

MINUTES OF REGULAR MEETING OF
SAN LEON MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The Board of Directors of the San Leon Municipal Utility District met in regular session, open to the public, on Wednesday, December 19, 2018, at 6:30 p.m. at the District's regular meeting place at the San Leon Volunteer Fire Department 337 12th Street, San Leon, Texas. Constituting a quorum, the following members of the Board were present, to-wit:

Joe Manchaca, President Tyson Kennedy, Vice President
Kenneth Bishop, Treasurer Keith Gossett, Director

Not Present: Kelly Neason, Asst. Secretary

Also present were Janice Hoffman, Office Manager, Andrew Miller, District Manager, Steve DonCarlos, District's Attorney, Hal Walker, District's Engineer, Perry Larvin, District's Security, Oscar Gutierrez and Reagan Gaspar with Commercial Benefits.

Not Present: Ken Keller, Field Superintendent

Call Meeting to Order:

Meeting called to order at 6:30 pm.

Comments from District Residents:

W. Jakubas had comments regarding the moratorium and the process to come before the Board for approvals on any developments. No other comments from District residents.

Approve Election of Officers:

Tabled.

Consider and Approve Aerobic System at 1999 Broadway for Lita Dishongh:

There were discussions regarding the aerobic system for Lita Dishongh wants to install at 1999 Broadway. J. Manchaca said that if the county and state give you approval, there would be no issues with the District. There were discussions regarding the future lift station at 23rd and Broadway.

Discuss, Consider and Approve Proposed Development at Bayshore and 26th St. for Lori Lieb:

Lori Lieb discussed her development at Bayshore and 26th to be commercial retail strip center and there will be three (3) spaces for small businesses, no washateria. J. Manchaca stated that the Board approves a tentative approval at this time.

Discuss, Consider and Approve Proposed Development at 824 24th for Robert Saldierna:

Robert Saldierna discussed his development at 824 24th to be 85' wide x 350' deep with the intention of putting in eleven (11) homes that are 480 square feet. J. Manchaca said there will not be an approval at tonight's meeting, this will take further discussions.

Approve the Minutes of the Regular Meetings for November 14, 2018 and November 19, 2018:

Keith Gossett made the motion to approve the Minutes of the Regular Meetings for November 14, 2018 and November 19, 2018, seconded by Ken Bishop. All in favor, motion carried unanimously.

Consider and Approve the Engineer's Report:

Hal Walker presented the Engineer's Report to the Board. Reimbursement to the General Account; had several conversations with Andrew Painter, TCEQ and he said that it is looking good to reimburse the account with the bond funds. The District has written a notice to do so, as long as we stay in the scope of what was in the bond application. There were discussions regarding the expansion of the WWTP and calling a bond election. WWTP Expansion; design continues, 25% done with the structural drawings and about to authorize the electrical. WWTP Emergency Generator; will need a new pad. Tyson Kennedy inquired whether the pad could be elevated higher to ensure flood water would not reach the generator. H. Walker responded that he would look into it. The bids will be advertised at the beginning of 2019. WWTP Discharge Permit; there was a resident, Emmitt Brandon, made some comments to TCEQ, we should hear something within the next 30 to 45 days. There was discussion regarding the manholes in the lower areas of the District. Tyson Kennedy made the motion to approve the Engineer's Report, seconded by Keith Gossett. All in favor, motion carried unanimously.

Consider and Approve the Field Superintendent's Report:

J. Manchaca said that Ken Keller was not present at this meeting that if anyone had questions regarding the Field Superintendent's Report to contact him another day. Ken Bishop made the motion to approve the Field Superintendent's Report, seconded by Tyson Kennedy. All in favor, motion carried unanimously.

District Manager's Report:

Emergency radios are not here yet, but are coming; 25 requests for service, 15 were available; 9th and J lift stations automatic switch was repaired; Elevated Storage Tank, pilings are up and starting to put up the framework for the foundation on the platform on the mezzanine. Completion date is set for May 2019; Completed the warranty work on the Elevated Storage Tank; The ITrackers are installed trial set to be completed January 2019; Received a call for a resident asking to purchase land near the lift station at 3rd & Ave G; had a meeting with H. Walker on the WWTP expansion; the water plant generator, K. Keller said that he has been keeping regular maintenance on it so there would be no need to replace it, so there will be the extra funds for that project available to reimburse the cost on the WWTP expansion design; Had conversation with Chris Lane regarding a Bond for the WWTP Expansion; Met with Kevin Ellis regarding the contract with Impact; Attached a sheet to the report regarding operational cost savings for the District; Communicated with customer, Frontier regarding a major leak at 2350 Broadway; There were communications with Dale Brown and sent it to the District's attorney; Outstanding receivables, we had six (6) more accounts that were collected; Still looking into GLO regarding recovery funds from hurricane Harvey that may become available for the District; There was discussions regarding the port a potty at the 6th Street ball park; There were discussions regarding the taps being done in house instead of having the contractors install;

Consider and Approve Sludge Haul Contract with Sprint:

There were discussions regarding the sludge haul contract, nothing was approved.

Consider and Approve the Office Manager's Report:

Janice Hoffman presented the Office Manager's Report to the Board. Ken Bishop made the motion to approve the Office Manager's Report; seconded by Tyson Kennedy. All in favor, motion carried unanimously.

Consider and Approve Reimbursement Resolution from the 2017 Bond Funds for Expenses:

Ken Bishop made the motion to approve the reimbursement resolution in the amount of \$9,181.89 from the 2017 Bond funds for expenses; seconded by Keith Gossett. All in favor, motion carried unanimously.

Discuss and Follow up on Outstanding Issues:

There were no outstanding issues.

Director's Report:

There were many discussions regarding calling for another Bond election for the WWTP expansion. Discussions only nothing to approve.

Recess into Executive Session Pursuant to Section 551.071/551.072 and 551.074 of the Texas Government Code;

Recess into Executive Session at 8:19 p. m.

Return to Special Session and Act on Matters Discussed in Executive Session;

Returned to Special Session at 8:31 pm and acted on matters discussed in Executive Session. There was nothing to approve, discussions only.

Adjourn Meeting;

Ken Bishop made the motion to adjourn the meeting at 8:33 pm, seconded by Keith Gossett. All in favor, motion carried unanimously.

Approved:



Joe Manchaca
President, Board of Directors

Attest:



Tyson Kennedy
Vice President, Board of Directors