

Siesta Shores Water Control and Improvement District

5325 South Siesta Lane
Zapata, Texas 78076
Regular Monthly Meeting
January 9, 2024

The regular monthly meeting of the Siesta Shores Water Board was held at the Siesta Shores Business Office on January 9, 2024. The Board Vice- President, Mr. Moises Camacho brought the meeting to order at 5:00 p.m.

Attendance:

In attendance were members: Mr. Moises Camacho, Mrs. Francisca Campos, Mr. Rene Calderas, and Ms. Irma G. Hinojosa. The following member was not in attendance: Mr. Manuel Garcia III.

Approval of Minutes:

Mr. Moises Camacho read the minutes from the last board meeting and Mrs. Irma G. Hinojosa motioned to accept the minutes as read and Mr. Rene Calderas second the motion.

Public Comment:

The board heard from Mrs. Chapa, Siesta Shores Water customer residing at 5315 Gary Lane on the lack of water pressure at her residence. The board vice president, Mr. Camacho informed the customer that due to the plant not working at full capacity, the low pressure will continue until the plant is in full operation. He further stated that the board anticipates that the plant will be in full operation within two weeks.

Old Business:

An update on the Siesta Shores WICD audit for 2022 was presented by Adrian Webb, CPA. The audit was approved as read with corrections as needed by Irma G Hinojosa and was seconded by Mr. Rene Calderas.

New Business:

Engineer's Report

Mr. Manuel Gonzalez Jr. reported that a letter will be sent to Renoworks, LLC acknowledging that the water plant improvements and standpipe rehabilitation- system repairs project had not been completed as per contract specifications. For the invoices submitted by Renoworks to be paid, the project needed to be completed. Completion was scheduled for June 10, 2023, and as of the date of this meeting the project is still incomplete. The letter in question specifically states that for every contract day that the project is not completed, liquidated damages of \$1200 will be assessed. It was suggested that a letter head from the SSWICD attorney be included with the letter from Premier, indicating that the attorney agreed with the information to be sent to Reneoworks. Mr. Rene Calderas made the motion to accept the letter to be sent to Renoworks and Mrs. Frances Campos, second the motion.

Discussion followed on what action to take on new sewer pipes. According to Mr. Gonzalez, at least 7 pipes are needed to cover 10 lots. It was recommended that a requisition from different vendors be solicited to estimate the total cost of expanding and connecting sewer pipes from Laredo Street to Falfurrias Street, along the property line, which should be Lot 590.

Financial Reports:

The board reviewed checks, invoices and wages and Mrs. Francisca Campos made a motion to approve all financial transactions and Mr. Rene Calderas second the motion. All members present approved.

Bids, Proposals, Contracts:

Texas West, LLC from Bandera, Texas was awarded the bid to provide equipment needed to make repairs to the water system. The company had been previously approved.

Still under new business, the revision to water meters disconnection policy was tabled for a later date. Discussion followed on revising the fees for businesses, but it too was tabled and the staff was advised to look into Zapata's policy on businesses.

A calendar of events for the operation of the water plant was discussed on holiday closures, vacation days, etc. and the new calendar was approved by Mrs. Frances Campos and second by Mr. Rene Calderas.

Operational Report

As previously stated, the commercial meter discussion was tabled to a later date.

Office Manager's Report:

There are a total of 18 unpaid invoices.

Lift stations need painting and a total of 17.9 hours of backhoe work was completed.

Handicap accessibility will be on next month's agenda.

Next Board Meeting:

The next board meeting has been scheduled for February 20, 2024, at 5:00 p.m.

Adjournment:

Ms. Rene Calderas made the motion to adjourn the meeting and it was seconded by Mrs. Francisca Campos and all board members approved. The meeting adjourned at 8:00 p.m.

