

EMERALD BAY MUNICIPAL UTILITY DISTRICT
FINAL AND APPROVED
MINUTES OF TOWN HALL MEETING
FEBRUARY 28, 2010

The Board of Directors of the Emerald Bay Municipal Utility District hosted a town hall meeting on Sunday, February 28, 2010, at 4:00 p.m. at the Emerald Bay Clubhouse, 208 South Bay Drive, Bullard, TX 75757. Present were Directors Bill Harris, Ray Hartley, Deena Johnson, Paul Randolph, and Jo Sharp. There were 135 residents in attendance.

President Harris called the meeting to order at 4:01 p.m. The purpose of this meeting is to update residents on the District's new water well and give a detailed presentation on the proposed repairs to the South Bay bridge. President Harris introduced the special guests: District engineer, Kirk Bynum with Brannon Corporation; Bill Tankersley (engineer) with Yvonne Newman Engineering; Hobert Bernard and Bill Wolf (operations manager) with Pilecap, Inc. (underwater piling repair specialists); and Orville Bevel (president of the Greater Lake Palestine Council).

The presentation began with the expanded water supply project stages: (1) location map, (2) drilling of well, (3) construction of pipeline, and (4) installation of electrical systems. The reasons for drilling the well: (1) additional 350-400 GPM, (2) redundancy, (3) water conservation district, (4) water for golf course, (5) water very valuable in future, and (6) water pressure issues in part of district can be solved. The cost of the well will be approximately \$235,000 depending on the depth of the well. The cost of the pipeline will be about \$60,000; and the electrical system will be about \$75,000. The District will pay cash for the well with a \$300,000 construction loan and the final note (estimate \$415,000) will have a 4.16 percent interest rate payable over 10 years.

A slide showing twelve (12) water utility rate comparisons. Mr. Harris noted the District's water rates will be adjusted when the actual loan payment is determined. No sewer rate changes at this time. Mr. Harris discussed wastewater treatment for future development across CR 344, street maintenance, and water pressure issues.

The bridge presentation began with statement it will be refurbished—not demolished. Phase I is repair of pilings by the Pilecap patented process (does not require coffer dams). Bill Tankersley noted the refurbished bridge would meet TXDOT load rating of HS21 (42,000lb axle combination load weight). Phase 2 is rehabilitation of the above water portions of the bridge. The project will also include repair of drainage culverts crossing under LaSalle. The total cost of the project is estimated at \$306,000 less the \$192,150 from the Club/HOA leaves a shortfall of \$113,850. To make up the shortfall, the District proposes an assessment of \$177 per lot (642 lots). The \$100 assessment will be billed in March and the remaining assessment will be made upon completion of the project. Director Harris acknowledged Ralph Hicks and expressed appreciation for his referral to Pilecap.

Director Hartley made a motion to authorize President Harris to execute the agreement with Pilecap for \$160,000 for the piling repairs to the South Bay bridge. Upon second (Sharp), the motion was approved by unanimous consent.

Director Hartley made a motion to authorize Kirk Bynum of Brannon Corporation to publish for bids to complete the additional repairs to the bridge. Upon second (Sharp), the motion was approved by unanimous consent.

Director Hartley made a motion to approve an assessment per lot for remaining bridge repairs. Upon second (Randolph), the motion was approved by unanimous consent.

Under other matters, Director Harris informed the members that red and white rotating beacons have been installed on the pump house for the fire control system. The white light indicates the fire control system has been activated; red and white indicates the generator is running the pumps for the fire control system.

There being no further business, the meeting was adjourned at 4:56 p.m. upon motion duly made (Randolph) and seconded (Johnson) with unanimous consent.

Respectfully submitted,

Deena M. Johnson
Secretary

William F. Harris
President

Attachment:
Powerpoint Presentation