

Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR January 20<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, January 20<sup>th</sup> 2022 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, Wylie and Stenzel were all in attendance, Mr. Anderson will be 10 minutes late  
James Newman, Bill Manning and Dee Ann Hedgpeth were in attendance

Visitors: Ken Burge addressed the board looking for information. He wanted to know the evolution of why the grinder pump policy changed. The board explained why grinder pumps were used in the first place. Some residences do not have enough fall for gravity flow into the main sewer trunk, so a grinder pump is used to pump the sewage from residence into the main. As time progressed and grinders were installed, abused grinder pumps increased and the maintenance policy became something that was not in the best interest of the district to maintain going forward. Taking care of your grinder pump it will last a reasonable amount of time. As upgrades to the infrastructure progress, the overall goal is to get everyone off grinder pumps. The board gave advance notice of a year for the grinder pump policy change. Before October of 2022 WCID8 will make do overall maintenance on all grinder pumps, making sure moving forward things look good. The district will still be available to assist if grinder pump alarms sounds or you have a minor problem. We will review the situation and if we can help we will, if we review it and it is something that needs repair, the customer will have to call a technician of their choice. The district will work on a short bullet point list to explain the above in hopes that grinder pump customers will understand why the policy had to be amended and what WCID8 goals are toward grinder pumps and that WCID8 is here to assist.

**Consent Agenda:**

Motion Ralph Stenzel, seconded by Keith Tyner, to approve the Minutes from the Special Board Meeting held on December 13<sup>th</sup> 2021 and Regular Board Meeting December 16<sup>th</sup> 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 Bob Wylie seconded by Ralph Stenzel, motion carries unanimously to accept Sander Engineering 2022 Schedule of Engineering Fees
- (B) Motion by Keith Tyner seconded by Ralph Stenzel, motion carries unanimously to pay McCree Ford invoices 174244 & 174245 in the total amount of \$ 51,992.00 for Field Service Trucks.
- (C) Motion by Bob Wylie seconded by Ralph Stenzel, motion carries unanimously to pay Tucon, LLC Application for Payment TEN in the amount of \$ 40,527.40 for the Wastewater Treatment Plant Equipment Building.
- (D) Motion by Bob Wylie, seconded by Keith Tyner, motion carries unanimously to table Pay Application ELEVEN until next month.

- (E) Motion by Bob Wylie, seconded by Ralph Stenzel; motion carries unanimously to pay the following 2017 Bond WWTP Equipment Building Project Invoices, totaling \$ 106,135.96 with proceeds from the Main and Operating account to be reimbursed from reallocated 2020 Bond Funds:
- Quill invoice # 21288625 and #21631847 in the amount of \$ 1,458.96
  - McAfees Trucking invoice # INV0097 in the amount of \$ 2,205.00
  - McAfees Trucking invoice # INV0100 in the amount of \$ 560.00
  - Benchmark Communications invoice # 1699 in the amount of \$1,466.67
  - Benchmark Communications invoice # 1698 in the amount of \$1,574.44
  - Turner Outdoor Services invoice # 3495 in the amount of \$ 4,035.00
  - Turner Outdoor Services invoice # 3542 in the amount of \$ 2,890.00
  - Big K Construction, LLC invoice # 2512 in the amount of \$ 46,310.00
  - Big K Construction LLC invoice # 2513 in the amount of \$ 40,750.00
  - ULINE invoice # 143451991 in the amount of \$ 4,885.89
- (F) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to pay the following 2020 Bond WWTP Aeration Project & Sewer Plant Relief Lift Station Invoices, totaling \$ 34,277.23:
- Sander Engineering invoice # 15296 in the amount of \$ 5,203.17
  - Sander Engineering invoice # 15297 in the amount of \$ 13,626.46
  - D&A Welding and Fabrication invoice # 21-064.2 in the amount of \$14,548.32
  - Hometown Equipment Rentals invoice # 47460A-1 in the amount of \$183.54
  - Hometown Equipment Rentals invoice # 47460-1 in the amount of \$393.30
  - Central Welding invoice # AL126381 in the amount of \$ 259.80
  - Central Welding invoice # RC02111311 in the amount of \$ 41.31
  - Central Welding invoice # RC02110303 in the amount of \$ 21.33
- (G) Motion by Fritz Barnett, seconded by Ralph Stenzel; motion carries unanimously to discuss and consider matters relating to May, 2022 Directors Election, including:
- adopt Order Calling Directors Election;
  - authorize all other necessary actions relating thereto;
- (H) Motion by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously to adopt a resolution implementing a 20 percent (20%) Penalty on 2021 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes.
- (I) Motion by Bob Wylie, seconded by Fritz Barnett; motion carries unanimously to adopt a Resolution Concerning Exemptions from Taxation for the 2022 Tax Year.
- (J) **ENGINEERING'S REPORT** – Bill Manning handed out report that included status of the following:  
FEMA RPA for the Freeze, which opened up to Galveston County, Wastewater Treatment Plant Equipment Building, Wastewater Treatment Plant Aeration Project, Wastewater Treatment Plant Permit Amendment, Water Plant #1 Projects, Plant Trunk Sewer & Plant Lift Station, Upcoming Developments
- (K) **GENERAL MANAGER'S REPORT** – James Newman went over project ongoing within the district.  
GCWA Contract has redlines from legal, it is moving right along. Aspen the contractor for Frontier damaged our infrastructure, we have billed them in the essence of \$33,000.00. They want to meet with us. Countryside Jeff Mickler is trying to get through Public Hearing, spoke with WCID8 in regards sewer infrastructure, will submit some sort of contract that will need to go through our legal representation. Bids on concrete for WWTP equipment Building will have proposal for vote in February's meeting. Getting the final doors put on the WWTP Equipment Building. Josh left WICD8 to pursue other career opportunities, we will move John into heavy equipment operator and evaluate him in three months. David will be transferred from WWTP into maintenance technician

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


(M) **ANNOUNCEMENTS - none**

(N) **BOARD COMMENTS - none**

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

DATE: January 20<sup>th</sup> 2022.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR February 17<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, January 20<sup>th</sup> 2022 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: Rudy Zepeda and Stacey Baker with the City of Santa Fe  
WCID8 residence John Ivy

Rudy Zepeda and Stacy Baker made a presentation to the board in regards to running water and sewer north of FM 1764 on FM 646 towards 4th Street. They are asking the district to partially fund the project, the City of Santa Fe received funds from the American Rescue Plan, the funds have to be used by the end of 2023. They want to use the funds to run water and sewer north of the city but do not have enough to complete the project. The board wants to do research to see if the customer base is interested should services be installed. There is a process of getting easements so time is critical. This project does follow the master plan which was conducted by Kimley Horn. The board will make their decisions based on the research of the homeowners along the route and if there is an interest in tying into services. What we want to avoid is install lines with no return on the investment.

