

# **Rural Water District No. 3**

## **Washington County, Oklahoma**

---

17227 N. 129<sup>th</sup> 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 August 9, 2021 at 8:00 o'clock A.M., at 17227 N. 129<sup>th</sup> 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 August 9, 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. 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 129<sup>th</sup> E Ave in Collinsville, Oklahoma. Notice of the meeting was posted on the front door and drive-up window of the district office on August 4, 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 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 July 12, 2021. Bruce Hoover made the motion to approve the minutes as written. Bill Jacobs seconded. Robert Scott, yes. Motion carried unanimous.
- 4. Report of Secretary/Treasurer.** Robert Scott, in August we had 35 new taps and 76 transfers. We sold 39 new taps in July. We are putting some money in a money market.
- 5. Report of District Manager.** Jerry Gammill, the report went out in the board packet. Creek construction was working on the water leak at 126 St N & 135 E Ave we did get an invoice from them for \$12,887.00. The leak was underneath the road, part of old Hwy project when they relocated Hwy 169. It was over 200' and we had to take out some T's and fittings out. Sheridan Pump station, no update because Larry isn't here. Going to send plans to DEQ as soon as we can. The amount of that is \$669.76 but should be a little less than that probably closer to \$500.00. David. The district got a letter, plans for the development at 106<sup>th</sup> & Memorial went out about 3-4 weeks ago. The DEQ permit to construct and DEQ has denied the permit to construct. They can't meet fire flow requirements. The permit is now contingent on them getting the plans and the pump station being built. Jerry. On 116<sup>th</sup> & Garnett the intersection widening, one of the Owasso projects. We have had some emails back & forth with their engineer. The monthly samples everything was fine. The Horsepen creek project is done. David had to respond back to Tulsa County regarding that. The Oxbow pump station,

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

we are having to replace the air conditioner unit. It is one of the industrial units which is going to be about \$7,400. Dr. Gaches, the dental office we did finally get some of the information for the hydraulics. They are supposed to be paying their invoice. They are still looking for casing for road crossings. Regarding Mr. Steed & Michael Vanover, they have questions about the water at 76<sup>th</sup> & Yale. We have meeting with them and their developer. They proposed about extending the 12" waterline down to 76<sup>th</sup> St on Yale and looping it back. David has been working on submittals for Attic storage, 106 & Memorial. And inquiries about 76<sup>th</sup> and Yale, Mark Allen GMC which 156 St & Hwy 169. Cherry Creek II, we received the final paperwork for the final approval on the agenda. Parker Village, which is on the agenda for preliminary approval again. Cooper Crossing Commercial, they are the ones that acquired about putting the waterlines in the ODOT right away. They did not leave any room for utility easements. We have met with the engineer, and we gave them some input. They still have not delivered their site plans yet. The owner wanted to get on the agenda and I spoke with him. I guess he chose to get on the agenda after that discussion. Warren Medical facility, David has been working on the submittals regarding that. The contractors for the offsite have not completed the road crossings and casings. Owasso Urgent Care, we did complete the bac-t's and it took a little bit. Trinity Church, we did receive an email that the project has been put on hold. Cooper Crossing Extended IV, we've had some questions regarding the waterline alignment and the engineer was asking about moving the 2" line all the way to E 136 St N. Mallard Crossing, had preliminary approval at one time. They are trying to revive it and they have a potential buyer. It's on 125<sup>th</sup> E Ave & north of E 106<sup>th</sup> St N.

**a. Field Manager.** Chad Pennington reports 4 field audits, 5 change out meters, 4 replaced can, 1 dirt work, 1 drop-ins, 1 flush line, 5 forfeit, 16 leaks, 2 replaced lid, 6 MXU installed to be radio reads, 0 checked pressure, 0 raise can, 0 radio read, 0 replaced setter, 2 shut off, 44 new taps, 14 miscellaneous, zero usage, work orders completed 107. We locked 46 last month. We finally got our mini-x last Monday and put it to work that day. I have a quote from Owasso Fence to repair fence for \$1,700. That was by the leak on E 126<sup>th</sup> St N that Creek Construction repaired. We messed some pipes up that was concreted in. August 3<sup>rd</sup> we moved Creek Construction down to a highway crossing that went bad down by Tractor Supply. It is right next to that pond. We are pretty sure the T popped off. He was down in there working on it and he saw the T popped off and the bank started giving way and started pouring in on him. We had to back up because the pond was about to come in on us. Just trying to figure out how we can fix it. I met with a gentleman in Forrest Bend that lives down at the very end. Ground water collects in his yard. I checked for chlorine and there was none. DEQ was called out there too and they found nothing.

