

**MINUTES OF THE REGULAR MEETING
GALVESTON COUTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
REGULAR BOARD OF DIRECTORS MEETING
Monday, August 15, 2022
2320 Falco Street
Dickinson, Texas
5:00 p.m.**

The Board of Directors of Galveston County Water Control & Improvement District No. 1 of Galveston County, in Dickinson, Texas, met in a regular session, open to the public, on August 15, 2022, at 2320 Falco Street, Dickinson, Texas, thereof, and the roll was called of the duly constituted officers and members of the board, to wit:

Ron Morales	President	Present
Shamarion M. Barber	Vice President	Present
Doreen E. Bridges	Secretary-Treasurer	Present
John W. Mitchiner	Director	Present
Jeffrey Spriggins	Director	Present

Also, present were: General Manager Ivan Langford; Keith Morgan; Aurora Amaro; Laura Garza; Nancy Click; Dylan Caldwell; John Campbell; and Angela Maloney of Galveston County W.C.I.D. No. 1; Ryan Nokelby, PE of HDR Engineering, Inc.; Scott Bounds, Attorney of Olson & Olson LLP; James Gilley, Jr., Executive Director of U.S. Capital Advisors LLC; Deval Allums, Account Executive of Ameresco, Inc.; and Kathy Thomas of Community Strategies LLC.

Guest(s): None.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was called to order by President Morales at 5:00 p.m. All said members were in attendance, and a quorum was established by Secretary-Treasurer Bridges.

PRAYER AND PLEDGE OF ALLEGIANCE

Vice President Barber led those present in prayer. Director Mitchiner led those present in the Pledge of Allegiance and the Pledge to the Texas Flag.

CITIZENS' COMMENTS (Time Limit: 5 minutes per speaker)

There were no Citizens' Comments.

CONSENT AGENDA/APPROVAL OF MINUTES

- 1. Discuss and take action on approval of payment of Directors' Per Diem requests for July, 2022.**

2. Discuss and take action on approval of minutes for the Regular Board Meeting of July 18, 2022.

A motion was made by Vice President Barber and seconded by Director Spriggins to approve the consent agenda, payment of Directors' per diem requests for July, 2022 and minutes for the Regular Board Meeting of July 18, 2022. The motion passed unanimously.

REGULAR AGENDA/OTHER BUSINESS

3. Discuss and review financing options for proposed 2023 bond sale.

Mr. James Gilley, Jr., Executive Director of U.S. Capital Advisors LLC, discussed and reviewed financing options for the proposed 2023 bond sale. Mr. Gilley answered the Board of Directors' questions and concerns.

General Manager Langford addressed concerns about the proposed 2023 bond sale. Mr. Langford answered the Board of Directors' questions and concerns.

There was no action taken.

4. Discuss and review General Fund Revenues for the proposed Fiscal Year 2022-2023 Budget.

Chief Financial Officer Aurora Amaro and General Manager Ivan Langford addressed the Board of Directors concerning the proposed Fiscal Year 2022-2023 Budget.

Chief Financial Officer Aurora Amaro discussed and reviewed the General Fund Revenues for the proposed Fiscal Year 2022-2023 Budget. Ms. Amaro answered the Board of Directors' questions and concerns.

There was no action taken.

5. Discuss and present the 2022 Appraisal Roll showing the 2022 appraised, assessed, and taxable value for all properties of the District.

Chief Financial Officer Aurora Amaro reviewed the 2022 Appraisal Roll showing the 2022 appraised, assessed, and taxable value for all properties of the District. Ms. Amaro stated that the certified property valuations for the 2022 tax year have increased by approximately 14%, and the 2022 tax year valuations are \$1,847,747,798. Ms. Amaro also answered Board of Directors' questions and concerns.

There was no action taken.

6. Discuss and take action on a proposed tax rate for the year 2022 and set the date for the Public Hearing for said tax rate.

Chief Financial Officer Aurora Amaro reviewed the calculation schedule which showed the proposed property tax rate for tax year 2022. Ms. Amaro answered Board of Directors' questions and concerns.

A motion was made by Secretary-Treasurer Bridges and seconded by Vice President Barber to approve a proposed tax rate for the year 2022 at \$0.035681 for debt services and \$0.100000 for maintenance and operations for a total proposed tax rate of \$0.135681. The motion passed unanimously.

A motion was made by Secretary-Treasurer Bridges and seconded by Vice President Barber to approve setting the date for the Public Hearing for said tax rate on August 30, 2022 at 12:00 p.m. The motion passed unanimously.

