sustaita one of our employees backed into PC and Cable's truck during a visit to pick up a work laptop that had been dropped off for work. The damage was around \$2,000. WCID8 will be responsible for it and not run it through insurance as it is not that much above the deductible.

Discussion of the rollup doors for the WWTP building, there possibly needs to be a force majeure letter due to the rising price of steel.

F) Office Manager's Report. **(Dee Ann Hedgpeth)**

Dee Ann went over individual annexations and bond closing.

(I) Board Comments and Announcements

The City of Santa Fe held a workshop that in regards to expanding the district, they want WCID8 to be a team player and help fund the growth. The district is nonprofit and we do not have an influx of funds to use. Keeping in mind that anything the district does needs to benefits the district. Expanding will help with tax revenue in repaying bonds used to keep the districts infrastructure up to date, so it will have its benefits. We will seek advice from our financial representative on what we can do to work with the City of Santa Fe.

The Board adjourned at 6:15 p.m. Keith Tuner made the motion, seconded by Ralph Stenzel, motion carries unanimously.

DATE: July 15th 2021.

 _____, Vice President

 _____, Secretary/Treasurer

Galveston County WCID #8
Regular Meeting of Board of Directors

- MINUTES FOR August 19th 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday August 19th 2021 meeting was call to order by President C.T. Tommy” Anderson vis “ZOOM” at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson via “ZOOM”, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman, Dee Ann Hedgpeth were in attendance

Visitors: John Wallace – Bacon, Wallace and Philbin, LLC
Bryan Renauld – WCID8 customer

Bryan Renauld addressed the board with his concerns about his fluctuation water bill over the past year. WCID8 has done their due diligence in trying to troubleshoot the situation. The meter has been certified as working correctly. John Wallace spoke on the district behalf that there could possibly be other avenues for leaks that are not seen or visible. After discussion it was concluded that the account would be monitored for the next couple of months as it seems the usage has been normal the past month. He also needs to get his landlord to look into things, he rents the property.

Consent Agenda:

Motion by Ralph Stenzel, seconded by Keith Tyner, to approve the Minutes from the Board Meeting held on July 15th 2021; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: - None

New Business:

- (A) Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously to approve the Financial Advisor’s and Tax Advisor’s recommendation, including authorized publication of Notice of Public Hearing on Tax Rate for 2021.
- (B) Motion by Ralph Stenzel seconded by Keith Tyner, motion carries unanimously to approve the 2022 Contract for Water Pollution Control and Abatement by Galveston County Health District.
- (C) Motion by Keith Tyner seconded by Ralph Stenzel, motion carries unanimously to pay Tucon, LLC Application for Payment FIVE in the amount of\$ 97,968.28 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (D) Motion by Bob Wylie seconded by Ralph Stenzel, motion carries unanimously to pay D&A Welding invoice 21-064.1 in the amount of \$ 60,000.00 for the Wastewater Treatment Plant Blower Piping 2020 Bond Project.
- (E) Motion by Ralph Stenzel seconded by Fritz Barnett, motion carries unanimously to pay Core & Main invoice P195423 in the amount of \$ 7,590.00 for the Wastewater Treatment Plant Aeration 2020 Bond Project.
- (F) Motion by Ralph Stenzel seconded by Bob Wylie, motion carries unanimously to pay Trampis Wainwright Electrical Contractor in the amount of\$ 36,000.00 for the Wastewater Treatment Plant Blower Phase One 2020 Bond Project.

John Wallace spoke on individual annexations, legal had to wait on all the bond sales and refinancing of bonds before we could move forward with individual bond validation suit which will bring individual parcels into the district. District boundaries play a role in bonds and the boundaries can not change during bond refinancing or selling.

(G) Motion by Keith Tyner seconded by Bob Wylie, motion carries unanimously to approve annexation of various residential properties, including:

- (A) Receipt of Petitions for Addition of Certain Lands;
- (B) Adopt Order Adding Land and Redefining Boundaries; and
- (C) Approve Amended District Boundaries

(H) General Manager's Report. **(James Newman)**

James Newman went over project ongoing within the district.

Gulf Coast Water Authority has paid off the 2011 bond, which will be removed from our GCWA bill, moving forward we were approved for the extra allocation of water which will be equivalent to what we were paying for the 2011 bond. Our monthly water bill from GCWA will be a wash and will not increase.

James gave an overall report on the equipment building and according to Bill Manning we are hoping to have keys in hand by end of September.

Looks like Esteban's has been rekindled, going in by Andy's pharmacy near Galco.

