

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 June 13, 2022 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 June 13, 2022, 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, yes; 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 June 8, 2022, at 4:00 PM. Also present is Jerry Gammill, District Manager; Chad Pennington, Field Supervisor; Dona Lewis 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'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 the May 9, 2022. Bruce Hoover made the motion to approve the minutes as written. Bill Jacobs seconded. Robert Scott, yes; Max Terrell, yes; Gary Burd, yes, Steve Cole, yes. Motion carried unanimous.
- 4. Report of Secretary/Treasurer.** Robert Scott, in June we had 28 new taps and 109 transfers. We sold 39 new taps in May.
- 5. Report of District Manager.** Jerry Gammill, the report went out in the board packet. The TOC's sampling was done on the 8th of June. The 2nd quarter of the disinfection by products and the results were ok. We are starting to consider a little more about the lead and copper. The regulations are changing and DEQ doesn't have anything set in stone yet. David Dollar. They are going to make us do an inventory on each tap. When we borrow money next time, they won't loan us money. The Meadows Phase I, we have had some challenges. One of the last things we needed. Parker Village, the developers are busy installing that line on the north side of 107th. We met with Jeff Tuttle, and they are still planning on putting the line in on 107th. There are some people not happy with the water line easements. There are existing easements across there. There will be compensations for their easements. Pat Legit said he hasn't signed any easements. Dun-rite, they have had preliminary approval from a long time ago. They are starting it up again and the engineers seem to struggle on how to split the long

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narrow property. They left no room for the waterline to be extended of ours to be in a reasonable spot. We have to be served all out by the highway. We received plans and the engineer said to hold off on them. The Reunion of Owasso will be on the agenda next month for the first phase. They finished up by sending us an irrevocable letter of credit instead of a maintenance bond. North Tulsa Commerce Center remains to be working on it. The utility billing agreement has been the last challenge. It had to do with indemnification clause. They would not identify us if we shut the water off because of a sewer bill payment. So now they are looking at the utility agreement we have with City of Owasso. Casa Del Mar, we have received plans back from David for the engineers to pick up. Red Hawk Hill. The guys have been out to set a meter and the water line inside the fence. The Schaffner's, landowners with the DEQ problems. We had a call from Jeremy from DEQ and they are starting legal proceedings.

- a. **Field Manager.** Chad Pennington reports 6 field audit, 7 change out meters, 5 replaced can, 0 dirt work, 2 drop-ins, 0 flush lines, 5 forfeit, 14 leaks, 5 replaced lid, 11 MXU installed to be radio reads, 1 checked pressure, 4 raise can, 2 get current reading, 2 radio read, 0 replaced setter, 2 shut off, 37 new taps, 11 miscellaneous, zero usage, work orders completed 119. We locked 44 last month.
- b. **Office Manager.** Dona, we issued 161 work orders in May.

6. Report of Attorney.

7. Report of Engineer. David Dollar. Developments I worked on North Commerce, Casa Del Mar, Cooper Crossing Extended IV, Parker Village, Dollar General, 86th & Yale, Reunion at Owasso, Red Hawk Hill, Trinity Church, Dun-rite, Chery Creek III & IV, Morrow Place III, Garret Creek, The Meadows II and Caffeine Corner. We also got the submittals done for project on 116th between Garnet and 129th. I did get the record drawings incorporated for our mapping North Thiessen waterline extension, The Meadows Phase I and the Reunion at Owasso. I finished up the water service availability review for Mr. Ford. I have reached out again to Tim Ward with no response.