John Ivy a customer who lives off Shady Lane presented his questions in regards to grinder pumps and developments within the district. He had heard many different scenarios and wanted to get his information directly from the board of directors and management. His concerns were the grinder pump and the changing of the policy. The board explained why grinder pumps were installed. At the time their home was built, there was not enough gravity flow to support the area and the only way to connect to our system was by installing a grinder pump. The developer built the homes and passed the investment of infrastructure extension on to the purchaser, along with the grinder pump cost. Maintaining the grinder pumps and the abuse associated homeowners not taking care of their grinder is costly for the district. If you take care of your grinder and do not abuse it by putting items that the grinder cannot process, your grinder pump should last many years without issues. The decision was based on the what was in the best interest of the overall district. WCID8 will still be available to assist with grinder pump alarms, we will assess the situation and help if we can. Should a repair need to be done, the homeowner will have to call a repair technician. The goal is to remove grinder pumps all together but that is going to take time. It was explained that with growth the opportunity to remove homes from grinder pumps exist, and that is the goal. Mr. Ivy also had questions about Out of District Fees. The board explained to him that in the past the developer was given the choice on whether they want to bring their development into the district boundaries. Some developers participated and other let the individual homeowners make that decision. Customers outside the district do not pay taxes to WCID8, so in lieu of that there is an out of district fee which is equivalent to what their tax base would be, it is divided by 12 and added to your bill. We explained the benefits of coming into the district is you save 10%, you have the right to vote on issues that pertain to you as a homeowner and taxes are deductible on your tax returns. Our policy currently states a developer must come into the district, that will eliminate out of district fees moving forward. We do periodically offer annexations to the individual homeowners should they have our services and want to come into the district. It is strictly volunteer and petition has to be submitted. We are planning another one soon and will send out information via mail and on our bills.

Joanna went over the Core and Main training for meters with the board of directors, we are getting ready for the change out and look forward to all the meters have to offer.

## Consent Agenda:

Motion Bob Wylie, seconded by Keith Tyner, to approve the Minutes from the Regular Board Meeting January 20<sup>th</sup> 2022; 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 Tucon, LLC Application for Pay Application ELEVEN in the amount of \$ 2,803.74 for the 2017 BOND Wastewater Treatment Plant Equipment Building Project.
- (B) Motion by Fritz Barnett, seconded by Ralph Stenzel; motion carries unanimously to pay Tucon, LLC Application for Pay Application TWELVE, Adjusted with Waiver in the amount of \$ 48,722.95 for the 2017 BOND Wastewater Treatment Plant Equipment Building Project.
- (C) Motion by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously to pay Tucon, LLC Application for FINAL Pay Application THIRTEEN with Waiver in the amount of \$ 63,156.24 for the 2017 BOND Wastewater Treatment Plant Equipment Building Project.
- (D) Motion by Ralph Stenzel, seconded by Keith Tyner; motion carries unanimously to pay the following 2020 Bond Aeration Project invoices totaling \$3,559.17.
  - USA Bluebook, Inv 825009 - \$1,189.69
  - USA Bluebook, Inv 825296 - \$1,876.79
  - Central Welding, Inv RC02112308 - \$42.69
  - D&A Welding, Inv 21-541 - \$ 450.00
- (E) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to pay Turner Outdoor Services Invoice 3603 in the amount of \$ 1,050.00 for the 2017 BOND Wastewater Treatment Plant Equipment Building Project.
  - Inv 2517 - \$33,376.00
  - Inv 2518 - \$32,096.00
  - Inv 2519 - \$39,260.00
  - Inv 2520 - \$12,215.00
- (F) Motion by Keith Tyner, seconded by Ralph Stenzel; motion carries unanimously to authorize financing for a water meter project.
- (G) Motion by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously to approve a Letter of Intent for Countryside Development.
- (H) Motion by Ralph Stenzel, seconded by Fritz Barnett; motion carries unanimously to ratify a resolution implementing a 20 percent (20%) Penalty on 2021 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes.
- (I) Motion by Fritz Barnett, seconded by Ralph Stenzel; motion carries unanimously to ratify a Resolution Concerning Exemptions from Taxation for the 2022 Tax Year.
- (J) **ENGINEERING's REPORT** – James Newman handed out a list of projects statuses from Bill Manning:  
Waste Water Treatment Plant, Wastewater Treatment Plant Aeration Project, Wastewater Treatment Plant Permit Amendment Resubmittal, Water Plant #1 Bond Project, Plant Trunk Sewer and Plant Lift Station Bond Projects and Developments
- (K) **GENERAL MANAGER's REPORT** – James Newman went over project ongoing within the district.  
Ms. Cambiano is not happy with her water; she says it not good. James and Nick went to test the water, it appeared clear and Nick said it tasted fine to him. Testing was completed by the meter, there could be a

possibility the issue is from the meter into her home, but Nick will flush the lines, the lines are on the bond project list to be replaced in the future.

G ½ had a plumber come out and assess a stop, the stop appeared on our side but the customer did not have us come look at it first, will give credit.

Lunch will be out at the Equipment Building Friday.

**(L) OFFICE MANAGER'S REPORT - (Dee Ann Hedgpeth) - Auditor will be here on March 7th**

**(M) ANNOUNCEMENTS - none**

**(N) BOARD COMMENTS - none**

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

DATE: February 17<sup>th</sup> 2022.



\_\_\_\_\_, President



\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR March 17<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday March 17<sup>th</sup> 2022 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: John Wallace with Bacon, Wallace and Philbin LLP  
Jeff Mickler with Countryside Development

Jeff Mickler addressed the board in regards to his development. He discussed where he was at with permits, drainage, etc. He handed out a layout and went over the amenities. Bob Wylie expressed concern with low quality and wanted to be assured of the quality of the development. They spoke of engineering fees and possible cost payback. In order to get funding, it is his hope to leave with a letter of intent from the water district to provide services to Countryside Development. After discussion of expectations, the District will require both water and sewer services and the development must annex into the District as stated in our rate order. The district will use a civil engineer of their choice to develop a plan to install WCID8 infrastructure to WCID8 specifications. The board was in agreement, the district is not interested in maintaining a package sewer plant. With those expectations stated, John Wallace constructed a preliminary letter of intent, and gave a twelve (12) month deadline.

