

MINUTES  
ACTON MUNICIPAL UTILITY DISTRICT

The Board of Directors of Acton Municipal Utility District met in special session at 3:00 p.m., Monday, June 26, 2023. Notice of said meeting was posted as prescribed by Chapter 54, of the Texas Water Code, and Chapter 551, of the Government Code.

Special Session

June 26, 2023

Directors Present

R. Lewis  
D. Cleveland  
J. Featherston  
G. Rose  
V. Vernon

Staff Present

R. English  
C. Neal

Visitors Present

C. Hay, P.E.,  
Enprotec/Hibbs & Todd  
C. Pearson, Intern with  
Enprotec/Hibbs & Todd

Directors Absent

None

Call to Order

Ray Lewis, President, called the meeting to order at 3:00 p.m.

Recognition of Visitors

- A. President, Ray Lewis presented the annexation of 789.461 acres in the James W. Moore Survey, Abstract No. 344 and Abstract No. 1260, located in the Pecan Plantation Subdivision, Hood County and Johnson County, Texas, known as Landings East and The Ranches, first reading. R. English stated the Developer is ready to sell lots and wants to be able to close in August. By placing the annexation on the agenda today, the second reading can take place in the July Board Meeting. Landings East will include approximately 304 residential lots and will be on our sewer system. The Ranches, which are larger lots, include approximately 64 residential lots and will be on septic systems. The Ranches is located in both Hood and Johnson County.

After discussion, a motion was made to carry over for a second reading.

Motion: Featherston  
Second: Cleveland  
Vote: All ayes

- B. President, Ray Lewis presented the agenda item - Consideration regarding providing a recommendation of award of bid to the Hood County Commissioners Court in conjunction with the CDBG Port Ridglea East First Time Sewer Project.

Chris Hay, P.E. of Enprotec/Hibbs & Todd (eHT) was present to discuss the bid opening. This was a re-bid for the project. C. Hay stated only one (1) bid was received and the bid price was very similar to the bid previously received; he

presented the bid tabulation. The base bid is \$626,800.00. C. Hay informed the Board he had a list of 12 plumbers; however, he was only able to contact 5 or 6. Two indicated they would bid for the project. This did not happen; one indicated he did not have the manpower and the other one did not want the paperwork associated with the project. The re-bid only includes 31 households, the minimum households allowed under the grant we could bid without a major amendment. R. English stated the only way to make this bid work would be for the District to pay an additional \$200,000.00 “out-of-pocket”. This amount does not include the impact fee, which would actually make the project cost to the District over \$375,000.00. In calculating the revenue from sewer charges for these 31 homes, it would take approximately 30 years to try to break even. R. Lewis stated we have done our due diligence to get this project going, but this would not be fair to our other rate payers. R. English informed the Board that in 2015, the Board approved a project to put the infrastructure throughout Port Ridglea East in an effort to make the grant funds cover more homes since the cost per connection would only be for the cost of the grinder pumps and installation. At that time, Hood County passed an Ordinance that includes a clause that states if there is a change of ownership, the property must convert to the centralized sanitary sewer system.

After discussion, a motion was made to accept the bid.

Motion: Vernon  
Second: Cleveland  
Vote: Ayes: Vernon, Cleveland                      Nays: Featherston, Rose, Lewis

The motion failed.

After discussion, and due to the substantial amount of funds, the Board recommends Hood County Commissioners Court not accept the bid.

Motion: Rose  
Second: Featherston  
Vote: All ayes

C. Items from Board Members:

Featherston:

1. In all his time on the Board, this was the only time a vote was not unanimous.
2. Informed Board that on the DCBE face book page someone posted they were having green water. J. Featherston sent the message to T J Riggio. R. English stated T. Riggio is in the process of chasing down the problem. We do know it is not a health concern.

Cleveland:

None

Rose:  
None

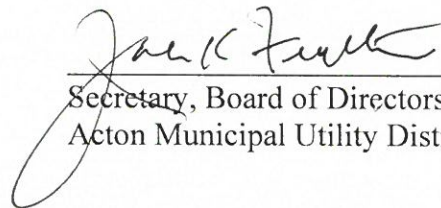
Vernon:  
None

Lewis:  
None

Adjourn

There being no further business, a motion was made to adjourn at 3:50 p.m.

Motion:       Vernon  
Second:       Featherston  
Vote:           All ayes

  
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Secretary, Board of Directors  
Acton Municipal Utility District