8. Approval of accounts payable. Bruce Hoover made the motion to approve. Robert Scott seconded. Bill Jacobs, 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. Bruce Hoover seconded. Bill Jacobs, 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 regarding Magnolia Ridge Phase III, 146 lots, 40.12 ac., Located ½ mile west of Memorial and ¼ mile north of 86th St N. David Dollar. Do you know the fire flow requirements will be? We need to get that documented. I recommend contingent approval. Steve Cole made a motion for contingent approval. Bill Jacobs seconded. Bruce Hoover, yes; Robert Scott, yes; Max Terrell, yes; Gary Burd, yes. Motion carried unanimous.
- b. Discussion and decision regarding The Meadows Phase II, 85 lots, 66.74 ac., located ½ mile north of 106th and Memorial on the east side of Memorial. David Dollar. We have the water pump station under contract, now we just have to get it built. One thing I noticed in the plans that you provided us; you weren't showing the 12" requirement going up Memorial. David gives contingent approval. Gary Burd made a motion for contingent approval. Max Terrell seconded. Bruce Hoover, yes; Robert Scott, yes; Bill Jacobs, yes; Steve Cole, yes. Motion carried unanimous.
- c. Discussion and decision regarding a commercial lot, Dollar General 86th and Yale. Alan Betchan. Tap access for the Dollar General which is on the southwest corner. It's part of a larger partial, that goes down to the existing development to the south. The project includes land that goes all the way down to where it essentially the tapers of those on and off ramps will be off Hwy 75. What we would ask is part of the approval for the Dollar General tract that we would not be

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required to build a 12" along 86th Street North. But instead, we would build an internal to the development south. Because that is where the bore ultimately would ideally be placed crossing of Hwy 75. Instead of up along 86th St N because you have the bridge, the off ramps and everything else. We go down and cross at the south end for that 12" crossing that would essentially be the circulated system. That's where I think we would want the crossing to come. So instead of the 12" on 86th St N we would ask if it would be internal to the development on the south. So, it's not waving the 12" requirements it's just not putting it on the altera because that's not the logical place for the 12" to go on. We are just asking for the tap to Dollar General on the corner. There is a whole other plat for the over all project that we will have to come back in and make the same request at that time. This is Turley Fire, which is a tanker, operated volunteer fire department. So, the Fire Marshall has a no fire flow requirements for the commercial. The Dollar General use on for this tract. David Dollar. What is the timing for the stuff to the south? Alan. Right now. We are looking at processing a PUD for the overall and go down to the residential. It's all commercially zoned right now but this doesn't make sense for that southern portion. So those ½ acre lots are proposed there and the storage parcel. So, we had a plat came through maybe a month ago for the commercial pieces north of the residential. We are doing the whole thing, but we need to divorce the Dollar General project from the rest of a bigger project that takes more time to get off the ground. We are trying to get that one moving a little faster since we know we have a bigger project coming for the 12" waterline. There are several things when we do the 12" and the fire flow and where that line goes to the west that are bigger concerns that we want to look at two developments to the west. That's a big conversation that's a massive project of boring the highway and a couple of miles of line that we don't want to tie in with the Dollar General because it doesn't have a fire flow requirement. David Dollar. There is a 12" on the east side of Yale that starts at 86th and goes south. We have an adjacent 12" waterline. We need to account for something across the front of this because you have commercial to the west of it. I don't know what you are opposing to there but we most definitely need to account for that. Alan Betchen. I don't think the request is necessary not to not have a waterline going west. But it is to not make it a 12" line. David Dollar. The plan to add the 12" waterline if necessary to go across is what you are proposing. So, all you're going to need for the Dollar General is a one-inch tap? We have a line on the east side of Yale. Alan. I thought there was a 6" along that northern side that is ample compacity for commercial for those two lots. The question ultimately came down to when you are building out that circulated system that 12" is really going to have to go down and going west to cross the highway. That's the place to cross the highway further south. There is a lot of conversations about bore length and access to be able to push through that conduit. But that is associated with the overall project not just the Dollar General. This isn't a effort to ignore those it's just that's a big project to get over to Sheridan and the Dollar General doesn't need that fire flow. And we don't want to carry that load just for the Dollar General. Bruce Hoover made a motion. Gary Burd seconded. Robert Scott, yes; Bill Jacobs, yes; Max Terrell, yes; Steve Cole, yes. Motion carried unanimous.