Siesta Shores WCID

Board Meeting Sign In

January /9/2024

<u>1</u>	Moisés Camacho
<u>2</u>	Rene CALDERAS
<u>3</u>	Jana G. Hinojosa
<u>4</u>	Tranvise Campos
<u>5</u>	Dydia Olapu
<u>6</u>	Marlana Garcia
<u>7</u>	Maulda Cruz
<u>8</u>	
<u>9</u>	
<u>10</u>	
<u>11</u>	
<u>12</u>	
<u>13</u>	
<u>14</u>	
<u>15</u>	
<u>16</u>	
<u>17</u>	
<u>18</u>	

February 20, 2024

Siesta Shores WCID

Regular Board Meeting

Minutes

- 1. Meeting was called to order by Mrs. Irma Hinojosa**
- 2. Members present:**
 - *Francisca campos**
 - *Irma Hinojosa**
 - *Rene Calderas****Members absent:**
 - *Manuel Garcia III**
 - *Moises Camacho**
- 3. Pledge of Allegiance**
- 4. Minutes were read by Mrs. Irma Hinojosa and approved by Campos and Calderas.**
- 5. No public comments were made.**
- 6. Old business:**
 - **The old business was tabled for next board meeting.**
- 7. Engineer Report:**
 - **The construction progress within the tank repairs, must complete the walkthrough in order for project to be completed.**
 - **The new application for grants was approved by board members and will be submitted by Mr. Gonzalez.**
- 8. Financial:**
 - **The review and action on checks, invoices, and wages were reviewed and approved by all board members.**
 - **Financial statements for the month of February 2024 were also reviewed and approved by all present members.**
- 9. Bids/Proposals/Contracts:**
 - **Streamline estimated a quote for members to review in which board agreed to have Mr. Ybarra remain coordinator for Siesta Shores website.**
 - **The inspection of tanks by Ron Perrin was reviewed and approved by all present members.**
- 10. New Business:**
 - **Revision on renter's disconnection policy and deposit's was approved by present member's to stay the same.**
 - **The discussion on meter issue with Account 481 was reviewed and discussed by members to relocate meter within property. Customer was contacted and advised of decision.**

- Mr. Roberto Campos provided a free service inspection within the plant, lift stations, and standpipe. Members reviewed and discussed services Mr. Campos is offering and approved.
- The employee's anniversary was tabled for next board meeting to be discussed.

11. Operational Report:

- An update for the lead service line was presented to attending members to display the progress. Mr. Ricky Paredes issued that a total of 25 houses are being tested each day. Two accounts were to have tested for lead in which customers were advised through protocol.
- The start up for plant was discussed to be up and running within the next month.

12. Manager Report:

- For past due accounts, a total of 86 accounts were issued in which 69 accounts paid. Disconnection list had a total of 71 accounts in which 56 accounts paid.
- Lift stations had no issues.
- A total of 3 water leaks were reported and all were repaired.
- Backhoe hours totaled to 1746.0

13. Review Correspondence:

14. Future Agenda Items were all items that were tabled within the agenda.

15. Next Board Meeting : March 28, 2024 @ 5:00 p.m

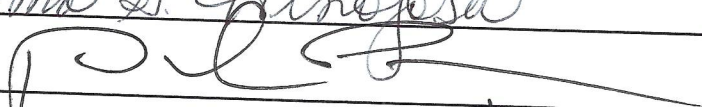
16. Executive Session:

17. Adjournment: @ 7:45 p.m

Siesta Shores WCID

Board Meeting Sign In

February /20/2024

<u>1</u>	Roberto H. Campos
<u>2</u>	Francis Ca Campos
<u>3</u>	Linda G. Binajosa
<u>4</u>	
<u>5</u>	Jose L. Fuente
<u>6</u>	Maria I. J.
<u>7</u>	Rene Calderas
<u>8</u>	Marelda Garcia
<u>9</u>	
<u>10</u>	
<u>11</u>	
<u>12</u>	
<u>13</u>	
<u>14</u>	
<u>15</u>	
<u>16</u>	
<u>17</u>	
<u>18</u>	

Siesta Shores Water Control and Improvement District

5325 South Siesta Lane
Zapata, Texas 78076
Regular Monthly Meeting
Monday, March 28, 2024

The regular monthly meeting of the Siesta Shores Water Board was held at the Siesta Shores Business Office on Monday, March 28, 2024. The Board President, Mr. Manuel Garcia III brought the meeting to order at 5:09 p.m.