**Consent Agenda:**

Motion Bob Wylie, seconded by Keith Tyner, to approve the Minutes from the Regular Board Meeting February 17<sup>th</sup> 2022; 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 consider matters relating to 2022 Directors Election, including:
  - a. Certification of Unopposed Candidates;
  - b. Adopt Order Declaring Unopposed Candidates Elected to Office and Canceling Directors Election.
- (B) Motion by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously to approve the reallocation of 2020 bond funds report presented by the districts engineer
- (C) ENGINEERING's REPORT – James Newman handed out a list of projects statuses from Bill Manning: FEMA RPA, WWTP Equipment Building Bond Project, WWTP Aeration Bond Project, WWTP Permit Amendment Resubmittal, Water Plant #1 Bond Projects, Plant Trunk Sewer and Plant Lift Station Bond Projects, WWTP land purchase, and current developments such at Centennial Oaks, Field Creek Crossing & Gateway Plaza.
- (D) GENERAL MANAGER's REPORT – James Newman went over project ongoing within the district.

James gave an overall report on the ongoing project within the district. We still are going to pour the concrete at Equipment Building to 11<sup>th</sup> Street as well as put up some additional lighting. We are still in negotiations with GCWA over the forty (40) year contract. It doesn't look like they will cooperate and it is their way or the highway and they are in a sole source position to implement it. We try to always do what is in the best interest of the District and we did fight for it, but this one looks like it will not go our way as our hands are tied.

(E) OFFICE MANAGER'S REPORT – (*Dee Ann Hedgpeth*) – Auditor was here this week, it looks like things are good with a few minor tweaks. The final report will be presented at our next audit meeting.

(F) ANNOUNCEMENTS – none

(G) BOARD COMMENTS – none

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

DATE: March 17<sup>th</sup> 2022.



\_\_\_\_\_, President



\_\_\_\_\_, Secretary/Treasurer



Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR APRIL 21<sup>st</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday April 21<sup>st</sup> 2022 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: Jennifer Weineke with Knox, Cox & Company LLP

Jennifer with Knox, Cox & Company LLP went over the final audit with the board members. Every section of our review resulted in a good report. After reviewing the requested documentation, it is their opinion that no signs of fraud are taking place, all records are transparent.

**Consent Agenda:**

Motion Fritz Barnett, seconded by Keith Tyner, to approve the Minutes from the Regular Board Meeting March 17<sup>th</sup> 2022; 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 approve the 2021 Audit submitted by Knox Cox & Company LLP
- (B) Motion by Keith Tyner, seconded by Fritz Barnett; motion carries unanimously to table the change of scope request for the 2017 bond reimbursement.
- (C) Motion by Keith Tyner, seconded by Fritz Barnett; motion carries unanimously to table the approval submittal for the 2017 bond reimbursement report.
- (D) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department: FEMA RPA Submittal, Wastewater Treatment Plant Equipment Building Bond Project, Wastewater Treatment Plant Aeration Bond Project, Wastewater Treatment Plant Permit Amendment Submittal, Water Plant #1 Bond Project, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Development – Centennial Oaks, Field Creek, Crossing & Gateway Plaza.
- (D) GENERAL MANAGER's REPORT – James Newman went over project ongoing within the district.

James gave an overall report on the ongoing project within the district. The outside lights are installed and the breaker will be tomorrow, was going to replace 17<sup>th</sup> street water lines, but because of the complaints from Ms. Cambiano on 16<sup>th</sup> street will do 16<sup>th</sup> street first. We have done all the necessary testing on the lines and everything comes back clean and good. The issue may be within her own lines into the house. Moving up the 16<sup>th</sup> street water line replacement may not help her problem; it will eliminate that it is a WCID8 issue. If she still has issues, it will be a customer side and she will, as a homeowner need to assess their personal water lines on her property. The GCWA contract is nearly finished. We will be meeting one on one with the GCWA representative to makes sure all our questions are answered and any issues can be resolved. We will approve at our next meeting. We need to change our rate order in regards to sewer rates and the taps. With the cost of chemicals and supplies there is no way we can continue with the old rates. Kimley Horn is going to do the study for Countryside, the developer fronted funds, so we will pull from those funds for his study. He will have to install the infrastructure for both water and sewer in order to have WCID8 services.

(E) OFFICE MANAGER's REPORT – (*Dee Ann Hedgpeth*) – none

(F) ANNOUNCEMENTS – none

(G) BOARD COMMENTS – none

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

DATE: April 21<sup>st</sup> 2022.



\_\_\_\_\_, President



\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors

- MINUTES FOR APRIL 13<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in special session on Wednesday, April 13<sup>th</sup> 2022 meeting was call to order by President C.T. "Tommy" Anderson at 1:04 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 also in attendance, absence

Visitors: Jeff Micker with Countryside Development, to arrive at 2:00 pm  
John Wallace with Bacon, Wallace and Philbin, LLC via conference call.

**New Business:**

The board met with John Wallave via phone conference, it was in regards to the Modular Home Development noted as Countryside Development. Mr. Mickler, the developer wants a letter from the district stating that district services are available to the development. He is tossing around the idea of doing his own sewer to keep cost down. WCID8 is not interest in doing a package plant that they would have to manage. If the WCID8 is to provide water, it will also require the development have sewer. They discussed the reasons why WCID8 does not want to manage a package plant. After discussion it was confirmed by all board members that the development would need both both water and sewer services from WCID8.

Mr. Mickler arrive at 2:00 pm, several homeowners from the area also arrive to hear about Mr. Mickler's Modular Home Development. Mr. Mickler presented his plans for development and what his interest from WCID8 were, which was only water and a package plant. WCID8 stated that water and sewer would both be needed for WCID8 to provide services. Mr. Mickler wants a study done by an engineer to assess the cost of a sewer plant. WCID8 suggested using Kimley Horn as they are familiar with the City of Santa Fe's comprehensive plan. He agreed and supplied funding towards the engineering costs.

Mr. Mickler was approached by the homeowners with questions on how his development would affect their property. Mr. Anderson asked for those questions to be addressed directly to Mr. Mickler after our meeting was adjourned.

