

Bayview Municipal Utility District

309 Miles Rd
Bacliff, Texas 77518

Regular Board Meeting Minutes October 17, 2024

Board Members Present: Brian Weisinger, Nick Maudlin, Ed Koch, Leland Gregory
Present: Richard Evans, Janice Hoffman, Steve DonCarlos
Guest Present: Jeff Thompson, Evangeline Atkinson, Brian Byrom,
Shawn Williamson
Not Present: James Wistinhausen, Rich Oller,

Call Meeting to Order at 5:00 pm


- 1) Pledge
- 2) Approve the Minutes of September 19, 2024, Regular Board Meeting and October 2, 2024, Special Meeting. Edward Koch made the motion to approve the Minutes of September 19, 2024, Public Hearing/Regular Board Meeting and October 2, 2024, Special Board Meeting, seconded by Nick Mauldin. All in favor, motion carried.
- 3) Comments from District's Residents. Jeff Thompson discussed the line that was installed down South Bay Ave and said there was a big hole, contact Richard Evans and the hole was fixed. He asked when he was going to get connected to it. Richard Evans stated that once the line goes in at TCYC, which will be soon, it will be connected.
- 4) Discussions regarding Stanley Transier leak at 2912 Leroy. Mr. Transier discussed his leak at the meter. The Board stated that the leak was on his side of the meter and the only this that can be done is to adjust the sewer since it didn't go down the sewer. There was nothing to approve.
- 5) Discussion and Approval of Allowing Insurance Claim for Mr. Byrom regarding Sewer Backup at 230 Middleton. There was a letter sent to Bayview MUD from TML to offer Mr. Byrom the Supplemental Sewer Backup Coverage of (\$5,000 excess limit). Shawn Williamson, Mr. Byrom's attorney, told the board that he would sue the District, or the District can make an offer to Mr. Byrom in the amount of \$30,000 for the damage to his floors. The Board said they will have a special meeting to discuss and will get back with them regarding this. Nothing was approved at this meeting.
- 6) Review and Possible Approval Regarding Commercial Real Estate, Elizabeth Clampett to Negotiate for the Easements and land purchase by the plant. Nick Maudlin stated that Elizabeth Clampett was going to meet with the landowners of the easements. There were discussions regarding the easements behind the Duck and the other land in question. There would be no need for the easements to hold off on those easements except for the land near the treatment plant. Nick Maudlin made the motion to approve negotiations with the property owners near the treatment plant, seconded by Edward Koch. All in favor, motion carried.

- 7) Engineer's Report – Rich Oller
 - a) Update on TxDot Hwy 146 Expansion, Proposed Utility Relocation & Easement Right of Way Estimate of cost of relocating water/sewer lines and Action if Needed. Rich Oller stated a separate proposed sewer alignment using the recorded easements from the Miller's shows where a new sewer could be placed and the existing sewer along Hwy. 146 would be removed completely.
 - b) Bidding process for work to be accomplished: West and East side of Hwy 146. Still waiting on TxDOT to approve the construction permit.
 - c) Presentation, Discussion and Possible Action on any item discussed under the Engineer's Report. Middleton Lift Station is now being assembled in Dallas. Shawn Yancey's report said that this is anticipated to be delivered early to mid-December. Water and sewer rate analysis – suggest that OEI assemble a rate analysis for the Board's review and approval. This gives a third-party recommendation on a proposal rate structure.
- 8) Discussion and Approval Regarding updates on TxDOT and Highway 146 Projects, Construction Phases and Timeline – No updates
- 9) Superintendent's Reports - Richard Evans
 - a) Water and Wastewater Reports - Water 102,000 average per day, Wastewater 244,000 average per day, not sure if the Flo-meter (the ultrasound meter) is working, that could possibly be why the numbers are over, no Rain for the month of September
 - b) Report for September 2024 Field Work – Monthly water samples came back good. Inspected sewer tap at 3010 George. Picked up cap out caps and ordered some flats ones at Home Depot. booster pumps at the water plant keep tripping and called out Cresnet Electric to fix it, worked on lead and copper this month, its done and in the mail.
 - c) Drought Status – Reservoirs are 93% full.
 - d) Zenner USA – Update on Reading Issues with Advance Metering Infrastructure (AMI) and Action if Needed - Changed out ETR's and a couple of MIU's on the meters
 - e) Update Smoke Testing - Did smoke testing at 3127 to 3039 Bayshore, 3403 to 3427 and 3427 to 3631 Bayshore, 3503 to 3623 Emerson.
 - f) Review and Discuss Moratorium on Water and Sewer Connections and Action if Needed
 - g) Presentation, Discussion and Possible Action on any item discussed under the Superintendent's Report – 230 Middleton is on the books to be installed next week.

- 10) Discussion and Approval on Land & Sea Services Proposal for the Generator at Miles Lift Station – Install Estimate for the Miles Lift Station for the new generator and to bring the old one to the main office and hookup. Edward Koch made the motion to approve of the Insall Estimate from Land & Sea Services, seconded by Nick Mauldin. All in favor, motion carried.
- 11) Office Manager’s Reports – Janice Hoffman
 - a) Discuss and Approve the Account Summary September 2024. Leland made the motion to approve of the Account Summary for September 2024 seconded by Edward Koch. All in favor, motion carried.
 - b) Payables and Deposits Report for September 2024
 - c) Discuss the Income and Expense Statement September 2024 – the income and expense statement will an extra report in the office managers reports.
 - d) Discuss and Approve of the Third Quarter Investment Report 2024 – there was a mistake on the investment report regarding the title. Nick Maudlin made the motion to approve of the Third Quarter Investment Report with changes, seconded by Edward Koch. All in favor, motion carried.
 - e) Discussion Regarding the Budget Comparison Jan – Sep 2024. Still working on the Budget and will have an updated one for the Board at next meeting.
 - f) Touchstone/Miles Property Update. This item is completed as of October 16, 2024
 - g) RJN Correspondence for Sanitary Sewer Funding Update. Updating the Board that the District is in to get help with the survey. Janice Hoffman is working with Jessica Hester with Communities Unlimited to get the District surveyed so that we don’t have Kemah included with Bayview’s population, so the District can apply for grant/funding.
 - h) Streetlight replacement with LED Update. Updating the Board that Janice Hoffman contacted Center Point Energy regarding installing LEDs in all the streetlights in the District. Signed the contract on October 9, 2024 and it could take up to 18 months, also, will be installed at no cost to the District or resident’s.
 - i) Working with Communities Unlimited regarding survey for Grant Funding. This was discussed in item g.
 - j) Other Correspondence and Updates
- 12) Discussion on the Budget and Take Action on the Rates for Water/Sewer, Waste/Garbage and the VFD Collections and possible rate for GCWA.

- 13) Discussion and Approval regarding Office Manager's End of Probation Period Pay Increase. Edward Koch made the motion to approve of a rate increase for the Office Manager as discussed, seconded by Nick Maudlin. All in favor, motion carried.
- 14) Directors' Comments.

Edward Koch made the motion to adjourn the meeting at 6:37 pm, seconded by Nick Maudlin. All in favor, motion carried.



Brian Weisinger, President



Edward Koch, Secretary