

Minutes of the Second Monthly Meeting of the Board of Commissioners of Consolidated Waterworks District No. 1, held February 19, 2018 at the District's Office, 8814 Main Street, Houma Louisiana.

Present:	Clifton Stoufflet, President	Stephen Hornsby
	John Pizzolatto, Vice-President	Vincent Celestin
	Chester Voisin, Secretary	Kenneth Pitre
	David Mosely	Bobby Cockerham
		Charles Brown, Sr.

There being a quorum present the meeting was called to order at 5:30 P.M., pursuant to proper notice in writing to each Board Member and posted in the manner required by law.

The meeting opened with a prayer led by Mr. Bobby Cockerham, followed by the Pledge of Allegiance and Roll Call.

Upon motion by Mr. Bobby Cockerham, and seconded by Mr. Vincent Celestin, the minutes of February 5, 2018 were unanimously adopted as written.

Upon motion by Mr. Chester Voisin, and seconded by Mr. Kenneth Pitre, the Financial Report for January 2018 was unanimously accepted as presented.

Mr. David Waitz, with Waitz Engineering & Surveying, Inc., reported as follows:

1. *Project CIP-9-12-06, 12" Tunnel Blvd. Extension, 12" Mains on Liberty and Gabasse, and 8" Tie-in to Smith Lane*
Project is in the clear lien period.
2. *Project L-6-17-02 Tank Painting – Bayou Black Water Tank*
Drawings and survey of the Bayou Black Tower have been completed.

Mr. Walt Medley, All South Consulting Engineers, LLC, reported as follows:

1. *Project CIP-9-16-04, Waterline Replacement Along Bayou Blue Road, Bourg*
95% construction plans submitted for review February 5, 2018. Now working to complete Final Design, specifications and updated construction cost estimate.

Mr. Bryan Breaud, Providence Engineering & Design LLC, reported as follows:

1. *Project L-9-15-04 Waterline Replacement in Montegut*
Study and report phase is complete. We are working on final design.

Mr. Houston Lirette, Architect, reported as follows:

1. *Project No. L-12-15-05 Office Renovation, Phase II*
Phase II Renovations are on hold pending decision regarding new HVAC system and roof retrofit.
2. *Project No. L-1-16-02 Office Roof Replacement*
Recently met with staff to discuss roof replacement and HVAC options. Estimates provided. Mr. Mike Sobert, General Manager, presented a Power Point detailing four options:
 - 1) Patch current roof and leave old A/C units alone which may correct roof leaks but not leaks from a/c units.
 - 2) Replace current roof with flat roof and leave A/C units alone.
 - 3) Replace current roof with pitched roof, remove existing A/C units and replace those with conventional duct system. This option would require all existing ductwork to be replaced and the need for temporary air conditioning systems to be utilized while installation is taking place.
 - 4) Replace current roof with pitched roof, remove existing A/C units and replace entire office HVAC system with a VRF system. This option would allow the current A/C system to function as normal during the installation of the VRF system.

Mr. Sobert reported that staff recommends Option 4 at a cost of approximately \$530,000. Discussion ensued. Mr. Robert Utley and Mr. Houston Lirette answered questions from Board members. It was moved by Mr. Chester Voisin, and seconded by Mr. Vincent Celestin, to go with Option 1 – patch current roof at a cost of approximately \$10,000 and get a few more years out of the roof. Discussion ensued. Several Board members asked if the funds

are available for Option 4. Staff advised that Surplus Funds are available and would be set aside for the project. Mr. Charles Brown expressed his desire to fix the problem now since the funds are available and have the building set up for the future. A substitute motion was offered by Mr. Stephen Hornsby, and seconded by Mr. Kenneth Pitre, to go with Option 4 – replace the existing roof with a pitched roof and replace the entire office HVAC system with the VRF system at a cost of approximately \$530,000. The motion was put to a vote and the vote was: YEAS: Hornsby, Mosely, Pizzolatto, Stoufflet, Brown, and Pitre. NAYS: Cockerham, Voisin, Celestin. The substitute motion passed by majority vote.

The following bills were presented for payment.

