

MINUTES OF
REGULAR MEETING

October 12, 2017

STATE OF TEXAS §

COUNTY OF NUECES §

On the 12th day of October, 2016, the Board of Directors for the Nueces County Water Control & Improvement District No. 4 convened at 10:00 a.m. in a Regular Meeting at the District Office, 604 E Ave G Street, Port Aransas, Texas, there being present and in attendance the following to wit:

	President	Russ Miget
	Vice President	Josh Garcia
	Walter Sohl	Secretary
	Secretary Pro-Tem	Suzette Freeman
	Director	Ed Reed
Staff:	Manager	Mark Young
	Attorney	Charles Zahn
	Engineer	Jim Urban
	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 August 11th, 2017 meeting. The motion carried unanimously. (The minutes were mailed to each director prior to the meeting.) A copy of the minutes is attached.

**Amend
Rate
Schedule
and
2017-2018
Budget**

The proposed Resolution and Order Amending the Rate Schedule and the 2017-2018 Operating Budget was presented for review. After discussion, Ms. Freeman made a motion to approve the Resolution and Order to amend the rate schedule and the 2017-2018 Operating Budget. Mr. Reed seconded the motion and it carried unanimously. (A copy of the Resolution and Order is attached and becomes a permanent part of these minutes.)

**Tour
of
Facilities**

The Board toured the existing and the proposed future site of the District's office space.

**Temporary
Office**

After a discussion, Ms. Freeman made a motion to authorize the leasing of temporary office space. Mr. Sohl seconded the motion and it carried unanimously.

**New
Offices** After a discussion, Mr. Reed made a motion to authorize the design and bidding of the new office facilities. Mr. Garcia seconded the motion and it carried unanimously.

**Replacement
Equipment** After a discussion, Ms. Freeman made a motion to authorize management to purchase any new equipment necessary to replace equipment lost in Hurricane Harvey. The motion was seconded by Mr. Reed and carried unanimously.

**Hurricane
Harvey** After a discussion, a motion was made by Mr. Garcia to ratify the actions taken by staff in response to Hurricane Harvey, in particular, those items set forth on the attached list and overtime and assistance. A motion was made to give the following assistance checks:

Scott Mack	\$ 5,000.00
Denise Fox	\$ 3000.00
All hourly employees	\$ 500.00

The bonus for Mark Young was tabled until a later date. The motion was seconded by Mr. Sohl and it carried unanimously.

Also noted: checks for Hurricane Harvey assistance were issued August 29, 2017 in the amount of \$1,000.00 each for all field employees.

**Financial
Reports** Ms. Fox presented the Financial Statements for August 2017. After review and discussion Mr. Reed made a motion to accept the financial reports. Mr. Sohl seconded the motion and it carried unanimously. (A copy of the financial reports are on file in the District's office.)

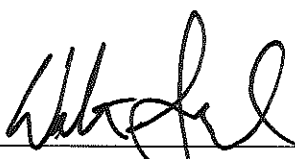
**Engineer's
Report** Mr. Urban reported on current projects.

**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)

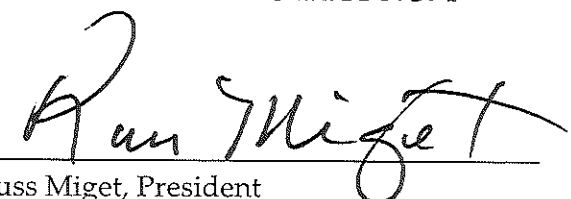
As there was no further business to come before the Board, a motion was duly made and seconded to adjourn.

NUECES COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 4

ATTEST:



Walter Sohl, Secretary



Russ Miget, President

NUECES COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 4
RESOLUTION AND ORDER
AMENDING THE RATE SCHEDULE

On the 12th day of October, 2017 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>Walter Sohl</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 October 12, 2017 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, Ms. Freeman made a motion that it be adopted. The motion was seconded by Mr. Reed. 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 12th day of October, 2017.

ATTEST:

Walter Sohl
Walter Sohl, Secretary

Russ Miget
Russ Miget, President

ACTIONS TAKEN IN RESPONSE TO HURRICANE HARVEY 08-25-2017

Borrowed 2 trucks from Gabe Goodman, Mako Construction

Borrowed 2 golf carts from Robert Tipps with Salt Water Line

Negotiated rent on Beach Club units 3 and 4

Gave each employee \$1,000

Rented 10 generators

Contracted electrical repairs at the Wastewater Plant

Rented a bypass sewer pump

Purchased 4 used pickup trucks

Purchased 1 new pickup truck

Borrowed a skid steer from Ronnie Urbanski

Contracted with Island Construction for addition manpower

Contracted with Rabalais Electric for SCADA repairs

Hired public adjuster to handle insurance

Contracted repairs to existing maintenance/inventory building

Contracted fence replacement

Purchased 1 generator

Had a control panel built for Cemetery lift station

Hired contract labor

Delivered Skid Steer to Bobcat for repairs

2017-2018 Rates

AMENDED RATES EFFECTIVE 10/01/2017

Water and Wastewater Rates			
Water Rates		Wastewater Rates	
Meter Size	Minimum Charge *	Minimum Charge *	Connect/Service Workorder Fee
	(For first 2,000 gallons)		
3/4"	20.00	20.00	45.00
1"	32.50	32.50	45.00
1 1/2"	62.50	62.50	45.00
2"	102.50	102.50	45.00
3"	190.00	190.00	45.00
4"	318.00	318.00	45.00
Consumption /1,000 gallons over the min	\$4.80	\$3.45	Out of district sewer \$5.75
* Each Individual Metered Apartment, SF Units, RV's, Etc are Subjected to SF Min. Sewer Rate			
Approved Sewer Truck Dump and Refill Max 2000 Gallons			100.00

Construction Water Rates			
Minimum for a 3" Fire Hydrant Meter	Consumption /1000 over the 2000 gallon	Connect/Relocation Fee	Tampering Fee / Unauthorized Use
\$280.00	\$7.20	\$45.00	100.00 Plus actual damages

Water and Wastewater Rates			
Drought Related Rates and Penalties **			
Water Restriction Violations		Penalty	
Offense		Written Notice	
1st		Disconnect Service w/ \$150.00 Reconnect	
2nd		Disconnect Service w/ \$300.00 Reconnect	
3rd		Disconnect Service w/ \$500.00 Reconnect	
4th		Disconnect Service w/ no Reconnect *	
5th		* May File Appeal to the Water Allocation and Review Committee	
**In Accordance with the Resolution Concerning Enforcement Provisions in the Drought Contingency Plan for the NCGWID4			

Water and Wastewater Rates			
Additional District Rates			
Size	Water Tap		
3/4"	1,400.00	*2	
1"	1,500.00	*1*2*3	
1 1/2"	3,000.00	*1*2*3	
2"	3,500.00	*1*2*3	
3"	5,000.00	*1*2*3	
4"	7,500.00	*1*2*3	
Wastewater Tap			
	1,900.00		
*1. Min charge. Final cost based on actual cost of installation and will be billed to			
*2. If street crossing is required:			
	Bore	\$500.00	
	Small street cut	\$600.00	
	Medium street cut	\$1,000.00	
	Large street cut	\$2,000.00	
3/4	Drop in meter	\$425.00	
1"	Drop in meter	\$500.00	
1"	From 3/4 If service allows	\$700.00	
*3. Special taps (deep sewer lines, large water lines, large street patches, taps with a by-pass, or taps with special street crossing requirements) are usually contracted and will be billed at actual cost.			
Equipment Charges			
Backhoe with operator (per hour)			
Compressor (per hour)			
Dewatering Equipment (per day)			
Dump/Water Truck w/operator (per hour)			
Sewer Router w/crew (per hour)			

MINUTES OF
REGULAR MEETING
AUGUST 11, 2017

STATE OF TEXAS §

COUNTY OF NUECES §

On the 11th day of August, 2017, 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
	Secretary Pro-tem	Suzette Freeman
	Vice President	Josh Garcia
	Secretary	Walter Sohl
	Director	Ed Reed
Staff:	Manager	Mark Young
	Finance Director	Denise Fox
	Engineer	Jim Urban
	Attorney	Charles Zahn

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. Sohl to approve the minutes for the May 11th, 2017. The motion carried unanimously. (The minutes were mailed to each director prior to the meeting.)

**Public
Hearing**

The Regular Meeting was recessed and a public hearing was opened to discuss the adoption of a capital impact fee.

After reconvening in the Regular Meeting, Mr. Garcia made a motion to approve the Capital Impact Fee per service unit with an impact fee calculation per water unit of \$2.11 per gallon and an impact fee per wastewater unit of \$4.76 per gallon, said fee to be effective January 1st, 2018. Ms. Freeman seconded the motion and it carried unanimously.

**Executive
Session**

At 6:32 p.m. Mr. Miget announced that the Board of Directors would go into Executive session pursuant to §551.072 of the Texas Government and Texas Disciplinary Rules of Professional Conduct rule 1.05 to discuss the purchase or exchange of real property on Mustang Island, Nueces County, Texas with possible action and discussion in open session.

**Action
Taken**

The board reconvened in open session at 6:36 and Mr. Garcia made a motion to authorize the District Manager to take the steps necessary to obtain a tract or parcel of land on Mustang Island to construct facilities for the operation of the district. The motion was seconded by Mr. Sohl and it carried unanimously.

**1995 Ford
Dump Truck**

Ms. Freeman made a motion to authorize management to advertise and sell a 1995 Ford dump truck. Mr. Sohl seconded the motion and it carried unanimously.

