

MINUTES OF
SPECIAL MEETING
November 27, 2015

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

On the 27th day of November, 2015, the Board of Directors for the Nueces County Water Control & Improvement District No. 4 convened at 9:00 a.m. in a Special Meeting at the District Office, 315 South 9th Street, Port Aransas, Texas, there being present and in attendance the following to wit:

	President	Russ Miget
	Vice President	Josh Garcia
	Secretary Pro-Tem	Suzette Freeman
	Director	Ed Reed
Staff:	Manager	Mark Young
	Attorney	Charles Zahn
	Finance Director	Denise Fox
Members		
Absent:	Joan Holt	Secretary

The meeting was called to order at the scheduled hour by the presiding officer, Mr. Miget, pursuant to notice posted. Board member Suzette Freeman submitted a Conflict of Interest Statement on item a. Discussion about purchasing land for future improvements on Mustang Island.

**Executive
Session**

A motion was duly made and seconded to recess the meeting and reconvene in an executive session as authorized by Texas Revised Civil Statutes G.C. § 551.072 for the following business:

a. Discussion about purchasing land for future improvements on Mustang Island.

The board recessed the executive session and reconvened the open meeting.

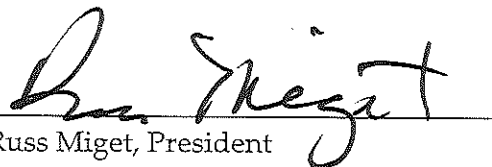
Special Meeting
Nov 27, 2015
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**Action
Taken**

Mr. Reed made a motion to authorize management to negotiate the purchase of a tract or parcel of land on Mustang Island, Nueces County, Texas, at a price not to exceed \$300,000.00 including but not limited to renegotiation of the Effluent Use Agreement on said tract of land. Mr. Garcia seconded the motion and the motion carried unanimously. Mrs. Freeman did not participate in the discussion nor did she vote on this agenda item.

As there was no further business to come before the Board, a motion was duly made and seconded to adjourn.

NUECES COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 4

By 
Russ Miget, President

Attest:

By 
Suzette Freeman, Secretary Pro-Tem

CONFLICT OF INTEREST AFFIDAVIT

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

I, Suzette Freeman, as a member of the Board of Directors of the Nueces County Water Control and Improvement District No. 4, make this affidavit and hereby under oath state the following:

I have reviewed the Agenda for Board of Directors meeting to be held on the 27th day of November, 2015, and I will abstain from any discussion, vote, or decision involving Agenda Item Number a. because: *[please complete part One or Part Two]*:

PART ONE

(Part One must be completed if it is applicable)

I have a substantial interest in a business entity or real property that may receive a special economic benefit by a vote or decision of the Nueces County Water Control and Improvement District No. 4 on this Agenda Item and the economic effect on my business entity or the value of my real property is distinguishable from its effect on the general public.

I affirm that the name of the business entity or the location of the real property referred to is Port Aransas Realty.

The nature of my substantial interest in this business entity or real property is:

- an ownership interest of 10 percent or more of the voting stock or shares of the business entity;
- an ownership interest of 10 percent or 415,000 or more of the market value of the business entity;
- funds received from the business entity exceed 10 percent of _____ (my, his, her) gross income for the previous year;
- real property is involved and (I, he, she) have/has an equitable or legal ownership with a fair market value of at least \$2,500;
- My spouse, parent, child, son-in-law or daughter-in-law has a substantial interest in the involved real property or business entity. I have also checked which of the types of interests my relative has in the item.

PART TWO

(If part One is not applicable, please state your reason for abstaining here)


Signed this the 27th day of November, 2015.



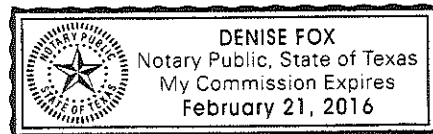
Signature of Director

BEFORE ME, the undersigned authority, this day personally appeared Suzette Freeman, and by oath swore that the facts herein above stated are true and correct to the best of her knowledge or belief.

Sworn to and subscribed before me on this the 27th day of November, 2015.



