

## CLEAR LAKE CITY WATER AUTHORITY

900 Bay Area Boulevard • Houston, Texas 77058 • 281/488-1164  
• Fax 281/488-3400

December 7, 2015

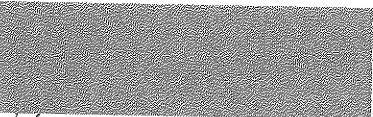
To: All Persons Interested in the Meeting of the Clear Lake City Water Authority Board of Directors:

Notice of and AMENDED Agenda is hereby given that the Board of the Clear Lake City Water Authority will convene in Regular Session open to the public at 900 Bay Area Boulevard within such Authority at 7:00 p.m. on December 10, 2015 for the following purposes:

1. Ratify item # 8 from the November 12, 2015 Regular Board Meeting from consider and act upon a petition from J Barron, LLC seeking dis-annexation to consider and act upon an Order Adding Land and Redefining Boundaries for J Barron, LLC;
2. Ratify item # 8 from the November 12, 2015 Regular Board Meeting action taken approving an Order Adding Land and Redefining Boundaries for J Barron, LLC;
3. Ratify item # 9 from the November 12, 2015 Regular Board Meeting from consider and act upon a petition from Starboardside Corporation seeking dis-annexation to consider and act upon an Order Adding Land and Redefining Boundaries for Starboardside Corporation;
4. Ratify item # 9 from the November 12, 2015 Regular Board Meeting action taken approving an Order Adding Land and Redefining Boundaries for Starboardside Corporation;
5. Approve or correct minutes of the November 12, 2015 Regular Meeting;
6. Comments from the floor (5 minute limitation);
7. Consider and act upon officially recognizing Starboardside Corporation termination from CLCWA boundaries;
8. Consider and act upon approval of water, sewer and drainage service to the Nasa Center located at 1009-1011 Nasa Parkway and the upgrade to Lift Station #28.
9. Consider and act upon approving the SWEPP Interlocal Agreement for the Old Galveston Road Water Line Relocation;
10. Consider and act upon distribution of the excess retirement account;
11. Receive Tax Assessor/Collector Report ending November 30, 2015;
12. Consider and act upon the Operating Disbursement's Report ending November 30, 2015;
13. Review bids and award the construction contract for Water Plant No. 1 Recoating;

14. Review bids and award the construction contract for Elevated Storage Tank No. 2;
15. Review and approve Pay Application No. 6 for Sanitary Sewer Phase 65 Rehabilitation;
16. Review and approve Change Order No. 1 for the Memory Lane Sanitary Sewer;
17. Review and approve Pay Application No. 1 for the Memory Lane Sanitary Sewer;
18. Review and approve Pay Application No. 4 for Storm Sewer Phase 29 Rehabilitation;
19. Review and approve Pay Application No. 1 for Exploration Green Detention Pond Phase 1A;
20. Review and approve the Resolution for the Change in Use of Bond Proceeds for Bond Issue No. 35;
21. Review and act upon the Engineer's Report and any matters pertaining to construction contracts;
22. Consider and act upon approval of the Capital Projects Disbursements;
23. Receive and act upon Attorney's Report;
24. Consider and act upon the Investment Summary ending October 31, 2015;
25. Receive General Manager's Report;
26. Old and New Business

Following the Board's consideration, and action if any, on the above items, the Board will adjourn from Regular Session and reconvene in Closed Session pursuant to §551.071 of the Government Code for the purpose of consulting with its attorney, pursuant to §551.072 of the Government Code to deliberate regarding real property and pursuant to §551.074 of the Government Code to discuss personnel matters.



Jennifer Morrow  
General Manager  
Clear Lake City Water Authority

(SEAL)



**CLEAR LAKE CITY WATER AUTHORITY**

Board of Directors'  
Regular Meeting Minutes  
December 10, 2015

Regular Meeting

The Board of Directors of the Clear Lake City Water Authority convened in regular session open to the public at the regular meeting place in its office at 7:00 p.m. on December 10, 2015. Roll was called of the members:

Quorum Present

Mr. John Branch, President;  
Mr. Robert T. Savely, Vice-President  
Mr. W. Thomas Morrow, Secretary;  
Mr. Gordon Johnson, Director;  
Mr. John Graf, Director.