**Deferred
Construction**

Mr. Garcia made a motion to table this item until a later date. Mr. Sohl seconded the motion and it carried unanimously.

**Financial
Reports**

Denise Fox presented the Financial Reports for June of 2017. After review, Mr. Reed made a motion to accept the reports as presented. Ms. Freeman 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:


Walter Sohl, Secretary


Russ Miget, President

MINUTES OF
REGULAR MEETING

MAY 11, 2017

STATE OF TEXAS §

COUNTY OF NUECES §

On the 11th day of May, 2017, 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
	Secretary Pro-tem	Suzette Freeman
	Secretary	Walter Sohl
Staff:	Manager	Mark Young
	Finance Director	Denise Fox
	Engineer	Jim Urban
	Attorney	Charles Zahn
Members	Vice President	Josh Garcia
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 Mr. Sohl and seconded by Ms. Freeman to approve the minutes for the February 7th, 2017. The motion carried unanimously. (The minutes were mailed to each director prior to the meeting.)

**District
Depository**

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

**Proposal
for Future
Audits**

Mr. Young presented to the board a proposal from Allan L Johnston regarding future audits. Ms. Freeman made a motion to accept the proposal. Mr. Sohl seconded the motion and it carried unanimously.

**Corpus
Christi
Water
Contract**

The board discussed the treated water supply contract with the City of Corpus Christi.

Development Policy The board agreed to begin creating a policy that provides guidelines to allow developers to file plats prior to project completion.

Capital Impact Fee Amendment A motion was made by Mr. Sohl to authorize staff to call a public hearing on August 10, 2017 regarding amending the Capital Impact Fee. Ms. Freeman seconded the motion and it carried unanimously.

Island Strategic Action Committee A motion was made by Ms. Freeman to appoint Keith McMullin as a representative to the Island Strategic Action Committee. Mr. Sohl seconded the motion and it carried unanimously.

Financial Reports Denise Fox presented the Financial Reports for March of 2017. After review, Ms. Freeman made a motion to accept the reports as presented. Mr. Suhl 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.)

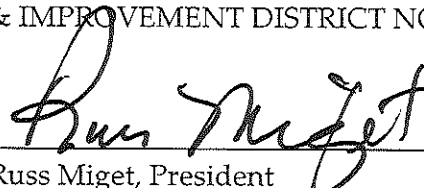
As there was no further business to come before the Board, a motion was duly made and seconded to adjourn.

ATTEST:



Walter Sohl, Secretary

NUECES COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 4



Russ Miget, President

MINUTES OF
REGULAR MEETING
FEBRUARY 7, 2017

STATE OF TEXAS §

COUNTY OF NUECES §

On the 7th day of February, 2017, 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	Walter Sohl
Staff:	Manager	Mark Young
	Finance Director	Denise Fox
	Auditor	Allan L. Johnston
Members		
Absent:	Director	Ed Reed
	Secretary Pro-tem	Suzette Freeman

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. Garcia and seconded by Mr. Sohl to approve the minutes from the October 4th, 2016 meeting, the minutes from the November 1st, 2016 meeting and the minutes from the December 19th, 2016 meeting. The motion carried unanimously. (The minutes were mailed to each director prior to the meeting.)

**2015-16
Audit**

Mr. Johnston presented a review of the 2015-16 Audit. The Audit financial pages were mailed to each director prior to the meeting. The Audit had no exceptions reported. Mr. Sohl made a motion seconded by Mr. Garcia to accept the audit as presented. The motion carried unanimously.

**Future
Elevated
Storage
Tank**

Mr. Young presented the bid for the future Elevated Storage Tank. After discussion, Mr. Sohl made a motion to accept the bid from Landmark Base Bid A and Additive Alternate No 1 at a cost of \$ 2,581,000.00 for the base bid plus \$ 20,000.00 for the additive alternate no. totaling \$2,601,000.00. The motion was seconded by Mr. Garcia and carried unanimously.

**Financial
Report**

Ms. Fox presented the Financial Report ending December of 2016 and the Quarterly Investment Report. After review, Mr. Garcia made a motion to accept the reports as presented. Mr. Sohl 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.

ATTEST:

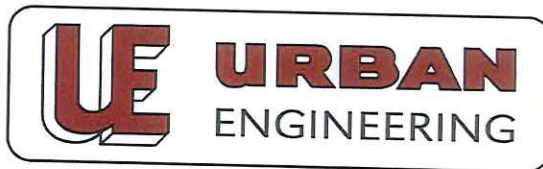


Walter Sohl, Secretary

NUECES COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 4



Russ Miget, President



Job No. 9872.B6.00

February 2, 2017

N.C.W.C. & I.D. #4
Attn: Mark Young
315 So. Ninth Street
Port Aransas, TX 78373

Subject: 1.0 Million Gallon Composite Elevated Tank, Port Aransas, Texas

Dear Mr. Young:

Transmitted herewith is a bid tabulation of bids received for the subject project. We have reviewed these bids and recommend award of project to Landmark Structures I, L.P. for base bid 'A' in the amount of \$2,581,000.00. If you have any questions, please call.