- d. Discussion and decision regarding Reed Bros Mini-Storage Phase I. A commercial development located north of the northeast corner of 86th St, North and Yale. We are looking at installing a mini storage on the northern portion of this property. You'll see a future phase to the south and not being considered at this time. Still trying to figure out what to put in there but we are looking at a site plan in red that will tap into the existing waterline at Yale. Northeast corner of Yale and 86th St N. We are looking to tap the waterline on the west side of Yale coming across the Yale Avenue and putting in a 12" along the front face of our phase. Then running another line straight due east from south side of the mini storage. David Dollar. It will be a

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domestic water meter and it will be the fire flow requirement that happens here. I saw 2000 gallon a minute. We can't even come close to meeting that application. We will defiantly need to work through that. We got the water to meet the domestic need, it's a function of the fire flow requirement. I want to remind you that across the street there is no fire flow requirement. Robert Scott. How far over is our next decent waterline? David Dollar. It's almost a mile east. Jerry Gammill. The intersection project with Tulsa County and the 12" waterline goes west of Sheridan. Robert Scott. Everything we are approving today is coming off that one 12" on Sheridan. Steve Cole. We are limited across down coming from Sheridan to Yale to 86th St N. David Dollar. It's a 6" line, the Booster Pump Station will improve it, but we will not even get near 2000. I would have to do a model to tell you what we would get. I would like to understand the why the fire flow across the street is zero. David Dollar recommends contingent approval. Steve Cole made a motion for contingent approval based on the fire flow requirements. Bruce Hoover seconded. Robert Scott, yes; Bill Jacobs, yes; Max Terrell, yes; Gary Burd, yes. Motion carried unanimous.

- e. Discussion and decision regarding Red Bud Village Multipurpose Development 4 lots on 2 blocks, 51.4 ac located ¼ mile south of 116th St North on 140th E Ave East of Highway 169. David Dollar. This is a tract north of the TCC campus and south of Hwy 20. A muti vast of development of commercial and high density residential. At this time there are plans for a movie theater on lot 1 block 2 on the far northwest corner of the development. An apartment complexes that will fill lot 2 block 2 and then the Senior family living in lot 3. With the interior of the road being the commercial restaurant district with a pond in the middle of it. We are asking for water services to this development at this time we don't know the fire flow but are trying to figure out what it will be. We have indicated on the line from the proposed exhibit 12" water line to be proposed, because we know the demands. Basically, have to work with Rural Water District and David Dollar on those demands. David Dollar. A 12" comes under Hwy 169 and lines up with the south driveway, so we need to investigate. There is an existing 8" that runs along the service road today and you'll have to parallel. The big deal here is the fire flow, we don't know if there are any offsite waterlines are required. We have 12" connectivity to the site once this gets taken care of. So hopefully it will take care of fire flow. Is this all happening at once? Is there a plan to do one part first? Alan. I think lot 2 block, which is apartment complex. Not sure yet but maybe a three-year span. David Dollar. We really need to look at the total amount of water that is necessary for this and see if any off-sight waterlines are required. The 12" that crosses Hwy 169 crosses right close to the south entrance and then it's 12" there going south past the school. And then it is 8" going north. They will have to put 12" along the service road parallel with the 8". The questions is will they becomes are they taking it all the way up to Hwy 20 to the 12" we have on Hwy 20. David Dollar recommends contingent approval based on a water service review. Bruce Hoover made a motion for contingent approval. Bill Jacobs seconded. Robert Scott, yes; Max Terrell, yes; Gary Burd, yes; Steve Cole, yes. Motion carried unanimous.
- f. Discussion and decision regarding Morrow Place Phase III, a request by Kellogg Engineering to allow a portion of 12-inch waterline to be placed in the ODOT Right of Way. Brian Kellogg. This is the last phase of Morrow. We have all the fire issues handled. The gas line goes right down the district's waterline easement. So, our choices today are to show the waterline as is with the separation between the high-pressure gas line center to center about 6 ½ feet to the east of the line. Which does meet DEQ requirements. Or we could stick you guys in the state right of way. South of the fence in their right of way. Their right of way plays out when we get to the left side of page. A preference choice as to where you want to go. My choice would be stay behind the fence and stay away from the gas line and stay in ODOT right of way. If you look at the far west end where we left our last 12"