All were present. Director Morrow arrived at 7:44 pm and in his absence Director Savely served as acting Secretary.

Also present were:

Ms. Jennifer Morrow, General Manager  
Mr. Curtis Rodgers, Director of Utilities;  
Mr. Bill Rosenbaum, Engineer;  
Mr. Bill Schweinle, Attorney;  
Ms. Laura Mason, Recording Secretary;  
Ms. Alice Cumming; Tax Assessor/Collector;  
Ms. Mary Ann Schatz, Capital Projects Bookkeeper;

(A visitor roster copy is on file in the official records of the District and identified as Exhibit A.)

1. Ratify Item #8 from the 11/12/15 Regular Meeting for Petition for Dis-Annexation for J Barron, LLC  
Approved

Ratification of item #8 from the November 12, 2015 Regular Board Meeting to consider and act upon a Petition from J Barron, LLC seeking dis-annexation and approving an Order Granting Dis-Annexation Excluding Land and Redefining Boundaries for J Barron, LLC.

Thereupon, by motion duly made by Director Savely and seconded by Director Johnson, the Board voted unanimously to approve the Petition and Order Granting Dis-Annexation Excluding Land and Redefining Boundaries for J Barron, LLC.

2. Ratify Item #8 from the 11/12/15 Regular Meeting for Order Granting Dis-Annexation, Excluding Land and Redefining Boundaries for J Barron, LLC  
Approved

Ratification of item #8 from the November 12, 2015 Regular Board Meeting taking action on approving an Order Granting Dis-Annexation, Excluding Land and Redefining Boundaries for J Barron, LLC.

Thereupon, by motion duly made by Director Graf and seconded by Director Savely, the Board voted unanimously to approve the Order Granting Dis-Annexation, Excluding Land and Redefining Boundaries for J Barron, LLC.

3. Ratify Item #9 from the 11/12/15 Regular Meeting for Petition for Dis-Annexation for Starboardside Corporation  
Approved

Ratification of item #9 from the November 12, 2015 Regular Board Meeting to consider and act upon a Petition from Starboardside Corporation seeking dis-annexation and approving an Order Granting Dis-Annexation Excluding Land and Redefining Boundaries for Starboardside Corporation.

Thereupon, by motion duly made by Director Johnson and seconded by Director Savely, the Board voted unanimously to approve the Petition and Order Granting Dis-Annexation, Excluding Lands and Redefining Boundaries for Starboardside Corporation.

4. Ratify Item #9 from the 11/12/15 Regular Board Meeting for Order Granting Dis-Annexation, Excluding Lands and Redefining Boundaries for Starboardside Corporation  
Approved

Ratification of item #9 from the November 12, 2015 Regular Board Meeting taking action on approving an Order Granting Dis-Annexation, Excluding Lands and Redefining Boundaries for Starboardside Corporation.

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve the Order Granting Dis-Annexation, Excluding Lands and Redefining Boundaries for Starboardside Corporation.
5. Minutes of 11/12/15 Regular Meeting  
Approved

Reading of the minutes of the November 12, 2015 Regular Meeting was waived due to all Directors having received copies prior to the meeting.

Thereupon, by motion duly made by Director Johnson and seconded by Director Savely, the Board voted unanimously to approve the minutes for the November 12, 2015 Regular Meeting.
6. Comments from the Floor

Mr. James Ross, an engineer with LJA Engineers representing Fidelis Realty made a formal request for a drainage easement owned by the Authority to be released at the HEB tract. The Board deferred this to a committee for further review and agreed to hold a special board meeting in the near future.
7. Starboardside Corporation Termination from CLCWA Boundaries  
Approved

The Starboardside Corporation paid their bond debt for CLCWA. The Board announced it was officially recognizing the exclusion of the Starboardside Corporation Property from the CLCWA boundaries.