NOTARY PUBLIC - STATE OF TEXAS



MINUTES OF
REGULAR MEETING
SEPTEMBER 29, 2015

STATE OF TEXAS §
COUNTY OF NUECES §

On the 29th day of September, 2015, the Board of Directors for the Nueces County Water Control & Improvement District No. 4 convened at 3:00 p.m. in a Regular Meeting at the District Office, 315 South 9th Street, Port Aransas, Texas, there being present and in attendance the following to wit:

	President	Russ Miget
	Vice President	Josh Garcia
	Joan Holt	Secretary
	Secretary Pro-Tem	Suzette Freeman
	Director	Ed Reed
Staff:	Manager	Mark Young
	Attorney	Charles Zahn
	Finance Director	Denise Fox

The meeting was called to order at the scheduled hour by the presiding officer, Mr. Miget, pursuant to notice posted.

Minutes

A motion was made by Mr. Reed and seconded by Ms. Freeman to approve the minutes for the June 24th, 2015 meeting. The motion carried unanimously. (The minutes were mailed to each director prior to the meeting.)

Executive Session

A motion was duly made and seconded to recess the meeting and reconvene in an executive session as authorized by Texas Revised Civil Statutes G.C. § 551.072 for the following business:

- a. Discussion about purchasing land for future improvements on Mustang Island.

The board recessed the executive session and reconvened the open meeting.

Action Taken

Ms. Holt made a motion to authorize management to negotiate a purchase not to exceed \$300,000.00 for three lots. Mr. Garcia made a motion to second and the motion carried unanimously

Amend The proposed Resolution and Order Amending the Rate Schedule and the
Rate 2015-2016 Operating Budget was presented for review. After discussion, Mr. Reed
Schedule made a motion to approve the Resolution and Order to amend the rate schedule
and and the 2015-2016 Operating Budget. Ms. Holt seconded the motion and it carried
2015-2016 unanimously. (A copy of the Resolution and Order is attached and becomes a permanent
Budget part of these minutes.) A motion was made by Mr. Reed to increase the manager's
 salary to \$120,000.00 per year and in the future it will be increased at the same rate of all
 personnel. The motion was seconded by Ms. Holt and it carried unanimously.

Financial Ms. Fox presented the Financial Statements for August 2015. After review
Reports and discussion Ms. Freeman made a motion to accept the financial reports. Mr. Reed
 seconded the motion and it carried unanimously. (A copy of the financial reports are on
 file in the District's office.)

Manager's Mr. Young reported on maintenance and operations of the District. (A
Report copy of this report is on file in the District's office)

As there was no further business to come before the Board, a motion was
duly made and seconded to adjourn.

NUECES COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 4

ATTEST:


Joan Holt, Secretary


Russ Miget, President

2015-2016 Rates

AMENDED RATES EFFECTIVE 10/01/2015

Water and Wastewater Rates				Water and Wastewater Tap Fees				Additional District Rates			
Water Rates		Wastewater Rates		Water Tap							
Meier Size	Minimum Charge *	Minimum Charge *	Connect/Service Workorder Fee	Size				Fire Line (Monthly)			
3/4"	18.50	18.50	45.00	3/4"	1,400.00	*2		Return Check Fee		35.00	
1"	30.50	30.50	45.00	1"	1,500.00	*1*2*3		After Hours or Weekend call /hr.		50.00	
1 1/2"	60.00	60.00	45.00	1 1/2"	3,000.00	*1*2*3		Delinquent Fee (includes re-connect)		45.00	
2"	97.00	97.00	45.00	2"	3,500.00	*1*2*3		Delinquent Fee & After Hours Re-Connect		70.00	
3"	180.00	180.00	45.00	3"	5,000.00	*1*2*3		Unauthorized Connect or Re-Connect		100.00	
4"	300.00	300.00	45.00	4"	7,500.00	*1*2*3		Water Inspection Fee		60.00	
Consumption /1000 gallons over the min	\$4.50	\$3.25		Wastewater Tap				Sewer Inspection Fee		40.00	
				1,900.00				Developer/Const. Inspection Fee (hourly)		45.00	
				*1. Min charge. Final cost based on actual cost of installation and will be billed to				Crew Charge (hourly) one man		50.00	
				*2. If street crossing is required:				Crew Charge (hourly) two man		90.00	
				Bore				Crew Charge (hourly) three man		120.00	
				Small street cut				Adjust Meter Size (minimum)		100.00	
				Medium street cut				Raise/Lower Meter (minimum)		100.00	
				Large street cut				Test Meter (minimum)		50.00	
								Plan Review/Admin Fee (per hour)		75.00	