Countryside the 355 unit mobile home park is a go for water, he said he could not afford the sewer. He wanted to work a deal where he put in a sewer plant, WCID8 would have input and give infrastructure over to WCID8. He will need a permit from TCEQ. The large parcel will be in district, the lots are rented. Could open up cost payback to residents only no developers. The board is open to discussion.

(I) Board Comments and Announcements

The Board adjourned at 6:12 p.m. Keith Tuner made the motion, seconded by Ralph Stenzel, motion carries unanimously.

DATE: August 19th 2021.


_____, President


_____, Secretary/Treasurer

Galveston County WCID #8
Special Meeting of Board of Directors

- MINUTES FOR September 22nd 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Wednesday September 22nd 2021 meeting was call to order by President C.T. Tommy” Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman and Dee Ann Hedgpeth were in attendance

Visitors: Developer – Kim Reed and Engineer – Scott Sheridan from Daniel Scott Engineering, LLC

Kim Reed and Scott Sheridan handed out preliminary paperwork in regards to developing a parcel of land located in the vicinity of Elm Street, Maple Street and Highway 6 road frontage. The development will be called Centennial Oaks and will consist of the following 160 to 165 single family homes. Water and Sewer services were discussed which included, lift stations, manholes, depth of sewer needed as well as stub outs for future growth. It was decided based on the criteria submitted to WCID8 that the district would be able to furnish Centennial Oaks with water and sewer services pending the parcel comes into the district. Dee Ann will send Kim Reed a developer annexation packet. A letter from WCID8 will be sent to the City of Santa Fe confirming intent with no objection.

Consent Agenda:

Motion by Fritz Barnett, seconded by Ralph Stenzel, to approve the Minutes from the Board Meeting held on August 19th 2021; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: - None

New Business:

- (A) Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously to pay Tucon, LLC Application for Payment SIX in the amount of \$ 57,298.50 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (B) Motion by Bob Wylie seconded by Ralph Stenzel, motion carries unanimously to pay Tucon, LLC Application for Payment SEVEN in the amount of \$ 99,855.00 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (C) Motion by Ralph Stenzel seconded by Bob Wylie, motion carries unanimously to approve payment for WCID8’s Match Funds for CDBG Draw #7 Contract 7219399 in the amount of \$10,000 payable to City of Santa Fe.
- (D) Motion by Keith Tyner seconded by Fritz Barnett, motion carries unanimously to adopt “Order Setting 2021 Tax Rate”
- (E) Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously to authorize the “Amendment to Information Form” and “Notice to Purchasers of Property within Galveston County Water Control and Improvement District No.8”
- (F) Motion by Tommy Anderson seconded by Fritz Barnett, motion carries unanimously to approve “Order regarding Annual Review of Rules, Policies, and Code of Ethics for the Investment of District Funds”
- (G) Motion by Bob Wylie seconded by Fritz Barnett, motion carries unanimously to approve an insurance proposal for the district reflecting the policy period from October 1, 2021 through September 30th 2022.
- (H) Motion by Bob Wylie seconded by Fritz Barnett, motion carries unanimously to table until further research can be obtained the website proposals for the district.

(I) ENGINEERING's REPORT - (Bill Manning) N/A

(J) GENERAL MANAGER's REPORT - (James Newman)

James Newman went over project ongoing within the district.

Discussed Esteban's is still coming and the list station needed on that side to support it.

Going out for bids on the blowers and controllers on Sept 23rd. going to drain the first basin on 9/23 the get quotes for piping.

Hurricane Nick blew power pole over at one of our lift stations, had to replace power pole, there is no threshold met for FEMA support

Water line at Cemetery and Scott proposals - Kimley Horn the master plan engineers will be looking at it. Districts portion for engineering is approximately \$100,000.

Discussed the WWTP Equipment Building price changes, will be over budgeted due to unstable economy and pricing fluctuations. The district will be paying the difference with M&O funds and Bill Manning will contact the TCEQ about using 2021 bond funds to replace the M&O funds.

(K) OFFICE MANAGER's REPORT - (Dee Ann Hedgpeth)

Dee Ann sent amended grinder pump policy to all 110 grinder pump customers.

Discussed the upcoming holiday schedule.


(L) ANNOUNCEMENTS - none

(M) BOARD COMMENTS - none

The Board adjourned at 5:35 p.m. Ralph Stenzel made the motion, seconded by Fritz Barnett, motion carries unanimously.

DATE: September 22nd 2021.