Thereupon, by motion duly made by Director Savely and seconded by Director Johnson, the Board voted unanimously to approve officially recognizing exclusion of the Starboardside Corporation Property from the CLCWA boundaries.
8. Water, Sewer & Drainage Service to the NASA Center at 1009-1011 NASA Pkwy and Upgrade to Lift Station #28  
Approved

A request for water, sewer and drainage service to the NASA Center at 1009-1011 NASA Pkwy and the upgrade to Lift Station #28 was presented to the Board for review and approval. (A copy of which is on file in the official records of the District and identified as Exhibit B.)

Thereupon, by motion duly made by Director Johnson and seconded by Director Graf, the Board voted unanimously to approve the request for water, sewer and drainage to the NASA Center and the upgrade to Lift Station #28.
9. SWEPP Interlocal Agreement  
Deferred

This item was deferred.
10. Retirement Plan Funded with Excess Money Accumulated  
Approved

The Board approved the use of the excess monies in the ICMA retirement holding account to be used for annual funding of the retirement account for the 2015-2016 plan year. These funds are projected to last 9-10 months in the current budget year.

Thereupon, by motion duly made by Director Johnson and seconded by Director Savely, the Board voted unanimously to approve funding the retirement plan with the excess money accumulated at ICMA.
11. Tax Collector Report

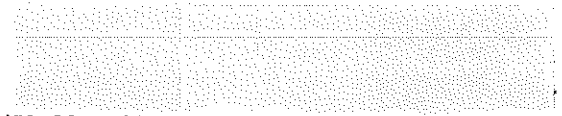
A report of taxes collected and taxes outstanding as of November 30, 2015 was given for the Board's review. (A copy of which is on file in the official records of the District and identified as Exhibit C.)

12. Operating Disbursements Report Approved  
The Operating Disbursements Report ending November 30, 2015 was presented for the Board's approval. (A copy of which is on file in the official records of the District and identified as Exhibit D.)  
Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve the Operating Disbursements Report ending November 30, 2015.
13. Review Bids for Water Plant No. 1 Recoating Approved  
Mr. Rosenbaum presented bids received for Water Plant No. 1 Recoating for the Board's review and discussion to consider options, accept or reject bids. (A copy of which is on file in the official records of the District and identified as Exhibit E.)  
Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve awarding the contract to the low bidder CFG Industries, with a bid of \$165,000.00 and 120 calendar days.
14. Review Bids for Elevated Storage Tank No. 2 Recoating Approved  
Mr. Rosenbaum presented bids received for Elevated Storage Tank No. 2 Recoating for the Board's review and discussion to consider options, accept or reject bids. (A copy of which is on file in the official records of the District and identified as Exhibit F.)  
Thereupon, by motion duly made by Director Savely and seconded by Director Johnson, the Board voted unanimously to approve awarding the contract to the low bidder A&M Construction and Utilities, Inc., with a bid of \$238,400.00 and 120 calendar days.
15. Pay Application No. 6 for Sanitary Sewer Phase 65 Rehabilitation Approved  
Mr. Rosenbaum presented Pay Application No. 6 for Sanitary Sewer Phase 65 Rehabilitation for the Board's review and approval. (A copy of which is on file in the official records of the District and identified as Exhibit G.)  
Thereupon, by motion duly made by Director Savely and seconded by Director Johnson, the Board voted unanimously to approve Pay Application No. 6 for Nerie Construction, LLC for \$155,751.60.
16. Change Order No. 1 for Memory Lane Sanitary Sewer Rehabilitation Approved  
Mr. Rosenbaum presented Change Order No. 1 for Memory Lane Sanitary Sewer Rehabilitation for the Board's review and approval. (A copy of which is on file in the official records of the District and identified as Exhibit H.)  
Thereupon, by motion duly made by Director Savely and seconded by Director Johnson, the Board voted unanimously to approve Change Order No. 1 for MMG Contractors, LLC for \$7,020.00 and 14 additional calendar days.
17. Pay Application No. 1 for Memory Lane Sanitary Sewer Rehabilitation Approved  
Mr. Rosenbaum presented Pay Application No. 1 for Memory Lane Sanitary Sewer Rehabilitation for the Board's review and approval. (A copy of which is on file in the official records of the District and identified as Exhibit I.)  
Thereupon, by motion duly made by Director Savely and seconded by Director Johnson, the Board voted unanimously to approve Pay Application No. 1 for MMG Contractors, LLC, for \$93,001.50.
18. Pay Application No. 4 for Storm Sewer Phase 29 Rehabilitation Approved  
Mr. Rosenbaum presented Pay Application No. 4 for Storm Sewer Phase 29 Rehabilitation for the Board's review and approval. (A copy of which is on file in the official records of the District and identified as Exhibit J.)  
Thereupon, by motion duly made by Director Graf and seconded by Director Johnson, the Board voted unanimously to approve Pay Application No. 4 for R.L. Utilities, Inc. for \$73,953.00.

