

Rural Water District No. 3

Washington County, Oklahoma

17227 N. 129th E. Ave., P.O. Box 70, Collinsville, OK 74021-0070

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NOTICE REGULAR MONTHLY MEETING AND AGENDA FOR: RURAL WATER DISTRICT #3 WASHINGTON COUNTY BOARD OF DIRECTORS

As required by Section 311, Title 25 of the Oklahoma Statutes, notice is hereby given that the Rural Water District #3 Washington County of Oklahoma will hold a Regular meeting on November 8, 2021 at 8:00 o'clock A.M., at 17227 N. 129th E. Avenue, Collinsville, Oklahoma, 74021.

I. CALL TO ORDER

- 1. The meeting was opened with the pledge of allegiance to the flag.**
- 2. The meeting was called to order November 8, 2021 at 8:00 a.m.** Chairman, Richard Kriege called roll: Chairman, Richard Kriege, here; Vice-Chairman Bruce Hoover, yes; Secretary/Treasurer Robert Scott, here. Directors: Bill Jacobs, here; Max Terrell, here; Gary Burd, yes; Steve Cole, yes. There is a quorum present and the meeting may proceed. Let the records show that the regular scheduled meeting of Rural Water District #3 Washington County, OK was called to order at 8:00 AM at 17227 N 129th E Ave in Collinsville, Oklahoma. Notice of the meeting was posted on the front door and drive-up window of the district office on November 3, 2021 at 4:00 PM. Also present is Jerry Gammill, District Manager; Chad Pennington, Field Supervisor; Dona Lewis, Office Manager and Recording Secretary, David Dollar, Water PAQ Engineering, and other interested parties. This meeting will be conducted by the requirements of the Oklahoma Open Meeting Act. Only items on the agenda will be addressed. Anyone wishing to address the board must call the District's office by Wednesday prior to the meeting date and have your name and the nature of your business placed on the agenda.
- 3. Correction, deletions or addition to the minutes of:**
 - a.** The Regular meeting of October 11, 2021. Bruce Hoover made the motion to approve the minutes as written. Steve Cole seconded. Robert Scott, yes; Bill Jacobs, yes; Max Terrell, yes; Gary Burd, yes. Motion carried unanimous.
- 4. Report of Secretary/Treasurer.** Robert Scott, in November we had 45 new taps and 92 transfers. We sold 43 new taps in October.
- 5. Report of District Manager.** Jerry Gammill, the report went out in the board packet. Pre construction did have them down there by Tractor supply on the highway crossing that blown out during the cold ice storm. There was a problem and to pull off the sight. The Turner easement that we have talked about down here on the corner. We have come to terms with them and their checks are ready and should be picked up anytime. The number #2 river pump was repaired and installed. It's running just fine on the 28th on the same day there was a quick power outage and basically the number #1 Oxbow pump didn't start back up. It was pulled on the 2nd of this month and evaluate the problem. I met with Joe Kelly and his client on a 40 acre track down at 96th and Sheridan. The Parker Village, we had a meeting with Jeff Tuttle, engineer. If you recall Parker Village is down on 106th Street, just east of Garnett. Warren Medical facility, we did finally received the maintenance bond. We still haven't received the as-builts. Attic Storage Phase IV is ready for final approval but they did not make the agenda

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this month but will be on the December agenda. We didn't receive the plans for review regarding the Cooper Crossing Extended IV. We did call one of the representatives for the engineer to discuss the multiple items from the plans that we didn't see. Kyle Smalygo did request information regarding The Reunion, and how we will be billing for the living units.

a. **Field Manager.** Chad Pennington reports 9 field audits, 10 change out meters, 1 replaced can, 0 dirt work, 0 drop-ins, 2 flush lines, 0 forfeit, 12 leaks, 2 replaced lid, 4 MXU installed to be radio reads, 5 checked pressure, 0 raise can, 5 get current reading, 16 radio read, 0 replaced setter, 0 shut off, 30 new taps, 19 miscellaneous, zero usage, work orders completed 130. We locked 68 last month.

b. **Office Manager.** Dona, we issued 183 work orders in October. This is November and we usually have a Christmas party in December. Would you guys be interested in having the party? We were thinking about Mac's BBQ on December 17, 2021.

6. Report of Attorney. None

7. Report of Engineer. David Dollar. Developments I worked on, The Shoppes at Cooper Ranch, Modern Day Dental, Parker Village, Reunion at Owasso, Go North Development, Combs Country Estate and the Mark Allen Buick Dealership. So those are the various things that we've been attacking this month. We also received submittals on waterline plans for the Owasso project on 116th St N. between 129th E Ave and Garnett. This project that runs along 116th St N could be a separate utility relocation agreement. There are problems that Jerry and I are going have to work out with the with Owasso. We have three water meters on the east end of that project that as it stands right now, they won't be sitting in the easement. Owasso has refused to deal with the issue. I did respond to some requests for information on a proposed mini storage down here just south of E 156 St N and west of Hwy 169. They have approached us before about the record drawings. We have received record drawings from Attic Storage phase IV, Magnolia Ridge phase II and Owasso Urgent Care. I did finish the water service availability report for Jared Green.

8. Approval of accounts payable. Bill Jacobs made the motion to approve. Bruce Hoover seconded. Robert Scott, yes; Max Terrell, yes; Gary Burd, yes; Steve Cole, yes. Motion carried unanimous.

9. Approval of new tap applications and transfers. Robert Scott made the motion to approve. Bill Jacobs seconded. Bruce Hoover, yes; Max Terrell, yes; Gary Burd, yes; Steve Cole, yes. Motion carried unanimous.

10. Approval and/or acceptance of new developments or line extensions.

a. Discussion and decision a commercial development for 1 Block, 2 lots 44 ac., request for service located at the N.E. corner of 76th St. N. and Yale (Whirlpool Drive). Joe Pace is here from Olsson. We request to extend the water line. Here 12 "water line down to the corner to serve two new developments. They're going to be industrial buildings, warehouse style buildings. They are relatively large buildings, one is 229,000 square feet and the other is around 500 square feet. Right now we're looking at there is a 12" on the 24" line, 48" line. They have a way we can tap into that line, get a bolt meter and then we get another bolt in the meter like we talked about in the process of laying out the broken. In addition to the sanitary sewer which you guys did not provide will be requested through the City of Tulsa. There will need to be a billing agreement between the district and the City of Tulsa. David, we did a water service availability for this proposed development a couple of months ago and they were expecting that the peak day water domestically it would be about 90,000 gallons fire flow at the time was 1500 gallons a minute for two hours. My recommendation is that you guys give these gentleman contingent approval. Bruce Hoover made a motion to approve. Bill Jacobs seconded. Robert Scott, yes; Max Terrell, yes; Gary Burd, yes; Steve Cole, yes. Motion carried unanimous.

- b. Discussion and decision regarding The Shoppes at Cooper Ranch a commercial development. 918 Properties is requesting water services and availability for rental centers and self-storage facilities, located on the south side of Hwy 20 west of Sheridan. Daniel Hamra, this is the proposed shops at Cooper Range at 146th St N And Hwy 75 just east of the Quik Trip. However, the 12” water line we’re proposing will run through all three of these pieces currently. We will have to bore under Hwy 20 at about 59th E Ave. David, we did a water service availability for this back in May of 2019. At the time we don’t have any problem meeting the projected domestic meter and the fire flow are about 17,050 hours. The plan is to set the meters in a green area to service these buildings. It has a mild gentle slope. Our concern is Collinsville. What are their rights and what are our rights be in anytime when you have a drainage easement. So I think we just make some good choices on where to put the water line. It is my recommendation that you guys give him contingent approval. Robert Scott made a motion to approve. Gary Burd seconded. Bruce Hoover, yes; Bill Jacobs, yes; Max Terrell, yes; Steve Cole, yes. Motion carried unanimous.

11. Developments/line extensions waiting final approval.

- a. Discussion and decision regarding Magnolia Ridge Phase II, 57 lots, 13.9 ac., located west and north of 86th St N and Memorial. Everything is ready and waiting for final approval. Steve Cole made a motion. Bruce Hoover seconded. Robert Scott, yes; Bill Jacobs, yes; Max Terrell, yes; Gary Burd, yes. Motion carried unanimous.
- b. Discussion and decision regarding a water main extension and service along E 116th St. N for Owasso Urgent Care on behalf of MVC Properties. Everything is good and Waiting for final approval. Bill Jacobs made a motion. Robert Scott seconded. Bruce Hoover, yes; Gary Burd, yes; Steve Cole, yes. Motion carries unanimous.

12. Public Comments.

II. OLD BUSINESS

1. Discussion and decision regarding the ODOT Hwy 11 project, J/P 24351(04) Construction, SSP-174B(058)SS J/P 24351(06)Utilities, STPY-174B(060)UT Washington County, SH-11.

- a. Discussion and decision regarding the approval of invoice from Bartlett & West for engineering design. David. We have an invoice from Bartlett & West for the amount of \$1,293.50 and that’s for effort through October 22, 2021. Total paid to date if that is approved for \$168,209.77 of the total contract amount of \$300,00.00 and that represents 56% of the total fee. It is my recommendation that you approve payment. Bill Jacobs made the motion. Steve Cole seconded. Bruce Hoover, yes; Robert Scott, yes; Max Terrell, yes; Gary Burd, yes. Motion carried unanimous.
- b. Discussion and decision regarding the easement acquisition and counteroffers from landowners. Kyle Sewell. We’re still continuing to get a little bit of progress on those easements. We are working on a couple of issues with Kyle Blakeman on the new property that crosses the street from his home. One issue we do need you to take some action on is the counter proposal from Kyle Blakeman on his property. Since we are going across with him and get across the creek, in order to access your easement we will have to take his personal driveway across this cattle panel. He has two properties, one of them is \$1,543.61 and the other one is \$4,230.35. He is asking for an additional \$4,500.00 in compensation. Gary Burd made a motion to approve. Bruce Hoover seconded. Robert Scott, yes; Bill Jacobs, yes; Max Terrell, yes; Steve Cole, yes. Motion carried unanimous.

2. Discussion and decision the proposed 24-inch water line alignment and easements.

- a. Discussion and decision regarding easement acquisition counteroffers from landowners. David, there is nothing to decide this month. We have got the Turner easements. There are four easements left, Ghormley, Darlington International, Freeman and Sutton. There is no action.

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3. **Discussion, decision and update regarding the Sheridan Booster Station engineering and design.**
 - a. Discussion and decision regarding the approval of invoice from Bartlett & West for engineer and design. Kyle, I was told to get a bid, so we've got an advertisement over to the Tulsa World. The bid open date is December 7, 2021 at 10:00 am. No invoice at this time.
4. **Discussion and decision regarding the Utility Relocation Agreement for the 116th St North and Garnett intersection. Widening project with City of Owasso.** There are seven water meters that will be transferred from our system to Owasso. There are no betterments. Owasso is going to build their own 12' waterline that will run along the north side of 116th St. , and run it all the way to the fire station. David, it is my recommendation to approve it. Bill Jacobs made a motion. Gary Burd seconded. Bruce Hoover, yes; Robert Scott, yes; Max Terrell, yes; Steve Cole, yes. Motion carried unanimous.
5. **Discussion and decision regarding employee Christmas Bonuses.** Gary Burd made the motion for \$1,500.00 and a minimum of \$500.00. Bill Jacobs seconded. Bruce Hoover, yes; Robert Scott, yes; Max Terrell, yes; Steve Cole, yes. Motion carried unanimous.

III. NEW BUSINESS

IV. ADJOURNMENT

1. Steve Cole made the motion to adjourn at 9:20 a.m. Bruce Hoover seconded. Robert Scott, yes; Bill Jacobs, yes; Max Terrell, yes; Gary Burd, yes. Motion carried unanimous.

Robert Scott – Secretary/Treasurer
Notes by Dona Lewis