_____, President


_____, Secretary/Treasurer

Galveston County WCID #8
Regular Meeting of Board of Directors

- MINUTES FOR October 21st 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday October 21st 2021 meeting was call to order by President C.T. Tommy” Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman and Dee Ann Hedgpeth were in attendance

Visitors: Bryan Renaud, although not on the agenda was given 5 minutes to speak in regards to his water bill. The board will discuss the issues he has brought to the board and let him know their resolution via certified mail.

Consent Agenda:

Motion Ralph Stenzel, seconded by Bob Wylie, to approve the Minutes from the Board Meeting held on September 22nd 2021; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: - None

New Business:

- (A) Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously to pay Tucon, LLC Application for Payment EIGHT in the amount of \$ 154,215.68 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project, using the final bond funds and the rest coming from M&O funds to be reimbursed with future bond funds.
- (B) Motion by Bob Wylie seconded by Fritz Barnett, motion carries unanimously to pay Aviles Engineering Corp’s Invoice # 042127C in the amount of \$ 1,342.00 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project
- (C) Motion by Ralph Stenzel seconded by Bob Wylie, motion carries unanimously to pay Texas Pipe & Supply Invoice # 2637984 in the amount of \$ 555.66 for the Aeration Blower 2020 Bond Project
- (D) Motion by Keith Tyner seconded by Fritz Barnett, motion carries unanimously approve WCID8’s final Payment of Match Funds for CDBG Draw #8 Contract 7219399 in the amount of \$8,686.00 payable to City of Santa Fe.
- (E) Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously to approve an Engagement Letter from Lloyd Gosselink Rochelle & Townsend, P.C with respect to negotiating a new long-term water supply contract from Gulf Coast Water Authority.
- (F) Motion by bob Wylie, seconded by Fritz Barnett, motion carries unanimously to approve Mulberry Farms Engineering Plans.
- (G) **ENGINEERING’s REPORT** – Bill Manning handed out report that included status of the following: Mulberry Annexation, Waste Water Treatment Plant Equipment Building, Wastewater Treatment Plant Aeration, Waste Water Treatment Plant Permit Amendment Resubmittal, Water Plant #1 Booster Pumps, Plant Trunk Sewer and Plant List Station, Future Developments.
- (H) **GENERAL MANAGER’s REPORT** – James Newman went over project ongoing within the district.

We will be u sing saving funds to complete the bond project for the wastewater treatment plant equipment building, Bill Manning will submit paperwork for a reallocation of funds from other bond proceeds. John Wallace will need to do a resolution.

James went over the digital meters that he has been researching for the district. He is leaning towards the Neptune digital meters. Will visit other cities within the area that has them The board agreed that we will proceed with digital meters and a formal agreement to be voted on in a future meeting.

Received bids for the concrete work \$81,000 (Big K)

Will need to replace gate at WWTP plant, we used a company for manhole repair on 11th and Burditt, street, that was 13,000.00 comes with a 50 year warranty, looks like it is new.

New development coming near Amoco Bank and FM 1764.

Subdivision Centennial Oaks (known locally as Howards Hayfield) is a go.

(I) OFFICE MANAGER's REPORT - (Dee Ann Hedgpeth)

Discussed the upcoming meeting

(L) ANNOUNCEMENTS - none

(M) BOARD COMMENTS - none

The Board adjourned at 5:50 p.m. Bob Wylie made the motion, seconded by Fritz Barnett, motion carries unanimously.

DATE: October 21st 2021.


_____, President


_____, Secretary/Treasurer

Galveston County WCID #8
Regular Meeting of Board of Directors

- MINUTES FOR November 18th 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, November 18th 2021 meeting was call to order by President C.T. Tommy” Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman and Dee Ann Hedgpeth were in attendance

Visitors: Mr. and Mrs. Fiesel, came by the meeting to express their concerned about Centennial Oaks and how it would affect their property. Mr. Anderson explained the process of laying water and sewer lines and that the plans submitted by the contractor included an upgraded lift station that could be potential beneficial to their property to elevate the need for a grinder pump. As far as other concerns such as drainage, traffic, etc. those should be directed to the City of Santa Fe.