(E) ANNOUNCEMENTS – none

(F) BOARD COMMENTS – none

The Board adjourned at 2:20 p.m. Ralph Stenzel made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: April 13<sup>th</sup> 2022.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR MAY 19th 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday May 19<sup>th</sup> 2022 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  
Dee Ann Hedgpeth was in attendance and James Newman had excused absence

Visitors: NONE

**Consent Agenda:**

Motion Keith Tyner, seconded by Bob Wylie, to approve the Minutes from the Regular Board Meeting April 21<sup>st</sup> 2022; 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 approve the Gulf Coast Water Authority Amended and Restated Municipal Customer Contract.
- (B) Motion by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously to approve Kimley-Horn’s Individual Project Order Number 2022-01 for the Countryside Development Scope.
- (C) Motion by Ralph Stenzel, seconded by Keith Tyner; motion carries unanimously to approve 2020 Bond Invoices totaling \$ 35,186.46.
- (D) Motion by Bob Wylie, seconded by Ralph Stenzel; motion carries unanimously to approve CSA Invoice 3338 totaling \$ 40,241.50 for the Highschool Lift Station.
- (E) Motion by Fritz Barnett, seconded by Bob Wylie; motion carries unanimously to approve the purchase of two hydro-pneumatic tanks, one air compressor, one Verbatim auto dialer and one bolted 429,000 gal Galvanized Steel Ground Storage Tank from Fry Road Municipal Utility District Water Plant No. 1 for\$18,000.
- (F) ENGINEERING’s REPORT – Bill Manning went over ongoing project in the Engineering Department: FEMA RPA Submittal, Wastewater Treatment Plant Equipment Building Bond Project, Wastewater Treatment Plant Aeration Bond Project, Wastewater Treatment Plant Permit Amendment Submittal, Water Plant #1 Bond Project, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Development –Field Creek Crossing & Gateway Plaza.
- (D) GENERAL MANAGER’s REPORT – James Newman was absent; Bill Manning went over project ongoing within the district.  
  
Bill Manning gave an overall report on the ongoing project within the district. Ordered the pipe to complete 16<sup>th</sup> street water line replacement. We still have on the agenda to change our rate order in regards to sewer rates and the taps, we may look at water rates as well. We are waiting on the new meters to be installed before implementing the new rates. Received bid for the board room renovation \$15,000 for construction does not include relocating servers.
- (E) OFFICE MANAGER’s REPORT – (Dee Ann Hedgpeth) – none

(F) ANNOUNCEMENTS – none

(G) BOARD COMMENTS – none

The Board adjourned at 5:40 p.m. Ralph Stenzel made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: May 19<sup>th</sup> 2022.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR JUNE 16th 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday June 16<sup>th</sup> 2022 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  
Bill Manning and Dee Ann Hedgpeth were in attendance, James Newman had excused absence

Visitors: NONE

**Consent Agenda:**

Motion Fritz Barnett, seconded by Bob Wylie, to approve the Minutes from the Regular Board Meeting May 19<sup>th</sup> 2022; 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 Ralph Stenzel; motion carries unanimously to approve the 2017 Bond invoices from Big K Invoice BK11923 in the amount of 49,162.00 and Invoice 17 in the amount of \$8,791.00.
- (B) Motion by Fritz Barnett, seconded by Bob Wylie; motion carries unanimously to approve 2020 Bond Aeration Invoices totaling \$ 14,309.70 for the following:

Ferguson – Inv. 1125126	Check No. 1049	\$ 1,182.24
Central Welding – Inv. RC02204299	Check No. 1048	\$ 44.56
BMI Biosolids Mgmt – Inv. 228743	Check No. 1050	\$ 5,671.00
Central Welding – Inv RC02205294	Check No. 1051	\$46.05
Hometown Equipment – Inv. 49351-1	Check No. 1052	\$703.35
Hydro Clear – Inv. 1001	Check No. 1053	\$ 6,662.50
- (C) Motion by Keith Tyner, seconded by Bob Wylie motion carries unanimously to approve a Change in Scope for the 2020 Bond. (Presented by the District Engineer)
- (D) Motion by Ralph Stenzel, seconded by Bob Wylie; motion carries unanimously to approve a Change in Scope for the 2021 Bond. (Presented by the District Engineer)
- (E) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department: FEMA RPA Submittal, Wastewater Treatment Plant Equipment Building Bond Project, Wastewater Treatment Plant Aeration Bond Project, Wastewater Treatment Plant Permit Amendment Submittal, Water Plant #1 Bond Project, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Development –Field Creek Crossing & Gateway Plaza.
- (D) GENERAL MANAGER's REPORT – James Newman was absent; Bill Manning went over project ongoing within the district.

Bill Manning gave an overall report on the ongoing project within the district. Pipe for the Aeration project will be here Monday. Emergency Preparedness Plans have been submitted to the TCEQ. Due to inflation new rates need to be implemented before the new meters are installed we cannot wait, rising costs are making it difficult to maintain and operate the Districts needs without increasing revenue. Rate Order to be edited and put on agenda for July meeting.

(E) OFFICE MANAGER's REPORT – (*Dee Ann Hedgpeth*) – none


(F) ANNOUNCEMENTS – none

(G) BOARD COMMENTS – none

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

DATE: June 16<sup>th</sup> 2022.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR JULY 21<sup>st</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday July 21<sup>st</sup> 2022 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: Addico Engineering for Gateway Development – Sr. Assisted Living Center on FM 1764 & Ave F Engineers for this development wanted to meet with the board introduce their project and ask the board if services would be available should they move forward. After presenting the specifics of the project and boards discussion, the water request was approved. We will send Developer Packet to him to ensure their project meets WCID8 Standards and to start the annexation process

