



The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, July 21st 2022, at 6:00 p.m., and the roll was called of the duly constituted officers to wit:

**BILL SMITH-PRESIDENT
JERRY VERNON-VICE PRESIDENT
TONY MARTINEZ JR.-SECRETARY
MATT PETERSON-ASST. SECRETARY/TREASURER
DOROTHY RAWLINSON-ASSISTANT SECRETARY/ASSISTANT TREASURER**

Thus, constituting a quorum.

Also, present: Ricky McDonald-General Manager, Lisa Latham- Office Manager, Cory DeSpain- Asst. General Manager, Jackie Orrick – Office Assistant, Alan Petrov with Johnson Petrov LLP, Bill Blich – Financial Advisor, Kevin Arnet and Jay Norris – LJA Engineering

APPROVAL OF THE MINUTES

A motion was made by Dorothy Rawlinson and seconded by Jerry Vernon to approve the minutes for June 16th, 2022, Regular meeting. All voted for. Motion carried.

CITIZEN'S PRESENTATIONS

Citizens present Leigh Smith, Gloria Zepeda, Jonathan Old

Old Business

Approve Uncollectible Accounts

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve uncollectable accounts in the amount of \$362.18 for June 2022. All voted for. Motion carried.

Discuss Possible Acquisition of Easements and Approve any Necessary Action to be taken, including approval of Orders Declaring a Public Necessity and Authorizing the Institution of Condemnation Proceedings.

Jimmy stated that all easements have been closed out except for 1485 and we are waiting on surveys for Espinoza Drive.

Recess at 6:05pm
Re-open at 6:50pm

New Business

Discuss and Approve Estimate #8 (E208-0380) for the Renovations to Water Plant No. 1 for Gemini Contracting Services in the amount of \$ 160,550.00

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve Estimate #8 (E208-0380) for the Renovations to Water Plant No. 1 for Gemini Contracting Services in the amount of \$160,550.00. All voted for. Motion carried.

Discuss and Approve Estimate #6 (E208-041A & 0450) for the Waterline Extension Along FM 1485 East and Keith Drive / Laura Lane project for Reddico in the amount of \$136,503.24.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve Estimate #6 (E208-041A & 0450) for the Waterline Extension Along FM 1485 East and Keith Drive/Laura Lane project for Reddico in the amount of \$136,503.24. All voted for. Motion carried.

Balancing Change Order, Certificate of the Contractor, and Warranty Letter No. 3: E208-041A/0450 Waterline Extension Along FM 1485 East & Keith Drive / Laura Lane.

A motion was made by Jerry Vernon and seconded by Tony Martinez to accept Balancing Change Order, Certificate of the Contractor, Warrant Letter No.3: E208-041A/0450 Waterline Extension Along FM 1485 & Keith Drive/Laura Lane. All voted for. Motion carried.

Discuss and Approve Estimate #3 for (E208-0490) for District Wide Water Meter System Upgrades in the amount of \$493,031.00.

A motion was made by Dorothy Rawlinson and seconded by Jerry Vernon to Approve Estimate#3(E208-0490) for District Wide Water Meter System Upgrades in the amount of \$493,031.00. All voted for. Motion carried.

Discuss and Take Necessary Action on the Recommendation of Award Letter from LJA Engineering for the Bond Ser 2021 Projects – Waterline Extensions – Phase B – Along US 59 & Antique Lane.

A motion was made by Tony Martinez and Dorothy Rawlinson to Approve Recommendation of Award Letter from LJA Engineering in the amount of \$ 944,696.80 and 60 Calendar Days for the Bond SER 2021 Projects – Waterline Extensions – Phase B – Along US 59 & Antique Lane. All voted for. Motion carried.

Discuss and Take Necessary Action on potential property acquisition of 20 FT +/- wide Property Along the South Property Line of the NCMUD Office Site for Transmission Waterline Easement.

A motion was made by Jerry Vernon and seconded Dorothy Rawlinson by to Declare Public Necessity of the Acquisition of the 20FT +/- wide Property Along the South Property Line of the NCMUD Office Site for Transmission Waterline Easement. All voted for. Motion carried.

Discuss and Take Necessary Action on Potential Property Acquisition Adjacent to the Water Plant No. 2 Site

A motion was made by Tony Martinez and seconded by Jerry Vernon to Authorize a Right of Way Agent to begin Discussions for the Acquisition of the 60 FT Easement or Partial Purchase of the Property on the North Side of Water Plant No. 2 Site. All Voted for. Motion carried.

Discuss New Office Building with Architect and Approve any Necessary Actions to be Taken.

Johnathan Old explained to the board the benefits and drawbacks of bringing on a contractor at this point in the process. He explained that there are two options: 1.) A contractor can give us a general idea of what this project will cost and present budget at multiple stages as well as make recommendations on design, materials, and cost 2.) We can wait until design work is done and bid the project at the end of that stage.

Bill Smith reiterated the benefits and process of having a contractor and that they can help reduce the cost of the project and take advantage of those savings as the project moves forward.

A motion was made by Jerry Vernon and seconded by Dorothy Rawlinson to Approve the Design, Build, Bid Standard Process for the New Office Building. Bill Smith opposed, bringing the vote 3-1. Motion carried.

Engineer's Report

Jimmy had nothing in addition to report.

Attorney's Report

Alan Petrov had nothing in addition to report.

Financial Advisor's Report

Bill Blitch updated board that by next meeting we should have the certified values and at September meeting, we have one day's grace to turn into Tammy. We will be able to do this at Regular Meeting.

Tax Assessor/Collector's Report

Bill Smith updated board that we received \$29,485.87 in taxes for June 2022

Bookkeeper's Report

Ricky McDonald, nothing additional to report.

Safety Report

Ricky McDonald has nothing to report.

General Manager's Report

Ricky McDonald updated board that a total of 2,010 automatic readers in the system. This has already significantly reduced the amount of time spent reading meters.

Board of Directors' Reports and/or Proposals

Jerry Vernon asked the board that everyone keep Gary Wallace in their prayers as he is in the hospital.

Tony Martinez asked for prayers as he will be having a heart procedure done on August 8th for a clogged artery.

Bill Smith reviewed the Water Loss Report.

Approve Monthly Accounts Payable

A motion was made by Jerry Vernon and seconded by Tony Martinez to Approve the General Fund accounts payable in the amount of \$472,626.92. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Tony Martinez to Approve the Capital Project accounts payable in the amount of \$884,530.90. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Tony Martinez to Approve the Debt Service accounts payable in the amount of \$566.40. All voted for. Motion carried.

Adjournment

A motion was made by Jerry Vernon and seconded by Dorothy Rawlinson to adjourn the meeting. All voted for. Motion carried.

Recess at 7:32 p.m. Executive Session
Re-open at 8:03 p.m.

Meeting adjourned at 8:06 p.m.

Respectfully,

Tony Martinez

A handwritten signature in blue ink that reads "Tony Martinez". The signature is written in a cursive style with a large, stylized initial "T".