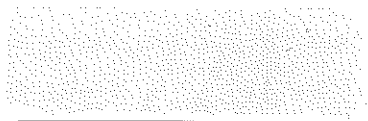
19. Pay Application No. 1 for Exploration Green Detention Pond Phase 1A  
Approved
- Mr. Rosenbaum presented Pay Application No.1 for Exploration Green Detention Pond Phase 1A for the Board's review and approval. (A copy of which is on file in the official records of the District and identified as Exhibit K.)
- Thereupon, by motion duly made by Director Graf and seconded by Director Johnson, the Board voted unanimously to approve Pay Application No. 1 for Paskey Incorporated for \$145,254.81.
20. Resolution for Change in Use of Bond Proceeds for Bond Issue No. 35  
Deferred
- This item was deferred.
21. Engineer's Report  
Approved
- Mr. Rosenbaum presented a written status of projects for the Board's review and discussion. (A copy of which is on file in the official records of the District and identified as Exhibit L.)
22. Capital Projects Disbursements  
Approved
- The Capital Projects Disbursements Report was presented for the Board's approval. (A copy of which is on file in the official records of the District and identified as Exhibit M.)
- Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve the Capital Projects Report in the amount of \$630,248.18.
23. Attorney's Report
- Mr. Green updated the Board on the status of the SOAH case and reviewed the process of an appeals process.
24. Investment Summary  
Approved
- The Investment Summary ending October 31, 2015 was presented for the Board's approval. (A copy of which is on file in the official records of the District and identified as Exhibit N.)
- Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve the Investment Summary ending October 31, 2015.
25. General Manager's Report
- Ms. Morrow reported that the Harris County Flood Control Special Warranty Deed for the Exploration Green ditches has been received by email. When the actual original comes in, it will be sent out for official recording with Harris County.
- Ms Morrow updated the board that the TV Truck is up and running and the crew has started on a priority list.
- Ms. Morrow discussed the zinc and copper issue with the Board. The zinc and copper testing found it to be a widespread issue with no predictability. Starting Monday additional testing will be done daily for drinking water at the main system intake point. The City of La Porte is having the same issue. Ms. Morrow advised the Board that in the near future the Board needs to consider changing the current policy limits for the Industrial User policy.
- Ms. Morrow updated the Board on the SEWPP budget dispute. The co-participants are protesting the plant budget increase and the City of Houston not being perceived to maintain their fiduciary responsibilities. The co-participants have agreed it would be in our best interest to hire an overseer to keep up with actual invoices, budget allocations, contract obligations, performance standards, and overall plant management.

26. Old and New Business            Director Savely suggested revisions to the Detention Policy. A meeting will be set up with Director Savely, Director Branch, and Larry Dunbar to discuss further.

27. Meeting Adjourned                President Branch declared the regular meeting adjourned at 9:06 p.m.



Secretary, Board of Directors  
CLEAR LAKE CITY WATER AUTHORITY



President, Board of Directors  
CLEAR LAKE CITY WATER AUTHORITY

(SEAL)

DATE APPROVED: 01/14/2016