Additional District Rates	
Fire Line (Monthly)	40.00
Return Check Fee	35.00
After Hours or Weekend call /hr.	50.00
Delinquent Fee (includes re-connect)	45.00
Delinquent Fee & After Hours Re-Connect	70.00
Unauthorized Connect or Re-Connect	100.00
Water Inspection Fee	60.00
Sewer Inspection Fee	40.00
Developer/Const. Inspection Fee (hourly)	45.00
Crew Charge (hourly) one man	50.00
Crew Charge (hourly) two man	90.00
Crew Charge (hourly) three man	120.00
Adjust Meter Size (minimum)	100.00
Raise/Lower Meter (minimum)	100.00
Test Meter (minimum)	50.00
Plan Review/Admin Fee (per hour)	75.00

Equipment Charges	
Backhoe with operator (per hour)	90.00
Compressor (per hour)	30.00
Dewatering Equipment (per day)	300.00
Dump/Water Truck w/operator (per hour)	60.00
Sewer Router w/crew (per hour)	150.00

NUECES COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 4

RESOLUTION AND ORDER

AMENDING THE RATE SCHEDULE

On the 29th day of September, 2015 the Board of Directors of the Nueces County Water Control & Improvement District No. 4, convened in a Regular Meeting being open to the public at the regular meeting place thereof in said District, with the following members of the Board present:

<u>Russ Miget</u>	<u>President</u>
<u>Josh Garcia</u>	<u>Vice- President</u>
<u>Joan Holt</u>	<u>Secretary</u>
<u>Suzette Freeman</u>	<u>Secretary-Pro-Tem</u>
<u>Ed Reed</u>	<u>Director</u>

The President of the Board presented an order amending the Nueces County Water Control and Improvement District No. 4 Rate Schedule. Minutes of the September 29th, 2015 meeting will reflect the amended rates. Therefore, the Board of Directors organized a resolution to legally establish the amended rates.

The resolution and order was read in full and, after a full discussion thereof, Mr. Reed made a motion that it be adopted. The motion was seconded by Ms. Freeman. The motion, carrying with it the adoption of the resolution and order, prevailed by the following vote:

Ayes: 5
Nayes: -0-

The President then declared the resolution and order finally passed and adopted. The resolution and order is as follows;

BE IT ORDERED, by the Board of Directors of the Nueces County Water Control & Improvement District No. 4, that the Rate Schedule is amended as listed on the attached schedule and is effective after publication.

Passed and approved by the Board of Directors of the Nueces County Water Control & Improvement District No. 4 on the 29th day of September, 2015.

ATTEST:

Joan Holt
Joan Holt, Secretary

Russ Miget
Russ Miget, President

MINUTES OF
REGULAR MEETING

JUNE 24, 2015

STATE OF TEXAS §

COUNTY OF NUECES §

On the 24th day of June, 2015, the Board of Directors for the Nueces County Water Control & Improvement District No. 4 convened at 5:00 p.m. in a Regular Meeting at the District Office, 315 South 9th Street, Port Aransas, Texas, there being present and in attendance the following to wit:

	Vice President	Josh Garcia
	Secretary Pro-tem	Suzette Freeman
	Director	Ed Reed
Staff:	Manager	Mark Young
	Finance Director	Denise Fox
	Engineer	Jim Urban
	Attorney	Charles Zahn
Members		
Absent:	President	Russ Miget
	Secretary	Joan Holt

The meeting was called to order at the scheduled hour by the presiding officer, Mr. Garcia, pursuant to notice posted.

Minutes A motion was made by Ms. Freeman and seconded by Mr. Garcia to approve the minutes for the February 10th, 2015. The motion carried unanimously. (The minutes were mailed to each director prior to the meeting.)

District Mr. Young presented a contract with American Bank extending the term for
Depository 2 more years. After review, a motion was made by Mr. Garcia and seconded by Mr. Reed to accept American Bank as the District's depository and to authorize management to execute the document. The motion carried unanimously.

City of Mr. Young and Mr. Zahn updated the board on the City of Corpus Christi
Corpus water rates.
Christi

Master After discussion, Mr. Garcia made a motion to authorize management to
Plan contract with Urban Engineering to review and update the Master Plan for the purpose of
Update revising Capital Impact Fees. The motion was seconded by Mr. Reed and carried unanimously.