7. Discuss and review the Employee Pay Plan.

General Manager Langford discussed the current Employee Pay Plan outlining the District's Pay for Performance plan. Mr. Langford explained that this plan was suspended by the Board years ago and replaced with across-the-board "step increases" based on the employee's anniversary date, but the Employees' Handbook was never updated. He stated that it is his intent to update the section of the Employees' Handbook on pay, but he would like some direction from the Board on type of pay plan, such as Pay for Performance, Step Plan or Hybrid.

Mr. Langford answered Board of Directors' questions and concerns.

There was no action taken.

8. Discuss and take action to approve Invoice No. 6 from HDR Engineering, Inc. for the General Land Office (GLO) CDBG Mitigation Grant Project (Contract #22-085-035-D279) in the amount of \$44,550.00.

A motion was made by Secretary-Treasurer Bridges and seconded by Vice President Barber to approve Invoice No. 6 from HDR Engineering, Inc. for the General Land Office (GLO) CDBG Mitigation Grant Project (Contract #22-085-035-D279) in the amount of \$44,550.00. The motion passed unanimously.

9. Discuss and take action to approve Ordinance No. 2022-01 of the Galveston County Water Control and Improvement District No. 1 Amending Ordinance 2021-06 related to rates and fees for services and rules and regulations; Amending Section 1-5 (a), Fire Protection Services Fee, to define residential connection; and providing an effective date.

A motion was made by Vice President Barber and seconded by Director Spriggins to approve Ordinance No. 2022-01 of the Galveston County Water Control and Improvement District No. 1 Amending Ordinance 2021-06 related to rates and fees for services and rules and regulations; Amending Section 1-5 (a), Fire Protection Services Fee, to define residential connection; and providing an effective date. The motion passed unanimously.

10. Discuss and take action to approve changing customer water bill to reflect itemized billing.

General Manager Langford discussed changing the current customer water bill to reflect itemized billing.

A motion was made by Secretary-Treasurer Bridges and seconded by Director Mitchiner to approve changing the customer's water bill to reflect itemized billing, but to exclude adding the cost of purchased water as a separate line item on the bill. The motion passed unanimously.

11. Discuss and take action to amend the Community Strategies Consulting Agreement.

A motion was made by Secretary-Treasurer Bridges and seconded by Vice President Barber to amend the Community Strategies Consulting Agreement. The motion passed unanimously.

12. Discuss proposed logo on the elevated storage tank at the Hollywood Water Plant.

General Manager Langford discussed the proposed logo on the elevated storage tank at the Hollywood Water Plant. Mr. Langford asked the Board of Directors to give him some ideas of what they would like to see put on the elevated storage tank. Mr. Langford answered Board of Directors' questions and concerns.

There was no action taken.

13. Discuss and review Bond Projects Updates; on-going Engineering and Construction Projects.

Mr. Ryan Nokelby, PE of HDR Engineering, Inc., updated the Board of Directors concerning the on-going Bond Projects and on-going Engineering and Construction Projects for the month of July. Mr. Nokelby answered the Board of Directors' questions and concerns.

There was no action taken.

14. Hear reports from Legal Counsel - Olson & Olson LLP.

Mr. Scott Bounds, our Legal Counsel, reported that he had no legal report.

There was no action taken.

15. Receive Monthly Reports & Investment Report

- a. Financial Report & Investment Report
- b. Monthly Tax Report
- c. Travel & Training Expense Statements
- d. Galveston County Health District - Monthly Report
- e. Utilities Plants Update / Wastewater Discharge Monitor Report (DMR) / Monthly Water Operating Report
- f. Update on 2021 CDBG-MIT Grant Administration Staff Reports
 - Human Resources Report
 - Safety Report
 - Field Operations Report
 - Plant Operations Report

Financial Accountant Laura Garza reviewed the Financial Report for the month of July, 2022. Ms. Garza answered the Board of Directors' questions and concerns. There was no action taken.

Department Heads and staff reviewed and discussed their monthly reports. There was no action taken.

16. Discuss and take action on item(s) from Staff Reports, if necessary.

There was no action taken.

Convene into executive session to discuss personnel matters pursuant to open meetings act section 551.074 of the Texas Government Code and/or section 551.071 of the Texas Government Code for consultation with attorney for pending or contemplated litigation, and/or section 551.072 of the Texas Government Code for deliberations about real property and/or sections 551.076 and 551.088, deliberation regarding security audits.

Re-convene into open session and authorize any necessary action concerning personnel matters and/or pending or contemplated litigation and/or deliberations about real property and/or sections 551.076 and 551.088, deliberations regarding security audits.

17. Discuss and take action on item(s) from Executive Session.


There was no action taken.

CLOSING COMMENTS/ANNOUNCEMENTS/RECOGNITION

There were no public announcements and/or recognition.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.


Secretary for the Board of Directors