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extension. I can see pros and cons with both locations. We have to cross the gas line one way or the other for our infrastructure. Jerry Gammill. If it goes in between the gas line and the building line. There is seven feet from that building line. That means they could build right up to it. Where we could have a 12" waterline leak. David Dollar. We will be in ODOT right of way exposed no different when their contractors hit our hydrant. The risk we run into when we put things in their right of way. The right of way is dedicated way south of the fence. Brian Kellogg. As long as ODOT says it's ok. Steve Cole made a motion. Bill Jacobs seconded. Bruce Hoover, yes; Robert Scott, yes; Max Terrell, yes; Gary Burd, yes; Steve Cole, yes. Motion carried unanimous.

- g.** Discussion and decision regarding Caffeine Corner, 1 Lot, 1 Block, .638 ac., Commercial Development located on the south side of 106th St. North and on the east of Hwy 169. Billy Cox. Across the street from Cum and Go. This is a little piece of land that runs straight into ODOT right of way. We are asking for a 1" tap to get the service line and we have a 20' easement. The fire Marshall said since it is only 450 square foot building it can be served with this fire hydrant. We haven't done a flow test yet. I believe for any commercial building it's 1,500 a minute. David Dollar. You will need to prepare a letter. It needs to say that you don't need an on-site hydrant. Jerry Gammill. They will do they bore and take the service across, and we are going to set the meter. David Dollar recommends contingent approval. Bruce Hoover made a motion. Bill Jacobs seconded. Robert Scott, yes; Max Terrel, yes; Gary Burd, yes; Steve Cole, yes. Motion carried unanimous.

11. Developments/line extensions waiting final approval.

- a.** Discussion and decision regarding 106th & Memorial / The Meadows I, a residential subdivision, Phase I, 45 lots on 48 acres, located on the northeast corner of 106th St N & Memorial. Steve Cole made a motion to approve. Robert Scott seconded. Bruce Hoover, yes; Bill Jacobs, yes; Max Terrell, yes; Gary Burd, yes. Motion carried 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 Dollar. We have two invoices from Bartlett & West. One for \$ 1,324.43 and the other is for \$3,080.50 a total of \$4,004.93. That's for effort dating back to April 2 through May 27th and if approved we'll have paid Bartlett & West \$202,321.17. The total contract amount of \$300,00.00 that represents 67% of the total contract. I recommend we approve both invoices. Gary Burd made a motion to pay the invoices. Robert Scott seconded. Bruce Hoover, yes; Bill Jacobs, yes; Max Terrell, yes; Steve Cole, yes. Motion carried unanimous.
 - b.** Discussion and decision regarding the easement acquisition and counteroffers from landowners. Kyle Sewell. We've received easements except for the condemnation which are started. I have an update from ODOT that they are going through some condemnation on some of their right of ways missing. We are waiting on them to release us to start the project yet but maybe a couple of months. We are moving forward to finalize our plans for DEQ permits started. I have plans for Jerry and David to look through.