**Consent Agenda:**

Motion Fritz Barnett, seconded by Bob Wylie, to approve the Minutes from the Regular Board Meeting June 16<sup>th</sup> 2022 & Special Board Meeting July 12<sup>th</sup> 2022; 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 approve amended the Rate Order, with the edits discussed with implementation when new meters are in place.
- (B) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve 2020 Bond Aeration Invoice - United Rental, Inv. 206460445-001 in the amount of \$ 404.00
- (C) Motion by Fritz Barnett, seconded by Bob Wylie; motion carries unanimously to approve 2020 Bond Aeration Invoice – Central Welding, Inv. RC02206297 in the amount of \$ 44.56
- (D) Motion by Ralph Stenzel, seconded by Keith Tyner motion carries unanimously to approve the purchase of fiberglass storage building and associated equipment from PUD Water Plant No. 2 in the sum of \$1,000.00
- (E) Motion by Ralph Stenzel, seconded by Keith Tyner motion carries unanimously to authorize the transfer of unused 2020 bond administrative costs identified to be applied to the over budget costs in the 2017 Bond for the Building expenses in the amount of \$23,117.25.
- (F) Motion by Bob Wylie, seconded by Fritz Barnett motion carries unanimously to authorize the transfer of unused 2021 bond administrative costs identified to be applied to the over budget costs in the 2017 Bond for the Building expenses in the amount of \$24,883.77
- (G) Motion by Bob Wylie, seconded by Ralph Stenzel motion carries unanimously to authorize submittal to the TCEQ for the following changes in scope for the 2020 Bond funds:
  - 1. Remove the Construction Costs for the Trunk Sewer in the amount of \$110,000.00
  - 2. Reduce the Contingency Amount by \$91,662.28



- (H) Motion by Fritz Barnett, seconded by Bob Wylie motion carries unanimously to authorize submittal to the TCEQ for the following changes in scope for the 2021 Bond funds:
1. Reduce the Construction Costs for the Water Well in the amount of \$400,000.00
  2. Reduce the Construction Costs for the Ground Storage Tank in the amount of \$151,953.23
- (I) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department: FEMA RPA Submittal, Wastewater Treatment Plant Equipment Building Bond Project, Wastewater Treatment Plant Aeration Bond Project, Wastewater Treatment Plant Permit Amendment Submittal, Water Plant #1 Bond Project, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Development – Gateway Plaza & Mulberry Farms.
- (J) GENERAL MANAGER's REPORT – James Newman went over project ongoing within the district.
- Linda Wagner, she had a water leak 2-3 months ago on 7<sup>th</sup> Street, she wants adjustment, we certified the meter and it is ok. She is adamant she does not have a leak, she wanted me to bring to the board. / 16<sup>th</sup> Street is coming along almost done. / Dr. Stafford's Apartments the main line valve had to be replaced / brought in extra dirt to the Equipment building, will be getting piping to finish retainage pond. / Discussion about subdivision rumored to be coming off Tower Road / Jeff Mickler has Countryside Development up for sale / Personnel Discussion in regards to John Montez who took over Josh Pressons job at a much lesser pay. He has learned the job and is doing well would like to increase by \$1.50 – Board Agreed / New Control Room and Storage Building should be done in about 3 months / Centennial Oaks have not heard anything from in a while
- (K) OFFICE MANAGER's REPORT – (*Dee Ann Hedgpeth*) – none
- (L) ANNOUNCEMENTS – none
- (M) BOARD COMMENTS – Mr. Wylie would like a plaque out at the Equipment Building with the retired Board Members names. Mr. Anderson also suggested naming the Equipment Building the "Tim Turner" building

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

DATE: July 21<sup>st</sup> 2022.

, Vice President

, Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors

- MINUTES FOR AUGSUT 11<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in special session on Thursday August 11<sup>th</sup> 2022 meeting was call to order by President C.T. "Tommy" Anderson at 11:20 am, and he declared a quorum was present.

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

Visitors: Zach Ipour and Steve Maglisceau with Megatel Capital Investments,  
Timothy Green with Coats & Rose Attorney for Megatel Capital Investments  
Bill Pittman, City of Santa Fe Mayor.

**New Business:**

Discussion of a new development off tower Road all the way to FM 517. League city has the EJT. City of Santa Fe is formally asking if they would let Santa Fe have it. The city of Santa Fe would like to annex the land and have it in the city. This would bring 2700 individual homes and 1500 multi-unit homes. They are asking the district to manage it. They are trying to keep their tax base where they can develop it and people still be able to afford it. Discussion of their infrastructure needs and what WCID8 currently has. They will have to discuss purchase water with GCWA and they will have to purchase their own. Possible tie in and cost pay back to Countryside OR vice versa whoever puts the infrastructure first. Tax scenarios were discussed and their forecasted timeline.

There are somethings each entity needs to get together and will be reaching out in the future.

The Board adjourned at 1:00 p.m. Keith Tuner made the motion, seconded by Fritz Barnett, motion carries unanimously.

DATE: August 11<sup>th</sup> 2022.

  
\_\_\_\_\_, Vice President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR AUGUST 18<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday August 18<sup>th</sup> 2022 meeting was call to order by Vice President William Barnett at 4:30 pm, and he declared a quorum was present.

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

Visitors: Marty Hansen and Stanley Marinas, address the board about a development located at FM 646 and 7<sup>th</sup> Street. There relatives started the project in 1974 and they wanted to touch base with us about the development and see how far the process developed. We will have to look through records. They are under the impression that the land was deeded over to the district once the project was completed. We will have to look through records to see if that was ever officially finished. The property however is in the district.

**Consent Agenda:**

Motion Keith Tyner, seconded by Bob Wylie, to approve the Minutes from the Regular Board Meeting July 21<sup>st</sup> 2022 & Special Board Meeting August 11<sup>th</sup> 2022; 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 Keith Tyner; motion carries unanimously to approve Financial Advisor's and Tax Advisor's recommendation, including authorized publication of Notice of Public Hearing on Tax Rate for 2022.
- (B) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve the 2023 Contract for Water Pollution Control and Abatement by Galveston County Health District.
- (C) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve 2020 Bond Invoice – Domac Inc. Inv. 56-0707 in the amount or \$ 5,747.00.
- (D) Motion by Keith Tyner, seconded by Bob Wylie motion carries unanimously to approve 2021 Bond Invoice – Sander Engineering Inv. 15512 in the amount or \$ 9,206.78.
- (E) Motion by Ralph Stenzel, seconded by Keith Tyner motion carries unanimously to approve 2021 Bond Invoice – Sander Engineering Inv. 15556 in the amount or \$ 14,275.13.
- (F) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department:
  - a. FEMA RPA Submittal, Wastewater Treatment Plant Equipment Building Bond Project, Wastewater Treatment Plant Aeration Bond Project, Water Plant #1 Bond Project, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Development – FM646 Multi-family 3 story unit & Mulberry Farms.
- (G) GENERAL MANAGER's REPORT – James Newman went over project ongoing within the district.

Residence on Garden Street. their meter tested off. We will need to see what their average use is going to be for the next couple of months in order to know what kind of reimbursement to give.