Consent Agenda:

Motion Ralph Stenzel, seconded by Bob Wylie, to approve the Minutes from the Board Meeting held on October 21st 2021; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: - None

New Business:

- (A) Motion by Keith Tyner seconded by Fritz Barnett, motion carries unanimously to pay Tucon, LLC Application for Payment NINE in the amount of \$ 47,521.18 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (B) Motion by Fritz Barnett seconded by Bob Wylie, motion carries unanimously to pay CED Tidal’s Invoice 3975-1006099 in the amount of \$ 1,615.40 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (C) (Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously to pay Core & Main’s Invoice # P495318 in the amount of \$ 3,645.00 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (D) (Motion by Fritz Barnett seconded by Ralph Stenzel, motion carries unanimously to pay Wistinghausen Enterprise LLC’s Invoice # 1268 in the amount of \$ 1,155.00 for the Wastewater Treatment Plant Equipment Building 2017 Bond Project.
- (E) (Motion by Ralph Stenzel seconded by Keith Tyner, motion carries unanimously to pay Galveston County Daily News Invoice # 38933 in the amount of \$ 395.86 for the Blowers and Control Panel 2020 Bond Project.
- (F) Motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously to pay Central Welding Supply Inc’s Invoice # AL 123885 in the amount of\$ 241.67 for the Aerator Replacement 2020 Bond Project.
- (G) Motion by Ralph Stenzel seconded by Bob Wylie, motion carries unanimously to pay Central Welding Supply Inc’s Invoice # AL 123616 in the amount of\$ 1,416.33 for the Aerator Replacement 2020 Bond Project.
- (H) Motion by Keith Tyner seconded by Ralph Stenzel, motion carries unanimously to accept Engagement Letter from Knox Cox & Company, L.L.P. to conduct the district’s annual audit

- (I) Motion by Keith Tyner seconded by Ralph Stenzel, motion carries unanimously to approve the "Amended 2021 Budget".
- (J) Motion by C.T. Anderson seconded by Keith Tyner, motion carries unanimously to approve the 2021 Merit Awards presented by General Manager.
- (K) **ENGINEERING's REPORT** – Bill Manning handed out report that included status of the following: Mulberry Farms, Wastewater Treatment Plant Equipment Building, Wastewater Treatment Plant Aeration, Wastewater Treatment Plant Permit Amendment Resubmittal, Water Plant #1, Plant Trunk Sewer and Plant Lift Station, Developments. The board agreed upon an Agreement with Lone Star Blowers, Inc that will be put on a future board meeting for official approval.
- (L) **GENERAL MANAGER's REPORT** – James Newman went over project ongoing within the district. We will be using saving funds to complete the bond project for the wastewater treatment plant equipment building, Bill Manning will submit paperwork for a reallocation of funds from other bond proceeds. John Wallace will need to do a resolution, quite possibly January
James went over the digital meters Core and Main will be giving quotes bids for Neptune digital meters. The board agreed that we will proceed with digital meters and a formal agreement to be voted on in a future meeting.
Contractors installing Fiber Optics throughout the City of Santa Fe are causing a lot of damage to water pipes by not following locates and being reckless. This has caused the district money, and time. The City of Santa Fe will be giving us the contractors information so we may recoup the funds they caused.

(M) **OFFICE MANAGER's REPORT – (Dee Ann Hedgpeth)**

NONE

(L) **ANNOUNCEMENTS – none**

(M) **BOARD COMMENTS – none**

The Board adjourned at 6:30 p.m. Bob Wylie made the motion, seconded by Fritz Barnett, motion carries unanimously.

DATE: November 18th 2021.


_____, President


_____, Secretary/Treasurer

Galveston County WCID #8
Special Meeting of Board of Directors

- MINUTES FOR December 13th 2021 -

The Board of Directors of Galveston County WCID #8 met in special session on Monday, December 13th 2021 meeting was call to order by President C.T. Tommy” Anderson at 6:00 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman and Dee Ann Hedgpeth were in attendance

Visitors: NONE

New Business:

(A) Motion by Fritz Barnett seconded by Keith Tyner, motion carries unanimously for consideration and possible action to approve Leasing Resolution and Financial Agreement between Caterpillar Financial Services Corporation and Galveston County WCID8 for the purchase of a Hydraulic Excavator in the amount of \$132,134.43

(B) ANNOUNCEMENTS – none

(C) BOARD COMMENTS - none

The Board adjourned at 6:10 p.m. Bob Wylie made the motion, seconded by Fritz Barnett, motion carries unanimously.

DATE: December 13th 2021.



