

Bayview Municipal Utility District
Regular Meeting Minutes for November 20, 2025

Present: Brian Weisinger, Nick Maudlin, Ed Koch, Leland Gregory, James Wistinghausen, Richard Evans, Janice Hoffman, Steve DonCarlos, Adam Valenzuela and Sharvette Brock w/ Oller Engineering

Not Present: Rich Oller

Call Meeting to Order at 5:00 pm

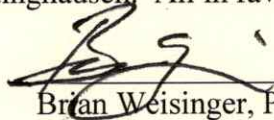
- 1) Pledge
- 2) Approve the Minutes of Regular Board Meeting October 16, 2025. Nick Maudlin made a motion to approve the Minutes of Regular Board Meeting, October 16, 2025, seconded by Edward Koch. All in favor, motion carried.
- 3) Comments from District's Residents. There were none.
- 4) Open Bids and Award Bid for 2012 Chevrolet Silverado 2500 Ext. Cab. There was only one bid to be opened. Brian Weisinger opened the one bid for the 2012 Chevrolet Silverado 2500 Ext Cab and the bid was from Richard Touchstone for the amount of \$530. James Wistinghausen made a motion to not except this bid and to do online bidding, second by Nick Maudlin. All in favor, motion carried.
- 5) Discuss, Consider and Approve Adjustment for the Smythes at 2424 Park Ave. (high bill due to leak). No action was taken.
- 6) Engineer's Report – Rich Oller. Although Rich Oller was not present at the meeting, Brian Weisinger began by reviewing the email update provided by Mr. Oller. Next, he reported that Magellan Gas Pipeline granted approval by CenterPoint Gas to proceed with the bore on the 18-inch effluent line, advancing the project to its next phase. The Board then addressed several key topics: the bidding process for Phase I Demrod wastewater reversal—which had been approved at the October regular meeting and was scheduled to be underway—updates regarding the Miles Lift Station, there are four proposed change orders discussed and appraisals related to the Miller easement. The change orders discussed involve modifications to the scope and budget for the 146 West Side Utility Relocation upgrades, ensuring the project remains aligned with operational requirements. Following discussion, James Wistinghausen made a motion to approve three change orders as presented, seconded by Edward Koch. All in favor motion carried.
 - 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) Update on the Relocation of the Water and Sewer Lines into the Miller Easement.
 - c) Presentation, Discussion and Possible Action on any item discussed under the Engineer's Report

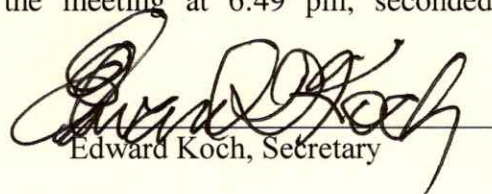
- 7) Discuss and Approve of Application Payment No. 1 in the amount of \$228,811.37 and Payment No. 2 in the amount of \$164,488.50 from Experts Underground Solutions LLC. Nick Maudlin made a motion to Approve of Application Payment No. 1 in the amount of \$228,811.37 and Payment No. 2 in the amount of \$164,488.50 from Experts Underground Solutions LLC, second by James Wistinghausen. All in favor, motion carried.
- 8) Superintendent's Reports - Richard Evans
 - a) Water and Wastewater Reports for October 2025. Water 114,000 average per day, Wastewater 98,000 average per day.
 - b) Report for October 2025 Field Work. Samples came back good. Installed water service for 2127 Park Ave. Contractors hit a 2" water main on Hwy 146.
 - c) Drought Status. Reservoirs are at 92%.
 - d) Zenner USA – Update on Reading Issues with Advance Metering Infrastructure (AMI) and Action if Needed. Still working on Zenner meters.
 - e) Review, Discuss and Update on Smoke Testing on Sewer Connections and Action if needed. No smoke testing for October 2025.
 - f) Other Correspondence, Updates and Possible Action Items. Friday when the contractors installed/extended the 10" line, they put a T valve and laid it right on a 2" main and it cracked it, so it was leaking over the weekend, knowing and willingly left and did not repair it until Tuesday. There was an estimated amount loss of about 230,000 gallons. Janice Hoffman will create an invoice for the amount.
- 9) Office Manager's Reports – Janice Hoffman
 - a) Discuss and Approve the Account Summary October 2025. James Wistinghausen made a motion to approve the Account Summary October 2025, seconded by Nick Maudlin. All in favor, motion carried.
 - b) Check Register, Payables and Deposits Report for October 2025
 - c) Income and Expense Statement October 2025
 - d) Review Budget Comparison for Jan - Oct 2025 with Nov - Dec 2024
 - e) Street Light replacement with LED Update
 - f) Other Correspondence, Updates and Possible Action Items
- 10) Approve to Transfer Funds from TexPool Construction Fund to Texas First Bank Construction Fund. James Wistinghausen made a motion to approve the transfer from TexPool Construction Fund to Texas First Construction Fund, seconded by Edward Koch. All in favor, motion carried.
- 11) Discuss and Consider Positive Pay with Texas First Bank. Leland Gregory made a motion to add Positive Pay to the District's banking on all accounts at Texas First Bank, seconded by James Wistinghausen. All in favor, motion carried.
- 12) Plan a Workshop Regarding Commercial Rates for the District. The Board decided to have a workshop regarding commercial and commercial multi rates and to include employee pay raises on December 11, 2025 at 5 pm.
- 13) Review and Approve Windstorm Renewal 2025-2026 Fund Year – Victor Insurance Managers Inc. thru Texas Windstorm Association (TWIA). Leland Gregory made a

motion to approve of the TWIA windstorm renewal 2025-2026 fund year, seconded by Edward Koch. All in favor, motion carried.

- 14) Directors' Comments. None
- 15) Recess into Executive Session pursuant to Section 551.071, 551.072, and 551.074 of the Texas Government Code. Recess into Executive at 5:52 pm.
- 16) Return to Regular Session and Act on Matters Discussed in Executive Session at 6:46 pm. James Wistinghausen made a motion to approve what was discussed in executive session, seconded by Nick Maudlin. All in favor, motion carried.

Edward Koch made a motion to adjourn the meeting at 6:49 pm, seconded by James Wistinghausen. All in favor, motion carried.


Brian Weisinger, President


Edward Koch, Secretary