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

(I) ANNOUNCEMENTS – none

(J) BOARD COMMENTS –

The Board adjourned at 5:45 p.m. Ralph Stenzel made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: August 18<sup>th</sup> 2022.

, Vice President

, Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors

- MINUTES FOR September 9<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in special session on Thursday September 9<sup>th</sup> 2022 meeting was call to order by President C.T. "Tommy" Anderson at 1:00 am, 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: Bill Pittman, City of Santa Fe Mayor, arrived at 1:30 pm

**New Business:**

A mini presentation was given to the board and Mayor Pittman showing the WCID8's past budget, tax revenue as well as a forecasted budget and tax revenue. This is needed in order to progress with discussions on where WCID8 is financially and what we can do to assist the City of Santa Fe in growth. Mayor Pittman gave his forecast of what he knows is coming into the City of Santa Fe, who has hopes of coming into the City of Santa Fe and what the City of Santa Fe would like to offer to attract businesses. After discussion, WCID8 and the City of Santa Fe decided that each project would have to be addressed individually. We will work together and grow the District and the City of Santa Fe.

The Board adjourned at 2:30 p.m. Keith Tuner made the motion, seconded by Ralph Stenzel, motion carries unanimously.

DATE: September 9<sup>th</sup> 2022.

  
\_\_\_\_\_, Vice President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

- MINUTES FOR SEPTEMBER 15<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday September 15<sup>th</sup> 2022 meeting was call to order by Vice President William Barnett at 4:30 pm, and he declared a quorum was present.

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

Visitors: Kim Courte with Arthur Gallagher & Co., was here to present the renewal policy and state some demographic data from previous years that influence premiums. She went into detail about the number of catastrophic storms the region has endured. Even though Galveston County may not have been directly impacted by some of the storms, the regional area was and that impacts the prices. WCID8 also added the Equipment Building to the policy and our property and equipment values had not been updated in over seven years. These factors has increased our premium.

Stanley Marinas addressed the board in regards to the development that his father started in 1976 off 7<sup>th</sup> Street and FM646. Based on the previous meeting in August, WCID8 reach out to a couple of previous employees that have since retired Melvin and Fred. Both employees were not exactly sure why the development never became operable. The district did find an electronic file the previous General Manager had on his hard drive, it was dated in May of 2004 and basically stated there were things that needed to be completed before a tie in could be approved by the district. Mr. Marinas had not seen the letter in his father's stuff and it was first he was seeing it at this meeting. We gave him a copy of the signed letter by Tim Turner. Mr. Barnett gave a recap of the discussion and where it leads to. There has been no activity on the property for 22 years, there was a dispute at one time between the district and a homeowner taking water out of a fire hydrant without permission. The district felt the hydrant needed to be moved so it could be monitored easily, there has been no movement on development until now. Mr. Marinas father has since passed away and his decedents want to proceed with the development. Mr. Marinas has the letter from the district, he will start to clear the land and see the state of the property.

**Consent Agenda:**

Motion Ralph Stenzel, seconded by Bob Wylie, to approve the Minutes from the Regular Board Meeting August 18<sup>th</sup> 2022 & Special Board Meeting September 9<sup>th</sup> 2022; 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 to approve adopt "Order Setting 2022 Tax Rate".
- (B) Motion by Keith Tyner, seconded by Bob Wylie 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".
- (C) Motion by Ralph Stenzel, seconded by Keith Tyner motion carries unanimously approve "Order regarding Annual Review of Rules, Policies, and Code of Ethics for the Investment of District Funds".

(D) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve the insurance proposal for the District reflecting the policy period from 10/1/2022 through 9/30/23.

(E) Motion by Bob Wylie, seconded by Ralph Stenzel; motion carries unanimously to approve 2020 Bond Invoices – Central Welding Inv. RC02207290 & RC00000293 in the amount of \$ 92.10.

(F) Motion by Bob Wylie, seconded by Ralph Stenzel; motion carries unanimously to approve 2020 Bond Invoice – Sander Engineering Inv. 15513 in the amount of \$ 7,798.18.

(G) Motion by Bob Wylie, seconded by Keith Tyner motion carries unanimously to ratify the Resolution Regarding District Development Status.

(H) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department:

- FEMA RPA Submittal, Wastewater Treatment Plant Equipment Building Bond Project, Wastewater Treatment Plant Aeration Bond Project, Water Plant #1 Bond Projects, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Development – FM646 Multi-family 3 story unit & Mulberry Farms & Centennial Oaks.

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

- Status on Aeration Project, the wells that the City of Galveston has possession of WCID8 would be interested if there want to sell them, the City of Galveston is indecisive on what they want to do with them. Several district getting water from GCWA have had high trihalomethanes readings. Still working on getting supplies for 16<sup>th</sup> street pipe installation, customers not happy and do not understand the supply chain issues we are having. We have reach out to GCWA, they do not see they have the issue, will keep updated. James will be getting with John Wallace in regards to what the district can do to have a partnership with the City of Santa Fe in regards to supporting each other in the growth and development of the District and the City of Santa Fe. James asked about the possibility of continued insurance coverage for and 32 year employee considering early retirement. The tenure would be until they reach 65. Several options were discussed and will need to reach out to legal for advice to see if it is an option using them as a consultant for the district.

(G) OFFICE MANAGER's REPORT – *(Dee Ann Hedgpeth)* – The district has hired Monique Guidry for the assistant administrative position. This position will relieve the overflow for the office manager's position in regards to special projects. Long term goal is to have this position trained to back up the office manager's entire responsibilities.

(H) ANNOUNCEMENTS – Bob Wylie stated the Kimley Horn is hosting a meeting that the library of all entities within the region. It is part of their Master Plan for City of Santa Fe. WCID8 will be participating at 9:00pm. An agenda will be posted.

(I) BOARD COMMENTS – NONE

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

DATE: September 15<sup>th</sup> 2022.



\_\_\_\_\_, President



\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors  
- MINUTES FOR OCTOBER 20<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, October 20<sup>th</sup> 2022 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, Dee Ann Hedgpeth and Monique Guidry were in attendance

Prayer William Fritz Barnett

Visitors: Daniel Blanco with Mulberry Farms. Daniel approached the board on the status of Mulberry Farms Subdivision. The infrastructure is in, dates are set to inspection. Lift Station is in the final stages and will be inspected, electricity is scheduled for hook up pending the inspection approval. WCID8 discussed with Daniel the upgraded lift station and mentioned section 18 in our agreement between WCID8 and the developer. WCID8 will bill Mulberry Farms for the upgraded lift station.

