

Bayview Municipal Utility District
Regular Meeting Minutes for August 21, 2025

Present: Brian Weisinger, Nick Maudlin, Ed Koch, Leland Gregory James Wistinghausen, Richard Evans, Janice Hoffman, Rich Oller, Michael Pope and Adam Valenzuda

Guest: John Payne, David Payne, Benjamin Miller and Mike Miller

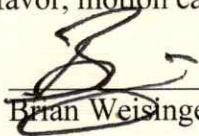
Call Meeting to Order at 5:00 pm

- 1) Pledge
- 2) Conduct a Public Hearing Concerning Adoption of District 2025 Tax Rate, Public Comments Regarding District Tax Rate. There were no comments at the Public Hearing Concerning Adoption of District 2025 Tax Rate.
- 3) Close Public Hearing Concerning Adoption of District 2025 Tax Rate. Chris Lane the District's Financial Advisor has recommended that the Board reduce the tax rate to \$0.3806, based off the current values from the Galveston County Appraisal District. Brian Weisinger closed the public hearing.
- 4) Adopt Order Setting 2025 Tax Rate. James Wistinghausen made the motion to adopt the tax rate at \$0.3806 per \$100 in value, seconded by Edward Koch. All in favor, motion carried.
- 5) Approve the Minutes of Regular Board Meeting July 17, 2025 and the Special Meeting for August 1, 2025. James Wistinghausen made the motion to approve the Minutes of Regular Board Meeting July 17, 2025 and the Special Meeting for August 1, 2025, seconded by Nick Maudlin. All in favor, motion carried.
- 6) Comments from District's Residents. John Payne started the discussion regarding his complaints about the contractor issues from the sewer line install on Park Lane. John Payne stated that he has been dealing with this for three (3) months. There was much discussion regarding Mr. Payne's complaint. Richard Evans said that he will get this issue fixed and by the time Mr. Payne comes to the next meeting it will be done.
- 7) Discuss and Approve to put a Pass-through Rate for GCWA on the Water Bills. Edward Koch made a motion to approve a \$0.20 Gulf Coast Water Authority will be added to each monthly bill and may increase annually based on the Authority's annual October 1st adjustment, divided by the number of customers and then by 12 months, seconded by James Wistinghausen. All in favor, motion carried.
- 8) Review and Possible Approval Regarding Commercial Real Estate, Elizabeth Clampett to Negotiate the land purchase by the plant. Nick Maudlin advised Elizabeth Clampett to postpone negotiations concerning the land purchase. There were discussions related to the treatment plant. Remove this item from the agenda until further notice.

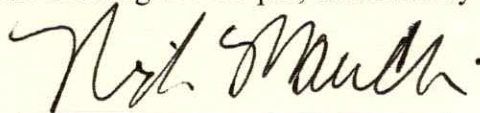
- 9) Engineer's
 - a) Update on TxDot Hwy 146 Expansion, Proposed Utility Relocation Easement Right of Way Estimate of cost of relocating water/sewer lines, updates on TxDOT and Highway 146 Projects, Construction Phases, Timeline and Action if Needed
 - b) Bidding process for work to be accomplished – West and East side of Hwy 146. Report. Took bids August 20th, on the Hwy 146 project on the bores going across and the 10" water line coming back across. There were nineteen (19) contractors who took plans but only two (2) submitted bids. One bid was from Expert Underground for \$664,638.00 and the other was from Gold G Construction for 845,236.00. Rich Oller's recommendation is that the Board award the Hwy 146 project to Expert Underground. There was discussions regarding lead time. James Wistinghausen made the motion to award the bid to Expert Underground, seconded by Edward Koch. All in favor, motion carried.
 - c) Update on the Relocation of the Water and Sewer Lines into Miller Easement. Steve DonCarlos reported that the meeting with the Millers was productive, involving extensive discussions about the specifics of the Miller Easements. Benjamin Miller inquired whether the District could remove an unused telephone pole located behind his building; the Board agreed to review this request. Mike Miller sought clarification regarding responsibility for reconnecting water and sewer services to 3003 Hwy 146 and 3011 Hwy 146 following the installation of the new line. The Board confirmed that while the District would provide the tap, customers are responsible for connecting their water and sewer service lines to the provided taps. Mike Miller indicated that this issue may delay their decision and expressed a need to consult with his brother George. Considerable discussion regarding the Miller Easement.
 - d) Presentation, Discussion and Possible Action on any item discussed under the Engineer's Report
- 10) Superintendent's Reports - Richard Evans
 - a) Water and Wastewater Reports for July 2025. Water 126,000 average per day, Wastewater 125,000 average per day. There was 3 inches of rain for the month.
 - b) Report for July 2025 Field Work. Samples came back good. Replaced leaking service line at 3019 Walsh. Repaired a 2" water main at Meadow and Park Ave. Asco came out and repaired the backhoe, replacing the transmission switch. Replaced hydraulic hose on the dump trailer. Set meter at 2407 Park Ave. Mowed utility easements. The a/c went out on the 2012 3/4-ton truck.
 - c) Drought Status. Reservoirs are at 98%.
 - d) Zenner USA – Update on Reading Issues with Advance Metering Infrastructure (AMI) and Action if Needed. Still working on Zenner meters and should be done by the end of the year.
 - e) Review and Discuss Update on Smoke Testing and the Moratorium on Water and Sewer Connections and Action if needed. There were no smoke testing for July 2025.
 - f) Other Correspondence, Updates and Possible Action Items
- 11) Tap Requests. There was a change made to the tap application to make it more modern. James Wistinghausen made the motion to approve of the tap listed on the agenda, seconded by Nick Maudlin. All in favor, motion carried.
 - * Henry May, Park Ave, 1" Water & 4" Sewer

- 12) Office Manager's Reports – Janice Hoffman
- a) Discuss and Approve the Account Summary June 2025. Nick Maudlin made the motion to approve the Account Summary July 2025, seconded by James Wistinghausen. All in favor, motion carried.
 - b) Check Register, Payables and Deposits Report for July 2025
 - c) Income and Expense Statement July 2025
 - d) Budget Comparison. J. Hoffman said she will get the Budget Comparison for the Board in November 2025
 - e) Street Light replacement with LED Update
 - f) Other Correspondence, Updates and Possible Action Items
- 13) Discuss and Approve Engineering Invoices. There were discussions regarding the engineer invoices. James Wistinghausen made the motion to approve the three (3) invoices from the engineer, seconded by Edward Koch. All in favor, motion carried.
- 14) Approve Wire Transfer from Texas First Bank Operating Acct. to TexPool Debt Service and the Wire Transfer for Series 2018 & 2023 Bond Payments Due September 1, 2025. Nick Maudlin made a motion to Approve Wire Transfer from Texas First Bank Operating Acct. to TexPool Debt Service and the Wire Transfer for Series 2018 & 2023 Bond Payments Due September 1, 2025, seconded by Edward Koch. All in favor, motion carried.
- 15) Directors' Comments
- 16) Recess into Executive Session pursuant to Section 551.071, 551.072, and 551.074 of the Texas Government Code. Recess into Executive at 6:37 pm.
- 17) Return to Regular Session and Act on Matters Discussed in Executive Session at 7:11 pm. Discussion only, nothing to approve.

James Wistinghausen made the motion to adjourn the meeting at 7:13 pm, seconded by Nick Maudlin. All in favor, motion carried.



Brian Weisinger, President



Nick Maudlin, Vice President