

**MINUTES OF THE REGULAR MEETING  
GALVESTON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1  
REGULAR BOARD OF DIRECTORS MEETING  
Monday, December 19, 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 December 19, 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	<b>Present</b>
Shamarion M. Barber	Vice President	<b>Present</b>
Doreen E. Bridges	Secretary-Treasurer	<b>Present</b>
John W. Mitchiner	Director	<b>Present</b>
Jeffrey Spriggins	Director	<b>Present</b>

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; and Kathy Thomas of Community Strategies LLC.

Guest(s): Rev. William King.

**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**

Secretary-Treasurer Bridges led those present in prayer. Vice President Barber 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 payments of Directors' Per Diem requests for November, 2022.**

2. **Discuss and take action on approval of minutes for the Regular Board Meeting of November 21, 2022.**
3. **Discuss and take action to approve Invoice No. 9 from HDR Engineering, Inc. for the General Land Office (GLO) CDBG Mitigation Grant Project (Contract #22-085-035-D279) in the amount of 14,850.00.**
4. **Discuss and take action to approve Resolution No. 2022-07 authorizing and directing the General Manager to execute all documents necessary for the purchase of land at 3216 Avenue H, Dickinson, Texas.**
5. **Discuss and take action to approve Resolution No. 2022-08 Amending Authorized Representatives for TexPool Participant Services.**

A motion was made by Director Mitchiner and seconded by Secretary-Treasurer Bridges to approve the consent agenda, payment of Directors' per diem requests for November, 2022, minutes for the Regular Board Meeting of November 21, 2022, and to approve Invoice No. 9 from HDR Engineering, Inc. for the General Land Office (GLO) CDBG Mitigation Grant Project (Contract #22-085-035-D279) in the amount of 14,850.00, Resolution No. 2022-07 authorizing and directing the General Manager to execute all documents necessary for the purchase of land at 3216 Avenue H, Dickinson, Texas, and Resolution No. 2022-08 Amending Authorized Representatives for TexPool Participant Services. The motion passed unanimously.

#### **REGULAR AGENDA/OTHER BUSINESS**

6. **Discuss and take action on approval of Public Property Finance Contract (PPFC) with First Security Finance, Inc.; Resolution and General Certificate authorizing PPFC, Escrow Agreement with Bank of OZK, and related matters thereto.**

A motion was made by Director Mitchiner and seconded by Vice President Barber to approve the Public Property Finance Contract (PPFC) with First Security Finance, Inc.; Resolution and General Certificate authorizing PPFC, Escrow Agreement with Bank of OZK, and related matters thereto. The motion passed unanimously.

7. **Discuss and take action on approval of TCEQ Supplemental Environmental Project.**

General Manager Ivan Langford explained that the District received a Proposed Agreed Order dated November 30, 2022 from the Texas Commission on Environmental Quality (TCEQ) for three (3) outstanding permit violation classifications dating back over two (2) years, all of which we were aware of and all were immediately addressed at the time. First classification violations were wastewater treatment exceedances between Feb 2021 and May 2021 – as reported to the Board and the TCEQ then, these were a direct result of Winter Storm Uri and subsequent removal of

grit accumulation in all three aeration basins. The second group were also self-reported sewer overflows during high rainfall events in May and July 2021. The third was the lapse in our stormwater discharge permit that was brought to our attention last August and resolved last month. The Settlement Order is a fine of \$55,625, with \$11,125 deferred if we comply with the provisions of the Order. (We have already met those requirements.) TCEQ allows us, in lieu of writing a check to TCEQ, we are allowed to place the remaining due of \$44,500 toward a local or regional pre-approved Supplemental Environmental Project (SEP).

Mr. Langford discussed and reviewed the TCEQ Supplemental Environmental Project, and he recommended participation in the Houston-Galveston Area Council's Wastewater Treatment Assistance Program. Mr. Langford answered Board of Directors' questions and concerns.

A motion was made by Secretary-Treasurer Bridges and seconded by Vice President Barber to approve the TCEQ Supplemental Environmental Project participating in the Houston-Galveston Area Council's Wastewater Treatment Assistance Program and authorize the President of the Board to sign the Agreed Order. The motion passed unanimously.

**8. Hear communications update from Community Strategies LLC.**

Ms. Kathy Thomas of Community Strategies LLC gave a presentation concerning the Communications Update.

There was no action taken.

**9. Discuss escalation, supply chain and market volatility impacts to existing and future District project construction budgets.**

Mr. Ryan Nokelby, PE of HDR Engineering, Inc., discussed the escalation, supply chain and market volatility impacts to existing and future District project construction budgets. Mr. Nokelby answered Board of Directors' questions and concerns.

There was no action taken.

It was the consensus of the Board of Directors that a Board workshop be scheduled for Monday, January 9, 2023, at 4:00 p.m. to discuss impacts to existing and future District project construction budgets.

**10. Discuss and review Bond Project 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 November. Mr. Nokelby answered the Board of Directors' questions and concerns.

There was no action taken.

**11. 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.

**12. Receive Monthly Reports & Investment Report**

- a. Financial Report & Investment Report
  - b. Monthly Tax Report
  - c. Galveston County Health District - Monthly Report
  - d. Thomas S. Mackey Water Treatment Plant – Monthly Report
  - e. Utility Plants Update / Wastewater Discharge Monitoring Report (DMR) / Monthly Water Operating Report
- 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 November, 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.

**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.**

The Board convened into Executive Session at 6:11 p.m.

- a. **Consider amended and restated agreement with Ivan Langford Consulting.**

**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.**

The Board re-convened into open session at 6:26 p.m. into open meeting to consider action on matters deliberated in the closed meeting.

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

A motion was made by Vice President Barber and seconded by Secretary-Treasurer Bridges to approve the amended and restated agreement for Consulting and Personal Services between Galveston County Water Control & Improvement District No. 1 and Ivan Langford Consulting with a 5% pay increase. The motion passed unanimously.

**CLOSING COMMENTS/ANNOUNCEMENTS/RECOGNITION**

There were no public announcements and/or recognition.

**ADJOURNMENT**

The meeting adjourned at 6:28 p.m.

  
Secretary for the Board of Directors