_____, President



_____, Secretary/Treasurer

Galveston County WCID #8
Regular Meeting of Board of Directors
- MINUTES FOR December 16th 2021 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, December 16th 2021 meeting was call to order by President C.T. Tommy” Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance
James Newman, Bill Manning and Dee Ann Hedgpeth were in attendance

Visitors: Jarrett and Brandon with Core and Main, presented the Neptune Digital Meters and went over their capabilities and answered any questions that board had in regards to performance. Things discussed were warranties, how repairs are handled, and how readings are done and the frequency which they are read, software compatibility. Install takes 6-8 weeks. They presented a Leasing Agreement and left it for our legal team to review

Consent Agenda:

Motion Bob Wylie, seconded by Keith Tyner, to approve the Minutes from the Board Meeting held on November 18th 2021; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

Old Business: - None

New Business:

- (A) Motion by Fritz Barnett seconded by Ralph Stenzel, motion carries unanimously to pay the following 2017 Bond WWTP Equipment Building Project, with proceeds from the Main and Operating account to be reimbursed from reallocated 2020 Bond Account:
 - Sander Engineering Invoice # 15295 in the amount of \$ 3,017.23
 - Lowes Commercial invoice # 981059 in the amount of \$ 3,705.00
 - Wistinghausen Enterprise LLC invoice # 1102 in the amount of \$515.00
 - Core and Main Invoice # P784843 in the amount of \$ 1,260.00
 - Mickie Services Invoice # 124783 in the amount of \$ 2,750.00
 - Tucon, LLC Pay Application NINE in the amount of \$ 47,521.18
- (B) Motion by Keith Tyner seconded by Fritz Barnett, motion carries unanimously to pay pay Central Welding invoice # AL 123618 in the amount of \$108.25 for the 2020 Bond Aeration Project.
- (C) Pending WCID8’s legal approval, a motion by Bob Wylie seconded by Keith Tyner, motion carries unanimously accept a Leasing Agreement with Core and Main for 2,825 Neptune MACH10 AMR System digital meters in the amount of \$ 1,098,038.47.
- (D) Motion by Keith Tyner seconded by Bob Wylie, motion carries unanimously to pay approve the “2022 Budget”
- (E) **OPEN EXECUTIVE SESSION at 4:59 pm**
 - Discussion - district personnel
 - Consideration and possible action to approve salaries for 2022
 - Adjournment

CLOSE EXECUTIVE SESSION at 5:16 pm and Reconvene Regular Board Meeting

Motion by Ralph Stenzel and seconded by Keith Tyner to approve the 2022 personnel salaries submitted by the General Manager, with two edits discussed in the closed session.

(F) **ENGINEERING's REPORT** – Bill Manning handed out report that included status of the following:

Mulberry Annexation, Waste Water Treatment Plant Equipment Building, Wastewater Treatment Plant Aeration, Waste Water Treatment Plant Permit Amendment Resubmittal, Water Plant #1 Booster Pumps, Plant Trunk Sewer and Plant List Station, Future Developments.

(G) **GENERAL MANAGER's REPORT** – James Newman went over project ongoing within the district.

We will be using saving funds to complete the bond project for the wastewater treatment plant equipment building, Bill Manning will submit paperwork for a reallocation of funds from other bond proceeds. John Wallace will need to do a resolution, looking to submit by Feb 2022.

James presented his research on digital meters, he asked Core and Main to attend the meeting to answer question the board may have. Core and Main left and the board briefly discussed and approved pending legal's review.

The district has an opportunity to purchase two field service trucks, we are in need and with the economy and chip shortage there will be not trucks in the near future. McRee Ford has two and is giving WICD8 first opportunity to accept. The board discussed and approved and will formally approve at the January meeting.

Received bids for the concrete work \$81,000 (Big K)

James briefed the board on the Surety Bond Tucon took out for the WWTP Equipment Building Project. We are getting legal documents that in regards to Tucon not paying his subcontractors. There is nothing that WCID8 can do about it, the subcontractor's agreement is not with us but with Tucon, we have held up to our contract with Tucon. We will however assist with any information requested from WCID8 in regards to the matter.

James let the board know the status of Country side Modular Home Site. Jeff Mickler is wanting to give the district \$1.6 million in sewer infrastructure, but wants WCID8 pay the engineer, which will cost approx. \$344,000, which is a considerable increase from \$150,000 approved previously. We will ask Bill Manning if that seems a fair price for engineering, they think it is kind of high. Mr. Wylie suggested we continue our discussion with water, we need to do more research before committing to sewer.

(H) **OFFICE MANAGER's REPORT** – *(Dee Ann Hedgpeth)* - **NONE**

(L) **ANNOUNCEMENTS** – **none**

(M) **BOARD COMMENTS** – **none**

The Board adjourned at 6:00 p.m. Ralph Stenzel made the motion, seconded by Fritz Barnett, motion carries unanimously.

DATE: December 16th 2021.



_____, President



_____, Secretary/Treasurer