**b. Office Manager.** Dona, we issued 144 work orders in July.

**6. Report of Attorney.** Nothing

**7. Report of Engineer.** David Dollar. Developments I worked on, 106<sup>th</sup> St N & Memorial, Wendy's, Cooper Crossing IV, Owasso Urgent Care, Gacha Dental, Attic Storage, The Warren Building, The Reunion of Owasso, The Criterion Office Building, Aaron Beats development, Mallard Crossing and The Shoppes at Cooper Ranch. The project on 116<sup>th</sup> between Garnett and 129 E Ave, they are going to start at the intersection at Garnett. The only thing that will impacted by is a 4" waterline. We had a request for atlas information around 76<sup>th</sup> & Yale. We have a meeting with the developer today. At 156<sup>th</sup> St N on the east of N 137<sup>th</sup> E Ave we also had a request on the west side of the highway. Horsepen Creek, they did finalize the lean releases and the completion letter done. They reported it all to the county and the county has accepted it. Now we are waiting on the final reimbursement. Jerry. They already sent the reimbursement.

**8. Approval of accounts payable.** Bruce Hoover made the motion to approve. Robert Scott seconded. Bill Jacobs, 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. Motion carried unanimous.

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

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

- a. Discussion and decision regarding a request by Jeffrey A. Tuttle with Tuttle & Associates, Inc. regarding Parker Village, 120 lots, 57.5 acres., located on 106<sup>th</sup> St North ¼ mile east of Garnett Rd. David recommends contingent approval. Bruce Hoover made a motion for contingent approval. Bill Jacobs seconded. Robert Scott, yes. Motion carried unanimous.

**11. Developments/line extensions waiting final approval.**

- a. Discussion and decision regarding Cherry Creek Phase II, 95 lots, located on the south side of Hwy 20 between Memorial and Sheridan approximately the ½ mile. Bill Jacobs made a motion. Robert Scott seconded. Bruce Hoover, 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. We have an invoice from Bartlett & West for the amount of \$4,177.28 and that's for effort through July 23, 2021. Total paid to date if that is approved for \$159,876.211 of the total contract amount of \$300,00.00 and that represents 53% of the total fee. It is my recommendation that you approve payment. Robert Scott made the motion. Bill Jacobs seconded. Bruce Hoover, yes. Motion carried unanimous.
- b. Discussion and decision regarding the easement acquisition and counter offers from land owners. Kyle Sewell. We have received seven and thirteen of them have some form of discussion. There is two that have a counter offer regarding money. One is the Bain property which is the southwest corner of 176<sup>th</sup> & Hwy 11. They have some small pecan trees. Some were taken with the ODOT right of way expansion and we estimate to need to take four of those out. They were compensated \$250.00 per tree with the right of way. Their easement was for \$1,300.26 and they are asking for an extra \$1,000.00 for the four trees. Cheryl Skalnik has requested \$2,500 and Kyle ask if there was a reason. She said just sounds good. She is recently a widow and ask for a little extra money. The proposal this week is about \$16,268.96 if you approve the additional amount for Skalnik. Bruce Hoover made the motion to approve them and give Bartlett & West approval to put in a gate. Bill Jacobs seconded. Robert Scott, yes. Motion carried unanimous.
- c. Discussion and decision regarding to consider and authorize sending reimbursement Request to ODOT for easements approved for payment. Kyle. The seven that have been received, you can go ahead and send a check to them.

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

- a. Discussion and decision regarding easement acquisition counter offers from landowners. David Dollar. Last month we had an invoice from Meshek for \$1,700.00. We should have received an invoice for effort for May 3, 2021 in the amount of \$23,200.00 and the second invoice we did not get was for effort through June 1, 2021 in the amount of \$8,500.00. Those two together total \$31,700.00. We have acquired one new easement, this month and that puts us at twelve and we need nineteen. We do have one counter offer from Otherwise Investments our original offer was \$1,960.00 and the property owner has counter offered \$30,000.00. My recommendation is to go back and counter with \$5,000.00. Bruce Hoover made a motion. Bill Jacobs seconded. Robert Scott, 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. Kyle Sewell. No invoice this time.

**III. NEW BUSINESS**

**IV. ADJOURNMENT**

1. Bruce Hoover made the motion to adjourn at 8.52 a.m. Bill Jacobs seconded. Robert Scott, yes. Motion carried unanimous.

---

**Robert Scott – Secretary/Treasurer**

**Notes by Dona Lewis**