

# LUMBERTON MUNICIPAL UTILITY DISTRICT

625 FM 421  
P.O. BOX 8065  
LUMBERTON, TEXAS 77657

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**March 16, 2017 #5 – R**

## **Chapter 551, Subchapter D, of the Texas Government Code**

**Notice of a Regular Meeting of the Board of Directors of the Lumberton Municipal Utility District, Lumberton, Texas.**

**Notice is hereby given that a Regular Meeting of the Board of the Lumberton Municipal Utility District of Lumberton, Texas will be held in the Lumberton Municipal Utility District's office at 625 FM 421, MONDAY, THE 20<sup>TH</sup> DAY OF MARCH AT 6:30 P.M., at which time the following items of business will be considered:**

1. Prayer and Pledge to the Flag
2. Public Comments of Agenda Items
3. Approval of Minutes of February 20, 2017
4. Consideration and Possible approval – Amendment to Real Estate contract at 55 West Chance cut-off, Lumberton, Tx
5. Consideration and Possible Capacity approval – Mobile Home Park, 1119 S. Main, 20 lots, Cole Realty Partners, LLC
6. Consideration and Possible action – Presentation of Waste Water Treatment Plant evaluation, Jeff Leavins, LJA Engineering, Inc.
7. Consideration and Possible action – Update on Harris Computer Software status
8. Consideration and Possible action of Manager's Report
  - A. Presentation of Financial Statement and Accounts Payable
  - B. Presentation of Production Report and Operations Report
  - C. Presentation of Important Dates
9. Public Comments
10. Payment of Bills
11. Adjournment

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by §551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, §551.071—for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

**POSTED: March 16, 2017**

Lumberton Municipal Utility District

**Roger Fussell  
District Manager**

2017 MAR 16 PM -4:50

By:

*Arana Saldana*

**REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LUMBERTON MUNICIPAL UTILITY DISTRICT**

The regular meeting of the Board of Directors of the Lumberton Municipal Utility District was held on Monday, February 20, 2017, at 6:30 p.m. at the offices of the District pursuant to notice duly posted in accordance with the law. The following members of the Board were present:

David Desormeaux

David Pitchford

Nick Carter

Jimmy Burk

Absent: Roger Smith

Also present were Roger Fussell, Carla Belt and Robb Starr as employees of the District, Clint Baxley of Baxlee Developments, Inc., and Guy N. Goodson of Germer PLLC as legal counsel for the District.

Agenda Item No. 1: Prayer and Pledge. A quorum being present, the meeting was called to order and the prayer and pledge were led by President Carter.

Agenda Item No. 2: Public Comments of Agenda Items. None.

Agenda Item No. 3: Minutes. The Minutes of January 16, 2017 were approved as presented. Director Pitchford noted that on the Minutes of February 7, 2017, Agenda Item No. 3 was corrected to show the appropriate Board member making and seconding the motion.

Agenda Item No. 4: Final approval – Tranquility Forest Estates, 8 lots, Clint Baxley, Baxlee Developments, Inc. The Board recognized Roger Fussell who presented information relative to Tranquility Forest Estates, 8 lots, Clint Baxley, Baxlee Developments, Inc., which was presented for final approval. The Board reviewed mapping of the development, and after discussion and upon

motion duly made by Director Pitchford and seconded by Director Burk, the Board provided final approval to Tranquility Forest Estates, 8 lots, Clint Baxley, Baxlee Developments, Inc.

Agenda Item No. 5: Manager's Report.

**A. Presentation of Financial Statement and Accounts Payable.** The Board recognized Carla Belt who presented the bank accounts from Wells Fargo and BBVA Compass Bank and the accompanying Wells Fargo collateral pledge. Ms. Belt then reviewed the accounts payable in the amount of \$195,765.64 showing a slightly smaller monthly account payable due to the recent payment of debt service obligations of the District. Ms. Belt then reviewed the budget year-to-date showing a cash net income for the month at \$1,648.16. The Board then was presented the capital budget showing expenditures of \$8,858.98, including monthly accounting software charges and other capital expenditures.

**B. Presentation of Production Report and Operations Report.** The Board then recognized Robb Starr who noted that there were no issues in the plant as to operations or reporting. Mr. Starr reviewed the Monthly Overtime Report followed by the presentation of the Production Report. The Board then was presented with copies of monthly charts and graphs on customer profile, customer usage and water pumpage. Mr. Starr did note that in the District vehicle mileage and maintenance report that one vehicle had an incorrect mileage calculation which would be corrected on the next report. Mr. Starr then reported on additional activities including the required replacement of a water well motor. Mr. Starr responded to questions from the Board as to facility operations. The Board ended with a review of the Log of Complaints, and Mr. Starr noted that as wells were taken out of service and well pumps and motors replaced, this would necessarily create some additional movement of water in the lines and much the same water as line flushing, so there

could be higher than normal ground water complaints related to the timing of these facility activities.

**C. Presentation of Important Dates.** The Board then recognized the District Manager who stated the only upcoming event was the anticipated retirement of Patsy Lamb on March 31, and Mr. Fussell noted that Ms. Lamb had been employed by the District for 35 years. Mr. Fussell also noted that the District was engaging its engineers, LJA, to develop a wastewater treatment plan (long range planning/master plan).

Agenda Item No. 6: Public Comments. None.

Agenda Item No. 7: Reimbursement of District Managers expenses (TCEQ license renewal).

After discussion and upon motion duly made by Director Burk and seconded by Director Pitchford, the payments of reimbursements were approved as presented.

Agenda Item No. 8: Payment of Bills. After discussion and upon motion duly made by Director Pitchford and seconded by Director Burk, the payments of bills were approved as presented.

Agenda Item No. 9: Executive Session. The Board moved into executive session at 7:40 p.m. on the District Manager Evaluation. The Board returned from executive session at 8:08 p.m.

Agenda Item No. 10: Action on Deliberation of Executive Session. Upon motion duly made by Director Pitchford and seconded by Director Burk, the Board provided a favorable evaluation to the District Manager and provided a \$3,000 annualized pay increase along with a \$200/month increase in his vehicle allowance.

Agenda Item No. 11: Adjournment. There being no further business, the meeting was adjourned at 8:12 p.m.

  
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President of the Board

ATTEST



Secretary of the Board