**Consent Agenda:**

Motion Fritz Barnett, seconded by Bob Wylie, to approve the Minutes from the Regular Board Meeting September 15<sup>th</sup> 2022 & Special Board Meeting September 27<sup>th</sup> 2022; 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 Keith Tyner; motion carries unanimously to approve a letter of completion for Mulberry Farms Development.
- (B) Motion by Keith Tyner, seconded by Bob Wylie motion carries unanimously to approve 2020 Bond Invoices – Central Welding Inv. RC02209289 in the amount or \$ 41.16.
- (C) Motion by Ralph Stenzel, seconded by Fritz Barnett motion carries unanimously to approve 2020 Bond Invoices – Central Welding Inv. AL 139148 in the amount or \$ 928.83.
- (D) Motion by Ralph Stenzel, seconded by Fritz Barnett motion carries unanimously to approve 2020 Bond Invoices – Xylem Inv 401193907 in the amount or \$ 1,867.60
- (E) Motion by Ralph Stenzel, seconded by Fritz Barnett motion carries unanimously to approve 2020 Bond Invoice – Sander Engineering Inv. 15614 in the amount of \$ 4,065.04.
- (F) Motion by Ralph Stenzel, seconded by Fritz Barnett motion carries unanimously to approve 2021 Bond Invoice – Sander Engineering Inv. 15613 in the amount or \$ 19,206.01.
- (G) Motion by Keith Tyner, seconded by Fritz Barnett motion carries Equipment Building Signage layout and cost.
- (H) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department:
  - FEMA RPA Submittal, Review of COVID Program and FEMA Reporting, Tier II Reporting, Annexations – 39 individual and 4-5 Developer, Metes and Bounds for new District Map, Wastewater Treatment Plant Equipment Building Bond Project, Wastewater Treatment Plant Aeration Bond Project, Water Plant #1 Bond Projects, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Development, Storm Water Permit issued and submitted revised SWPPP to TCEQ, DEVELOPMENTS - FM646 Multi-family 3 story unit & Mulberry Farms & Centennial Oaks.



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

- Maple Landing – coming along,
- Centennial Oaks will have a kickoff meeting for sewer implementation – White Engineering of Alvin will be there.
- Phase Three Tower Road – Slone has ordered all meter boxes, waiting on material.
- Phase One and Two – will address homeowners association about individual annexation.
- Need to retire the Mule, presented a UTA for purchase, need the equipment because we cannot get down the canal to our lift station, will need to get signage so law enforcement and public know it is a WCID8 piece of equipment.

(J) OFFICE MANAGER's REPORT – Dee Ann went over the status of office projects and personnel.

- Introduced Monique for the board member that have not already met her.
- Joanna is attending CUSI Conference that had been cancelled for the past two years, hoping she can bring back some knowledge of some of the bells and whistles that we have not been able to implement.
- Digital Meters are still being installed we are forecasting to have them completed by December.
- We have five developments that we are working to bring into the district by the year end.
  - Centennial Oaks
  - Maple Landing
  - Assisted Living Center off FM-1764 & Ave F
  - Multi-Unit Apartment Complex off FM 646 N
  - Tower Road Phase Three
- Holiday Turkey orders will be delivered in November.
- Will research and send feedback for Special Board Meeting in December.

(K) ANNOUNCEMENTS – NONE

(L) BOARD COMMENTS – C.T. Anderson

- Countryside Development has found a buyer for his project and if nothing happens by the end of the year he will follow through with the sale.
- Megatel Development has stalled in negotiations and they may try again next year.

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

DATE: October 20<sup>th</sup> 2022.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors  
- MINUTES FOR NOVEMBER 17<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, November 17<sup>th</sup> 2022 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, and Stenzel were all in attendance, Bob Wylie was present via Conference Call, James Newman, Bill Manning, Dee Ann Hedgpeth and Monique Guidry were in attendance

Prayer Fritz Barnett

Visitors:

**Consent Agenda:**

Motion Keith Tyner, seconded by Fritz Barnett, to approve the Minutes from the Regular Board Meeting October 20<sup>th</sup> 2022 & Special Board Meeting April 13<sup>th</sup> 2022; 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 approve 2020 Bond Invoices totaling 56,979.34.

• Domac Invoice 57-0211	\$10,053.60
• Big K construction Invoice	\$32,658.00
• Core & Main Invoice R467986	\$7,390.00
• Hydroclear Invoices 1003 & 1004	\$5,850.00
• Ferguson Waterworks	\$985.20
• Central Welding	\$42.54

(B) Motion by Ralph Stenzel, seconded by Keith Tyner; motion carries unanimously to accept Engagement Letter from Knox Cox & Company, L.L.P.

(C) Motion by Fritz Barnett, seconded by Ralph Stenzel motion carries unanimously to add Monique Guidry online banking access.

(D) Motion by Ralph Stenzel, seconded by Fritz Barnett motion carries unanimously to move forward with 2020 Bond project for Water Plant #1's Electrical Control Room.

(E) Motion by Fritz Barnett, seconded by Ralph Stenzel motion carries unanimously to approve the "Amended 2022 Budget".

(F) Motion by Keith Tyner, seconded by Fritz Barnett motion carries to approve the 2022 Merit Awards presented by General Manager.

(G) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department:

- FEMA RPA Submittal, Review of COVID Program and FEMA Reporting, Tier II Reporting, Project Milestones, Annexations – 39 individual and 4-5 Developer, Metes and Bounds for new District Map, TCEQ Operational Evaluation Report, Wastewater Treatment Plant Equipment Building Bond Project, Wastewater Treatment Plant Aeration Bond Project, Water Plant #1 Bond Projects, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Developments, Storm Water Permit issued and submitted revised SWPPP to TCEQ, DEVELOPMENTS - FM646 Multi-family 3 story unit & Mulberry Farms & Centennial Oaks.

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

- Meter Change out we have 1357 installed
- CUSI made the rate changes and will be on new bills
- Wagner laid sewer down Ave S, not going to do water, anyone tie in cost payback.

(J) OFFICE MANAGER's REPORT – Dee Ann went over the status of office projects and personnel.