IDModeling, Inc., Local Project	6,727.90
Corona Environmental Consulting LLC, Local Project	15,496.96

It was moved by Mr. Chester Voisin, and seconded by Mr. John Pizzolatto, to approve the capital improvement bills of the District for payment as presented. The motion was unanimously adopted.

Three calls were announced for anyone from the public wishing to address the Board. None.

The Project Engineer, Gene Milford, requested Conditional Approval for PD-12-17-01 La Belle Maison Subdivision, Phases C & D. Mr. Milford reported that the subdivision has been laid out in accordance with the District's Subdivision Policy. Mr. Mike Sobert, General Manager, addressed the Board. Mr. Sobert advised that the layout does meet with the District's policy but due to the 2013 Emergency Rule, the State requires the District to meet certain water quality standards. This design would leave a dead end line which would cause water quality issues. Mr. Sobert stated that in the last few years, the District has spent a significant amount of money for the distribution system to meet current State water quality regulations. Dead end lines create the need for flushing to keep chlorine residuals at an acceptable level. Mr. Sobert said staff came up with two options to resolve this issue in this particular development: 1) Developer continues the line to eliminate the dead end; 2) the District provides a flushing device to be installed at the end of the line and charges the developer a fee for the use of the device and for the water used to flush the line periodically and until there is enough consumption on the line to eliminate the need for flushing. Mr. Sobert stated that these options were previously discussed with Mr. Milford and he said Option 1 would be too costly for the developer. After discussion, it was moved by Mr. John Pizzolatto, and seconded by Mr. Chester Voisin, that Conditional Approval of a waterline layout by granted to PD-12-17-01 La Belle Maison Subdivision, Phases C&D, for an 8" waterline and fire hydrant according to the subdivision policy, as long as the developer pays for the water used to flush the line to meet 2013 Emergency Rule standards; the District will provide the flushing device and developer will pay a monthly user fee for the device along with the cost of the water used for flushing. The motion was unanimously adopted.

The Project Engineer, Gene Milford, requested Conditional Approval for a 12" waterline for PD-01-18-02 Bayou Gardens Extension. Mr. Mike Sobert, General Manager, reported that this is a corner lot with access to water on Coteau Road. The District's policy requires a developer to run a line along both corners. In this case, running a line along the Bayou Gardens side of the lot would create a dead end thus a flushing device would be necessary. Mr. Sobert stated that since there is water available along Coteau Road, the line on Bayou Gardens Blvd isn't needed at this time; however, should future development occur down Bayou Gardens Blvd, the 12" line will need to be installed by the property owner at that time. After discussion, it was moved by John Pizzolatto, and seconded by Charles Brown, that Conditional Approval of a waterline layout by granted to PD-01-18-02 Bayou Gardens Extension, for a 12" waterline and fire hydrant according to the subdivision policy; furthermore, to give the developer the option of 1) laying the line now and pay the user fee for the flushing device along with the cost of water used to flush the line to meet 2013 Emergency Rule standards, or 2) execute a contractual agreement in the nature of a servitude or real right whereby the then-current property owner would be obligated to install said 12" waterline should future development occur adjacent to the Bayou Gardens Blvd side of the property. The motion was unanimously adopted.

The Project Engineer, David Waitz, requested Conditional Approval for an 8" waterline for PD-01-18-01 Imperial Landing Subdivision, Phase A. As in the previous two requests, this layout would create a dead end. It was moved by Mr. Kenneth Pitre, and seconded by Mr. Vincent Celestin, that Conditional Approval of a waterline layout by granted to PD-01-18-01 Imperial Landing Subdivision, Phase A, for an 8" waterline and fire hydrant according to the subdivision policy, with the developer paying for the water used to flush the line to meet 2013 Emergency Rule standards

along with a monthly user fee for the flushing device provided by the District. The motion was unanimously adopted.

At 6:59 P.M, there being no further business to come before the Board, it was moved by Mr. John Pizzolatto, and seconded by Mr. David Mosely, that this meeting adjourn. The motion was unanimously adopted.

Secretary

President

*NOTE: Unless otherwise noted, the President abstains from all voting.