Attendance:

In attendance were members: Mr. Moises Camacho, Ms. Irma G. Hinojosa, and Mr. Manuel Garcia III. The following members were not in attendance: Mrs. Francisca Campos and Mr. Rene Calderas.

Approval of Minutes:

Mr. Manuel Garcia III read the minutes from the last board meeting and Mrs. Irma G. Hinojosa motioned to accept the minutes as read and Mr. Moises Camacho second the motion.

Public Comment:

The board heard from Mr. Fernando Gomez Siesta Shores Water customer residing at 5402 Pharr Lane on substantial charges on his water bill, totaling to \$543.67. According to Mr. Gomez the consumption of water is not aligned to what was used. The meter was originally closed and in late January the meter was opened without an application to resume water consumption. The crew at Siesta Shores preceded to examine the water meter for malfunctioning but found no issues with the meter. The board acknowledge Mr. Gomez's concern and will precede to examine the situation and will report back to Mr. Gomez on the results of the investigation.

Old Business:

To add a notarize holiday for staff was tabled for the next meeting when all members are present.

New Business:/Executive Session

Engineer's Report

The Engineer's Report was moved to executive session to discuss confidentiality of information concerning the construction progress, tank repairs and invoices submitted.

Based on the walk-through items that were addressed that needed to be repaired were initially completed by the contractor. The contractor, in retrospect, requested that the two invoices that were submitted be paid. Both invoices totaled to \$80,015.53. Discussion followed on the original amount of the contract which was \$667,985 and to the cost of overrun which was \$220,000. There were a total of 290 days of over run passed the completion date, which amounted to Siesta Shores having to pay \$90,000 to Zapata County Water Works for water distribution to Siesta Shores customers. The board approved that Siesta Shores WCISD not pay the additional \$65,000 from their funds due the contractor and only pay \$15, 015.53 the balance from USDA, thus dismissing the over-run cost. The board also is not responsible for covering pending accounts by the contractor.

New Business/Open Session

Mr. Moises Camacho made a motion to approve the Engineer's report and proceed with the plan discussed during executive session. Ms. Irma G. Hinojosa second the motion.

All tank repairs were completed, and the project was coming to its close-out phase. Funds from USDA will be used to pay off the invoices based on the current balances.

Mr. Manuel Gonzalez had previously mentioned that there are additional grants that the board can apply for to improve the Siesta Shores Water Community. Grants can be used to provide new water lines, asphalt repairs, and reposition meters to the front rather than the back of properties. The board unanimously approved that he looks into these grants and if we meet the qualifications to consider applying on behalf of the Siesta Shores Water Board.

Financial Reports:

The board reviewed checks, invoices and wages for February 24, 2024, and Mr. Moises Camacho made a motion to approve and Ms. Irma G. Hinojosa second the motion. All members present approved. A balance of \$411,229.94 was reported for the month.

Bids, Proposals, Contracts:

Discussion on NRG Energy/TXU Energy was tabled until all members were present.

Operational Report

The lead service line has been completed and plans for plant start up has been scheduled for Wednesday, April 3, 2024.

Office Manager's Report:

There are a total of 245 accounts and 174 have been paid.

Installation is pending for the lift stations.

A total of four (4) leaks have been repaired.

The property next to the plant is up for sale which consists of one lot and price is \$20,000.

Next Board Meeting:

The next board meeting has been scheduled for Monday, April 15, 2024, at 5:00 p.m.

Adjournment:

Mr. Moises Camacho made the motion to adjourn the meeting and it was seconded by Ms. Irma G. Hinojosa and all board members approved. The meeting adjourned at 6.36 p.m.

Siesta Shores WCID

Board Meeting Sign In

March/28/2024

<u>1</u>	JAVIER SANTIAGO
<u>2</u>	Maulda Sanchez
<u>3</u>	Barbara Garcia
<u>4</u>	Mot Camelo
<u>5</u>	Anna G. Hinojosa
<u>6</u>	Mart Ferr
<u>7</u>	Mame Lopez
<u>8</u>	
<u>9</u>	
<u>10</u>	
<u>11</u>	
<u>12</u>	
<u>13</u>	
<u>14</u>	
<u>15</u>	
<u>16</u>	
<u>17</u>	
<u>18</u>	