Sincerely,

URBAN ENGINEERING

Stephen P. Grunewald, P.E.

SPG/ph
Enclosures

(361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

www.urbaneng.com

TBPE Firm #145

TBPLS Firm #10032400

FAX (361)854-6001

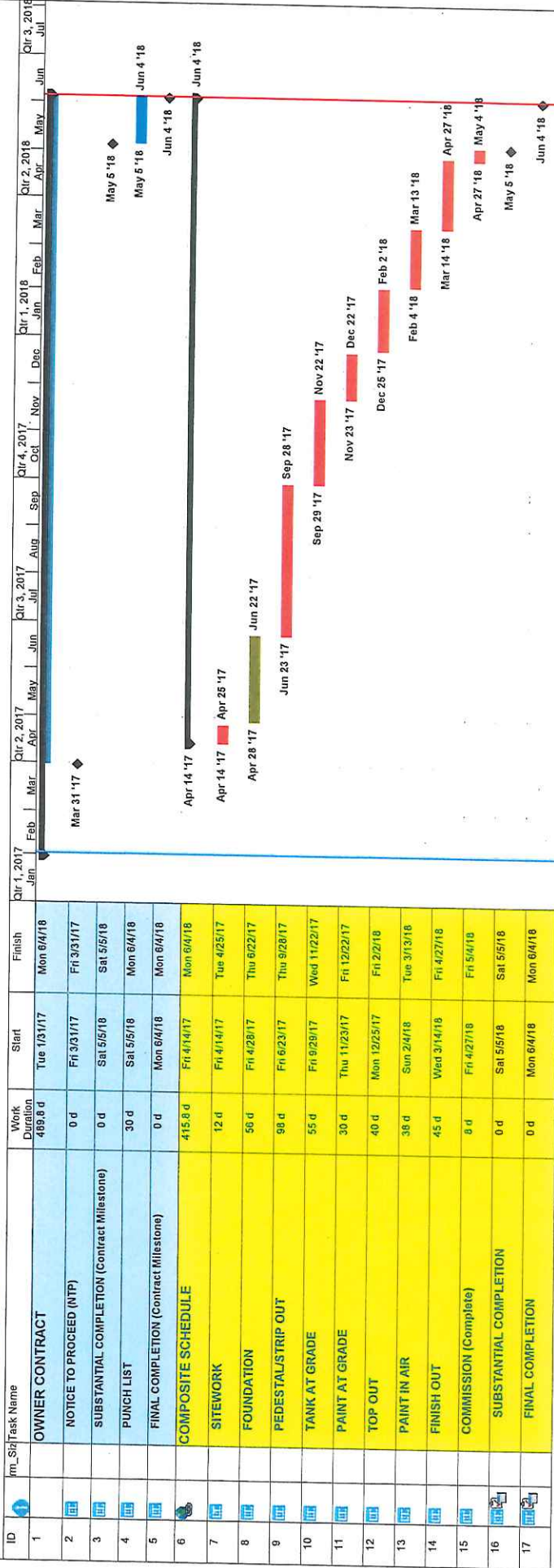
BID TABULATION

PROJECT: NCWC & ID #4 1.0 MILLION GALLON COMPOSITE ELEVATED TANK PORT ARANSAS, TX.

JOB NO. 9872.B6.00									
BID DATE: 1/31/17									
				Engineer's Estimate		Landmark		CB&I	
	Description	Quantity + 5%	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	BASE BID "A" 1.0 Million Gallon Composite Water Storage Tank w/all Accessories, Appurtenances and Fencing - 3 Year Painting System Warranty	1	LS	\$ 2,700,000.00	\$ 2,700,000.00	\$2,581,000.00	\$ 2,581,000.00	\$ 2,795,000.00	\$ 2,795,000.00
	BASE BIDE "B"								
1	Base Bid with Additional 2 Years of Warranty on the Tank Painting System	1	LS	\$ 2,740,000.00	\$ 2,740,000.00	\$2,613,000.00	\$ 2,613,000.00	\$ -	\$ -
	ADDITIVE ALTERNATE NO. 1								
1	Supplemental Internal Tank Mixing System	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 16,000.00	\$ 16,000.00
	Number of Calendar Days			420		400		460	



Port Aransas, TX
Tentative Project Schedule



Task

Critical Task

Progress

Milestone

Summary

Rolled Up Task

Rolled Up Critical Task

Rolled Up Milestone

Group By Summary

Deadline

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only