

Minutes of the Special Meeting of the  
BASTROP COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #2

A special meeting of the Board of Directors of Bastrop County Water Control and Improvement District #2 was held on Tuesday, December 4, 2018, beginning at 6:30 p.m. at the Conference Center, 106 Conference Drive, Bastrop, TX. 78602.

**Present BCWCID #2 Board Members:**

Mary Beth O'Hanlon, President  
Sam Kier, Treasurer  
Scott Ferguson, Secretary  
Karen Pinard, Director

**BCWCID #2 Staff/Other Professionals:**

Paul Hightower, General Manager  
Alma Rodriguez, District Administrator

**Absent:**

Butch Carmack, Vice President

AGENDA

- 1.) Call to Order and Establish a Quorum  
President O'Hanlon called the meeting to order at 6:30 p.m. A quorum of Board members was present.
- 2.) Pledge of Allegiance  
President O'Hanlon led the Pledge of Allegiance.
- 3.) Texas State Flag  
President O'Hanlon led the Pledge of Allegiance to the Texas Flag.
- 4.) Public comments/Announcements (The Board respectfully requests you limit your comments to three (3) minutes)  
There were no public comments.
- 5.) Discussion and possible action regarding repairs to District Office Building Located at 106 Conference Drive, Bastrop, Texas:
  - a. Discussion regarding inspection and test results relating to building conditions;
  - b. Discussion and possible action relating to repairs and improvements to Office Building;
  - c. Discussion and possible action relating to rental of temporary office space; and
  - d. Other action related thereto.

President O'Hanlon stated the District has had several issues with flooding in the several months and when we were getting estimates on repairs it was discovered

there was issues with mold. Paul Hightower contact Texas Mold Consultants and Mr. Hightower will give us a report on the findings.

President O'Hanlon asked if Texas Mold Consultants were competent in the area of discovering mold.

Mr. Hightower stated that Texas Mold Consultants have been in the business for 25 year, He is also an engineer and has done many state and federal jobs. Texas Mold Consultant used the last report we received from 2012 and also took cavity wall samples for a complete assessment for both upstairs and downstairs.

Mr. Hightower reviewed the report from Texas Mold Consultants. A couple of the areas of the report are 3 out of the 4 tested area show Significant Health Mold Elevation Present, the 4<sup>th</sup> which is upstairs doesn't show to be a "health" classification. The 3 primary areas was the customer service desk where the ladies are, my office and the interior wall by the POA entrance. According to the report, the 3 primary mold concerns are Aspergillus/Penicillium, Chaetomium and Stachybotrys. The general "safe" numbers for all of these are different within their own areas but it breaks down to customer service: 483.54% above typical accepted, my office: 369.10% above typical accepted, POA interior wall: 609.14% above typical accepted and the upstairs is 149.80% above typical accepted. All of the lower level floor areas have been labeled as Non-Typical Background Total Mold Levels: HEALTH CONCERN, taken directly from the report.

The recommended actions for repeat testing is listed in the \$2,000 to \$3,000 area with remediation and removal estimated to be in the \$15,000 to \$25,000 area not including re-build. It also mentions in the report that it is highly recommended for complete HVAC replacement. The removal must be conducted by a Mold Removal Contractor licensed by TDLR. After speaking with a few different people concerning re-build and HVAC costs, I'm estimating that we would be in the \$75,000+ area if we chose to do a remove and rebuild. This doesn't include anything we could/would do to the foundation, roof drains or underground drains to keep the water off of us and to avoid this in the future.

This is not covered under insurance.

Director Pinard stated she does not believe repair is the answer and she does not want to spend 100k to repair this building with the chance of the mold returning a few years.

President O'Hanlon asked how does the Board want to proceed.

Paul Hightower stated there a rental office space on Highway 71 but it is shared

restroom facilities. It is for rent for \$2,300 a month.

Mr. Hightower stated he received several quotes on portable buildings. It is workable for the offices and it will be handicap accessible.

A resident asked if you have thought about purchasing one of the FEMA trailers then you can sell it when you are done with it.

Mr. Hightower stated he is looking into several options regarding holding our meetings at the fire house, Aqua Water conference room and the Bastrop Convention Center.

A customer wanted Mr. Hightower to give her a chance to give a quote.

**Motion: Karen Pinard moved to look for alternative office space and leave it up to the General Manager to bring back to the board our different options in order to move from this building. Seconded: Sam Kier. Vote: Three (3) in favor, motion carries.**


Director Kier stated that security needs to be looked at for the portable building.

Director Pinard asked Paul Hightower to check with Tony Corbett about any legal requirements.

6.) Adjournment

**Motion: Karen Pinard moved to adjourn. Seconded: Sam Kier. Vote: Three (3) in favor, motion carries.**

MEETING ADJOURNED AT 7:22 P.M.

  
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Board Director

1-23-2019  
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Date