Capital Budget Update After discussion, Ms. Freeman made a motion to amend the capital budget by \$80,000.00 to reflect the Master Plan Update. The motion was seconded by Mr. Reed and carried unanimously.

Financial Reports Denise Fox presented the Financial Reports for April of 2015. After review, Ms. Freeman made a motion to accept the reports as presented. Mr. Reed seconded the motion and it carried unanimously. (A copy of the financial reports are on file in the District's office.)

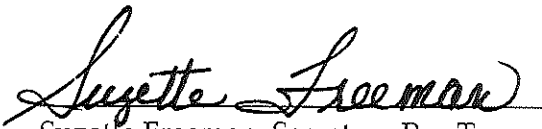
Engineer's Report Mr. Urban reported on current projects. (A copy of this report is on file in the district office.)

Manager's Report. Mr. Young reported on maintenance and operations of the District. (A copy of this report is on file in the District's office.)

As there was no further business to come before the Board, a motion was duly made and seconded to adjourn.

NUECES COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 4

ATTEST:


Suzette Freeman, Secretary Pro-Tem


Josh Garcia, Vice-President

MINUTES OF
REGULAR MEETING
FEBRUARY 10, 2015

STATE OF TEXAS §

COUNTY OF NUECES §

On the 10th day of February, 2015, the Board of Directors for the Nueces County Water Control & Improvement District No. 4 convened at 5:00 p.m. in a Regular Meeting at the District Office, 315 South 9th Street, Port Aransas, Texas, there being present and in attendance the following to wit:

	President	Russ Miget
	Vice President	Josh Garcia
	Secretary	Joan Holt
	Secretary Pro-tem	Suzette Freeman
Staff:	Manager	Mark Young
	Finance Director	Denise Fox
	Auditor	Allan L. Johnston
	Attorney	Charles Zahn
Members		
Absent:	Director	Ed Reed

The meeting was called to order at the scheduled hour by the presiding officer, Mr. Miget, pursuant to notice posted.

Minutes

A motion was made by Ms. Freeman and seconded by Mr. Garcia to approve the minutes for the September 30th, 2014 meeting and the minutes from the October 8th, 2014 meeting. The motion carried unanimously. (The minutes were mailed to each director prior to the meeting.)

2013-14

Audit

Mr. Johnston presented a review of the 2013-14 Audit. The Audit financial pages were mailed to each director prior to the meeting. The Audit had no exceptions reported. Mr. Garcia made a motion seconded by Ms. Holt to accept the audit as presented. The motion carried unanimously.

Attorney's
Contract

A motion was made by Ms. Freeman and seconded by Ms. Holt to approve a two-year renewal of the employment contract between the District and Attorney Charles Zahn and authorized the District Manager to execute the agreement. This contract is retroactive to October 1st, 2014. The motion carried unanimously. (the contract is on file in the District office)

Executive Session

A motion was duly made and seconded to recess the meeting and reconvene in an executive session as authorized by Texas Revised Civil Statutes G.C. § 551.071 for the following business:

- a. Deliberation about the decision by the City of Corpus Christi to change wholesale water rates.

The board recessed the executive session and reconvened the open meeting.

Action Taken

Ms. Freeman made a motion to authorize management to take whatever action is necessary to protect the district's rights under the treated water contract of Corpus Christi dated April 27th, 2010. Ms. Holt made a motion to second and the motion carried unanimously.

Financial Report

Ms. Fox presented the Financial Report ending December of 2014 and the Quarterly Investment Report. After review, Ms. Holt made a motion to accept the reports as presented. Mr. Garcia seconded the motion and it carried unanimously. (A copy of the reports are on file in the District's office.)


Manager's Report.

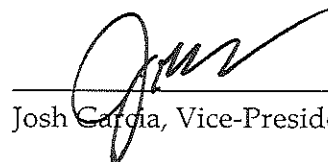
Mr. Young reported on maintenance and operations of the District. (A copy of this report is on file in the District's office.)

As there was no further business to come before the Board, a motion was duly made and seconded to adjourn.

NUECES COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 4

ATTEST:


Suzette Freeman, Secretary Pro-Tem


Josh Garcia, Vice-President