
MINUTES
of the January 18, 2023
Emergency Board of Directors Meeting

Directors Present: Dixon McNair, President; Seth Gunn, Vice President; Bobby Gilmore, Secretary; Gary Kramer, Treasurer; Chester Johnson, Director
Directors Absent:
Others Present: Bradley Loehr, Engineer; Lori Steffek, Office Manager


The meeting was called to order by Mr. Dixon McNair, President, at 2:01 p.m. on January 18, 2023, at the Fayette County WCID - Monument Hill District Office located at 100 Country Club Drive in La Grange, Texas.


Agenda Item #1 Discussion and possible action to authorize BEFCO Engineering, Inc. to address the threat to public health and safety by the failure of water plant 2 ground storage tank by proceeding with design and bidding of a new ground storage tank for water plant 2: Mr. Loehr reported to the board concerning the inspection of water plant 2's ground storage tank on January 17, 2023. During the inspection, it was discovered that three steel "C" channel ceiling support beams have failed. One has completely fallen off and is resting on the bottom of the tank. The other two are partially detached from the ceiling and submerged part-way. The interior halo at the top of the ceiling which all, approximately 20, "C" channel beams are connected to, is also partially detached from the ceiling. Mr. Loehr reported that this is a dramatic change from the last time he visually inspected the inside of the ground storage tank on October 31, 2022. At that time the ceiling appeared to have rust and corrosion, but did not show signs of pending structural failure. The ground storage tank, which was constructed in 2005, has failed inspection and will be reported to TCEQ. This necessitates that a new tank be designed, bid and awarded immediately.

Mr. Loehr reviewed with the board preliminary pricing on the purchase and installation of a new steel bolted ground storage tank (\$180K), demolition of the existing tank (\$30K), retrofitting the existing flow control valve (\$10K), contractor costs for disconnecting/reconnecting piping (\$3K), etc. Possible add-on options the board might want to consider are an interior ladder (for accessing the bottom of the tank when its dry, instead of unsealing the manway, which usually requires a special replacement gasket for resealing; a liquid level tank fill indicator used for visually assessing how full or empty the tank may be from a distance, etc. Total scope of the project, including engineering and associated costs with purchasing water from FWSC is expected to exceed \$315,000. Mr. Loehr reported that the expected lead time could range from 5-6 months once the winning bid has been awarded and contracts have been signed. TCEQ approval on this type of project is normally around 60 days and approval isn't typically a problem.

Mr. Seth Gunn made a motion, seconded by Mr. Chester Johnson, to authorize BEFCO Engineering, Inc. to proceed with design and bidding of a new ground storage tank for water plant 2. The motion passed unanimously with all directors being present and voting.

There being no further business to come before the Board, Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to adjourn the meeting. The motion passed unanimously, with all Directors being present and voting. The meeting was adjourned at 2:30 p.m.


Mr. Bobby Gilmore
Secretary


Mr. Dixon McNair
President