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2. **Discussion and decision the proposed 24-inch water line alignment and easements.**
 - a. Discussion and decision regarding easement acquisition counteroffers from landowners. David Dollar. There has been some movement on the condemnation. We got a counteroffer from Ghormley Property. Which got it back in November, but it wasn't submitted in a form like a counteroffer. The offer was \$6,500.00 and we offered them \$4,280.00. This is a complex property with lots of owners and they had to go through probate. They were trying to figure out who will be the power of attorney. The probate is complete. I think we should accept the offer. Steve Cole made the motion to accept the counteroffer. Bruce Hoover seconded. Robert Scott seconded. Bill Jacobs, yes; Max Terrell, yes; Gary Burd, yes. Motion carried unanimous.
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. No invoice this month.
 - b. Discussion and decision to approve the pay estimate for with Orr Construction for the Sheridan Booster Pump Station Project. No pay Estimate. They submitted the pump submittal, and they have a proposed shipping date the end of August. They are supposed to be getting us their building submittals and other pipe materials and fittings coming in this week. Their goal is to have the building finished for when the pumps come arrive at the end of August. We will need to have a precon meeting with them.
4. **Discussion and decision regarding the Tulsa County Road Widening project on 86th St N.**
 - a. Discussion, decision and updating regarding the Water Line Relocation Project along 86th Street North from US Hwy 75 to Memorial. Jerry Gammill. No signed agreement back from the County.
5. **Discussion and decision an amendment to the City of Tulsa Master meter Agreement for an additional 6-inch meter correction (Amendment #2).** David Dollar. There is nothing to approve this month. You approved it last month. Sign the agreement.
6. **Discussion and decision regarding the utilization of a Utility Billing Agreement with the City of Tulsa where applicable, by working in conjunction with the City of Tulsa and its sewer services in Washington County RWD#3 service area.** David Dollar. No action.
7. **Discussion and decision regarding a request by Edward and Kathy Smith, account #2419, to discuss costs associated with ground saturation due to a leak.** Kathy Smith. I went and bought the flooring from Sam's and brought the receipt in the amount of \$1,076.20. I went to Johnson Flooring to see what they would charge just to put the flooring down that I purchased. They weren't interested in doing the job. They wanted the whole job. They didn't 'give me a written estimate but they said it would cost over \$7,000.00. I am asking you guys, out of the grace of my heart to be so nice to help me fix my flooring. If there is any way you would consider paying Paul and Justin for the job, they are going to put my floor down. I ask Paul to give me estimate for putting the floor down. Bill Jacobs. What was the estimate? Kathy Edwards. Paul's estimate was \$2,832.40. The total amount is \$3,908.60. Robert Scott. Was the insurance on any of these homes ever contacted? Steve Cole. You never filed a claim? Is there a reason why? Bruce Hoover made a motion to pay Edward and Kathy Smith \$3,908.60. Steve Cole seconded.

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Robert Scott, yes; Bill Jacobs, yes; Max Terrell, yes; Gary Burd, yes. Motion carried unanimous.

- 8. Discussion and decision regarding a request Barrick Rosenbaum for water services located in Section 31, Township 22N, Range 13E, approximately ½ mile North mile North of 126th St North and Peoria.** Chad Pennington. It's going to be the same thing. You go down 126th and you get to Peoria come around Bird Creek and there is a hill. We met with Mr. Rosenbaum the driveway we were sitting in there is a 12-inch line those crosses there at the drive. I spoke with the guy from Skiatook. He is asking for a 2 inch meter and they said they could do that. It's right up the road from the last guy. I'm in the process of working it out with David Yarbrough to find out exactly where it will be set. I will get with Mr. Rosenbaum about the easements need to be required. Jerry Gammill. They have a road easement and a utility easement for gas and water. We don't know exactly where that is compared to where the meter is set. Bruce Hoover made a motion to approve. Robert Scott seconded. Bill Jacobs, yes; Max Terrell, yes; Gary Burd, yes; Steve Cole, yes. Motion carried unanimous.

III. NEW BUSINESS

IV. ADJOURNMENT

1. Steve Cole made the motion to adjourn at 9:49 a.m. Bruce Hoover seconded. Robert Scott, yes; Bill Jacobs, yes; Max Terrell, yes; Steve Cole, yes. Motion carried unanimous.

Robert Scott – Secretary/Treasurer
Notes by Dona Lewis