- High points of the CUSI conference – local mailout contacts, paperless billing, bank safety features
- Have 2269 total meters and 1357 have been installed, have 912 left.
  - Can see every 15 minuets here at the office, can send reports via email. Customer will be able to review it first quarter 2023
- Holiday Turkey orders will be delivered on Nov 21<sup>st</sup>.
- Special Board Meeting in December 9<sup>th</sup>

(K) ANNOUNCEMENTS – NONE

(L) BOARD COMMENTS – C.T. Anderson

- Since we have the new digital meters installed, if customers argue bill will get meter certification, certification right - the customer will owe the fee, if the certification is incorrect - WCID8 will pay.
- Discussed flag pole for main office
- Call Special Meeting for OD fees moving forward

The Board adjourned at 5:30 p.m. Ralph Stenzel made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: November 17<sup>th</sup> 2022.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
- MINUTES FOR DECEMBER 1<sup>st</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, December 1<sup>st</sup> 2022 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, Tyner and Wylie were all in attendance, Fritz Barnett was via conference call and Ralph Stenzel was absent, James Newman, Bill Manning, Dee Ann Hedgpeth and Monique Guidry were in attendance

Prayer Keith Tyner

Visitors: John Wallace

John Wallace went over the individual annexations, where we are in the process. He confirmed each developer paid the annexation fee. He explained the process of a Bond Validation Suite. He stated since we are not selling and buying any bonds soon and we are planning on having another individual annexation in 2023, the he would hold off on the Bond Validation Suite and we will do them all together.

**New Business:**

(A) Motion by Keith Tyner, seconded by Bob Wylie; motion carries unanimously to accept the following Developer Annexations.

- Centennial Oaks
- Maple Landing
- Assisted Living Center FM 1764 (Gateway)
- Apartments on FM 646
- Tower Road Estates – Phase Three

(B) Motion by Keith Tyner, seconded by Bob Wylie; motion carries unanimously to change the districts out of district policy

- Residents with water only may come into the district
- New residents not associated with a development will be given a letter to sign stating the in the next annexation they will do the paperwork to come into the district (this letter will be created by our legal department) and until then they will have an out of district fee.
- Our rate order will be amended to reflect that starting in 2023, 10% will be added to the equation that is used to generate the OD fee, each year thereafter and additional 5% is added, 2024 will be 15% added, 2025 will be 20% added. This is the encourage resident to petition for annexation. It will be more cost effective for them.
- Residents that have only water will sign a promissory note stating that when sewer becomes available they will have to tie in to sewer in order to get water service.

(J) ANNOUNCEMENTS – NONE

The Board adjourned at 5:26 p.m. Bob Wylie made the motion, seconded by Keith Tuber, motion carries unanimously.

DATE: December 1<sup>st</sup> 2022.

 \_\_\_\_\_, President

 \_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
- MINUTES FOR DECEMBER 9<sup>th</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in special session on Friday, December 9<sup>th</sup> 2022 meeting was call to order by President C.T. "Tommy" Anderson at 6:30 pm, and he declared a quorum was present.

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

Prayer Fritz Barnett

Visitors:

**New Business:**

- Motion by Keith Tyner, seconded by Bob Wylie; motion carries unanimously to establish a banking relationship with Amoco Federal Credit Union for the purpose of the following:
- Savings Account
- Jumbo Plus CD

**ANNOUNCEMENTS – NONE**

The Board adjourned at 6:35 p.m. Bob Wylie made the motion, seconded by Keith Tuber, motion carries unanimously.

DATE: December 9<sup>th</sup> 2022.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
- MINUTES FOR DECEMBER 21<sup>st</sup> 2022 -

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The Board of Directors of Galveston County WCID #8 met in special session on Wednesday, December 21<sup>st</sup> 2022 meeting was call to order by President C.T. “Tommy” Anderson at 1:01 pm, and he declared a quorum was present.

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

Prayer Fritz Barnett

Visitors:

**Consent Agenda:**

Motion Ralph Stenzel, seconded by Fritz Barnett, to approve the Minutes from the Regular Board Meeting November 17<sup>th</sup> 2022 & Special Board Meeting December 1<sup>st</sup> & 9<sup>th</sup> 2022; 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 to approve 2020 Bond Invoices totaling 10,349.47.

• D&A Welding & Fabrication	Invoice 21-064.3	\$4,910.47
• Ferguson Water Works	Invoice 1150335	\$48.58
• Hydro Clear Services	Invoice 1000	\$2,762.50
• Sander Engineering	Invoice 15678	\$2,364.47
• GFL Environmental	Invoice TD0000004018	\$ 263.45

(B) Motion by Ralph Stenzel, seconded by Bob Wylie; motion carries unanimously approve the following 2021 Bond Invoice

• Sander Engineering	Invoice15677	\$10,321.97
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(C) Motion by Fritz Barnett, seconded by Keith Tyner motion carries unanimously to approve the “2023 Budget”.

(D) **CLOSE REGULAR BOARD MEETING & OPEN EXECUTIVE SESSION at 1:32 pm**

- Discussion - district personnel
- Consideration and possible action to approve salaries for 2023
- Adjournment

**CLOSE EXECUTIVE SESSION & RECONVENE REGULAR BOARD MEETING at 1:49 pm**

Motion by Ralph Stenzel, seconded by Keith Tyner motion carries unanimously to approve the 2023 Salaries proposed by the General Manager with a couple edits noted in the executive meeting notes.

(E) **ENGINEERING’s REPORT** – Bill Manning went over ongoing project in the Engineering Department:

- FEMA RPA Submittal, Tier II Reporting, Project Milestones, Annexations – 39 individual and 4-5 Developer, Metes and Bounds for new District Map, TCEQ Operational Evaluation Report, Wastewater Treatment Plant Equipment Building Bond Project reallocation of bond funds, Wastewater Treatment Plant Aeration Bond Project, Water Plant #1 Bond

Projects, Plant Trunk Sewer and Plant Lift Station Bond Projects, Wastewater Treatment Plant Land, Developments, Storm Water Permit issued and submitted revised SWPPP to TCEQ, DEVELOPMENTS - FM646 Multi-family 3 story unit & Mulberry Farms, Assisted Living Center& Centennial Oaks.

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

- Meter Change out we have 3100 installed
- Grinder Issues - Anders
- Retirement and Insurance - discussion.

(J) OFFICE MANAGER's REPORT – NONE

(K) ANNOUNCEMENTS – NONE


(L) BOARD COMMENTS – C.T. Anderson

- WP#1 Electrical Building when will the process start.

The Board adjourned at 2:20 p.m. Ralph Stenzel made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: December 21<sup>st</sup> 2022.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer