

Rural Water District No. 3

Washington County, Oklahoma

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

Ph. (918) 371-2055 • Fax (918) 371-3864 • TRS 711

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 May 10, 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 May 10, 2021 at 8:00 a.m.** Chairman, Richard Kriege called roll: Chairman, Richard Kriege, here; Vice-Chairman Bruce Hoover, here; Secretary/Treasurer Robert Scott, here. Directors: Bill Jacobs, here; Gary Burd, here. 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 May 5, 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, Larry Steidley, Steidley Law Firm, 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 office by Wednesday prior to the meeting date and have your name and the nature of your business placed on the agenda.
- 3. Election of officers.** Bill Jacobs made the motion to keep the officers the same. Gary Burd seconded. Bruce Hoover, yes; Robert Scott, yes. Motion carried unanimous.
- 4. Correction, deletions or addition to the minutes of:**
 - a.** The Regular meeting of April 12, 2021. Bruce Hoover made the motion to approve the minutes as written. Robert Scott seconded. Bill Jacobs, yes; Gary Burd, yes. Motion carried unanimous.
- 5. Report of Secretary/Treasurer.** Robert Scott, in May we had 41 new taps and 79 transfers. We sold 33 new taps in April.
- 6. Report of District Manager.** Jerry Gammill, the report went out in the board packet. Regarding our 116th St widening from Hwy 169 to 129 E Ave, we had emailed the invoice for some additional fees. We are still waiting on the check from City of Owasso. Regarding the sampling, we did take samples on SOC's on May 4, 2021. We will be sampling THM's and HAA's samples this month too. The Tulsa County road widening project down on 86th St N, Tulsa County will be widening the road from Memorial all the way over to Hwy 75. If you recall they did an intersection at Sheridan here not too long ago. We did receive plans, not too long ago. We actually had a phone conference call with the Tulsa County Project Engineer and it was worthless. We have engaged with Bartlett & West again to help with the engineering and doing the design. The 106th & Memorial residential development on the

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northwest corner, we did receive plans for review. Cooper Crossing commercial development, Hwy 20 on the south side between Sheridan and the Quik Trip. A gentleman owns a piece of the property and is wanting to do some commercial development and will require some additional properties. We met with them on 5th of this month and they have a conception plan but no water line plans. The next item is Owasso Urgent Care, we have received the DEQ packet for review including the easements. I did sign the permit and mailed the packet once we received the check. The Trinity Church emailed plans for review. The Reunion at Owasso. Easement closure.

a. Field Manager. Chad Pennington reports 7 field audits, 30 change out meters, 10 replaced can, 2 dirt work, 4 drop-ins, 0 flush line, 2 forfeit, 20 leaks, 1 replaced lid, 4 MXU installed to be radio reads, 4 checked pressure, 18 radio read, 0 replaced setter, 2 shut off, 48 new taps, 24 miscellaneous, 0 zero usage, work orders completed 177. We locked 29 last month. The new mini excavator will be here around the end of May or first of June. We are having problems getting materials. Material prices are rising and in demand. I've had meter cans ordered since March.

b. Office Manager. Dona, we issued 164 work orders in April.

7. Report of Attorney.

8. Report of Engineer. David Dollar. Developments I worked on, 106th St N & Memorial, Magnolia Ridge II, Owasso Urgent Care, Modern Day Dental, Cherokee Nation / soccer complex, The Warren Building, The Thiesson North waterline extension, Attic Storage phase IV and The Bible Church of Owasso. I have responded to questions from the engineer on for Owasso 116th St N between 129th E Ave & Garnett. Cherokee/Sound stage is under construction. They will be putting in a big fire flow meter and a brand new water meter. They are making it a sound stage now and they needed fire protection. It is the end of our 12" waterline, just short of their property. I responded to a couple of requests for information on Atlas mapping, the one by Hwy 169 and between 146 St N & 156 St N. One by The Bible on 116 St N between 106 St N on N 129 E Ave. We did two road crossing permits for Rogers's County. We did work through some more of the details on the sludge testing we are going to do. We have a clear understanding of what we need to sample and how we need to sample.

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

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

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

a. Discussion and decision regarding Attic Storage Phase IV, an addition to the existing Attic Storage Addition. Malek. I was hired to do the Phase IV. They are building two climate control buildings, and four non climate control buildings. One of the four non climate will have a bathroom and a small office. They are getting sewer from the city, they are tapping the sewer line on the north fence line of the subdivision. We are tapping the 12" waterline on N 129th E Ave to get water. What makes this project interesting is that we are adding two fire hydrants just to satisfy the Roger's County Fire Marshall. We wanted the building to not exceed the 400' from a fire hydrant and with one fire hydrant we cannot make it, so we had to do two. There is an existing one across the street. David. We have the water for sure domestic and I'm not sure on the fire flow requirements are. I do recall when they did the first phase of Attic Storage, a fire flow was needed. Malek. I have requested that from the Engineer and still do not have that information. David. We are already aware of the plans and all the comments have been made on the plans which will require the relocation of the 12" waterlines. David recommends for contingent approval. Bruce Hoover made a motion for contingent approval. Bill Jacobs seconded. Robert Scott, yes; Gary Burd, yes. Motion carried unanimous.

12. Developments/line extensions waiting final approval.

a.

13. Public Comments.

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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. Kyle Sewell. We are at the easement acquisitions phase right now. I have a form letter and a copy of evaluations for all the easements. There is a description behind this letter. We will fill this letter for 31 owners. No action at this time just an update you. ODOT needs to issue us a letter that it is okay to go ahead and require easements. \$53,000 worth of easements and it is based on the appraisal we had done by Grace and Sons. The determine the land value and set the easement value at 75% of their land value. ODOT is paying 100% of the easements here. Will send out the letters from the Board to each property landowner. Then there will be some follow ups some will respond and some won't respond. We will have to follow ups with additional contact and hopefully we can get responses from everyone. We have a deadline in there of June 21, 2021. There is no new invoice but I have a form from ODOT that needs to be signed.

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

- a. Discussion and decision regarding easement acquisition counteroffers from landowners. David. We have nineteen easements on this project that we have to acquire. As of this meeting we have five. Prior to last meeting we had two. We have counter offers from six owners right now. The counter offers that we have now. The first one was from Hill and we offered him \$500.00 and they counter offered \$1000.00 and with a \$500.00 check for each of the Hill's. They are in the process of getting a divorce. It's my recommendation we accept the counteroffer. Gary Burd made a motion to accept the counteroffer. Bruce Hoover seconded. Robert Scott, yes; Bill Jacobs, yes. Motion carried unanimous. The second one is the Killingsworth Trust, our original offer was \$920.00 and they counteroffered a \$1,840.00. They are looking for payback for the hay loss they will have. My recommendation is we accept the counteroffer. Bruce Hoover made the motion to accept the counteroffer. Bill Jacobs seconded. Robert Scott, yes; Gary Burd, yes. Motion carried unanimous. The third one is the Brackett Family Trust, we offered them \$1,600.00 and they counteroffered at \$3,200.00. The same exact reason as the Kilgore Trust. My recommendation is that you approve the counteroffer. Bruce Hoover made the motion to approve the counteroffer. Bill Jacobs seconded. Robert Scott, yes; Gary Burd, yes. Motion carries unanimous. The property owner Lour, we offered \$500.00 and he said it's worth \$4,714.00. My suggestion is to counteroffer \$2,500.00. Bruce made a motion to counteroffer \$2,500.00. Gary Burd seconded. Robert Scott, yes; Bill Jacobs, yes. Motion carried unanimous. The next one is Harris, we originally offered them \$1,680.00. It would be my recommendation that the District consider a counteroffer of \$3,500.00. Bill Jacobs made the motion to approve the counteroffer of \$3,500.00. Robert Scott seconded. Bruce Hoover, yes; Gary Burd, yes. The Turner property, we offered \$1,570.00 and their counteroffer was \$7,575.00. My recommendation is we meet with them and discuss their counteroffer and see if we can get more of a definition of what they would accept.
- b. Discussion, consideration and possible vote to approve Resolution No.2021-____, A RESOLUTION DECLARING THE PUBLIC NECESSITY FOR THE TAKING, APPROPRIATING AND CONDEMNING OF CERTAIN TRACTS OF THE LAND IN TULSA COUNTY, STATE OF OKLAHOMA, AS SET FORTH ON THE ATTACHED AND INCORPORATED EXHIBIT "A" FOR WATER DISTRICT PURPOSES IN CONNECTION WITH THE CONSTRUCTION OF ADDITIONS AND EXTENSIONS TO THE WATER DISTRIBUTION SYSTEM OF RURAL

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WATER DISTRICT NO. 3, WASHINGTON COUNTY, OKLAHOMA, AND AUTHORIZING AND DIRECTING THE PROPER OFFICIALS OF THE WATER DISTRICT TO INSTITUTE PROCEEDINGS TO CONDEMN SAID LANDS. Lands described on Exhibit "A" attached and incorporated to this agenda. Larry. It's just an easy step in order to start condemnation proceedings rather than a couple of these folks are not going to negotiate with us. Bruce Hoover made a motion to approve the Resolution. Bill Jacobs seconded. Robert Scott, yes; Gary Burd, yes. Motion carried unanimous.

- c. Discussion, consideration and possible vote to approve the District's legal counsel's hiring of K. Ellis Ritchie to work on condemnation proceedings relative to the declaration of public necessity in agenda item 2(b) immediately above. Gary Burd made a motion to hire K. Ellis Ritchie. Bruce Hoover seconded. Robert Scott, yes; Bill Jacobs, yes. Motion carried unanimous.

3. Discussion, decision and update the Waterline Relocation project of Horsepen Creek – Tulsa County: J/P 33566(04)

- a. Discussion and decision regarding partial pay estimate for Creek Construction. David. Our contract time started February 15. As of the end of last week, the waterlines have been installed with an exception for the lines that will cross underneath 137th. The bore on the south side of the bridge has been made. I would expect next month to have the final pay estimate and there will be another change order associated with that. We do have partial payout # 2 from Creek Construction for effort through April 30. The total earned less retained \$139,683.25, that is approximately 76% of the total contract amount. I recommend you approve the payoff application #2. Bruce Hoover made the motion to approve. Gary Burd seconded. Robert Scott, yes; Bill Jacobs, yes. Motion carried unanimous.

4. 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. David. The pump station may take ten months to build. Bartlett & West does have an invoice for effort through the April 23 in the amount of \$14,500.00. Total payment today if that is approved is \$37,700.00 on total contract amount of \$58,000.00. Which represents 65% of the total. It is my recommendation that you approve the invoice for payment. Bill Jacobs made the motion to pay the invoice in the amount of \$8,700.00. Robert Scott seconded. Bruce Hoover, yes; Gary Burd, yes. Motion carried unanimous.

5. Discussion and decision regarding the acceptance and approval of the 2020 Audit.

Jerry. We were expecting to have the Audit for year completed and finalized.

I do not have the Audit yet, so it's hard to say when we could have a meeting. Table for a special meeting.

III. NEW BUSINESS

IV. ADJOURNMENT

1. Gary Burd made the motion to adjourn at 9:02 a.m. Bruce Hoover seconded. Robert Scott, yes; Bill Jacobs, yes. Motion carried unanimous.

Robert Scott – Secretary/Treasurer
Notes by Dona Lewis

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