

Leroy Tours Gerald Water Supply Corporation Monthly Board of Directors Meeting

September 14th, 2023 @ 7:00 pm

1. Determination of Quorum, Call to Order

Meeting called to order at 7:00 p.m. Present: Robert Polansky, John Simcik, Cheri Beuerlein, Lyn Middleton, Stephen Symank, Zoom- Cole Canady Also present: Mr. Davis, Mrs. Delgado, Mr. Hays, Mr. Miles, Mrs. Oszust and Mr. Oszust Arrived 7:02-Don Ramsey

Absent: Dennis Debbendener, David White

2. Hearing Members/ Visitors concerns

3 minutes per person – None

3. Review, Discuss/ Take actions on minutes from August 10th, 2023 Board of Directors meeting

Mr. Simcik moved to accept the meeting minutes as written. Mr. Middleton seconded. All in favor. Motion passed.

4. Review, Discuss/Take Action on any item regarding monthly reports

- a. Director Report - Mr. Polansky went over the report with the board.
- b. Financial Reports - Mr. Simcik went over the P&L & accounting sheets. Discussed moving the RD fund from Point West to Citizens State because it is not collecting interest. Mr. Simcik moved to transfer RD fund account at Point West to Citizens State Bank. Mrs. Beuerlein seconded. All in favor. Motion passed.
- c. Office Manager Report - Mrs. Delgado – There were 34 late notices having an outstanding balance of \$ 12,208.54. We did receive a number of payments over the past two weeks that would have been on time per the mailing date. We received the TCEQ 3rd quarter Arsenic notice. This notice was put on the website and was sent out on the billing statements. I have reached out to the Insurance adjuster and have not heard back. I have been working with the attorney regarding items on the employee handbook & Janke Loop. I have discussed plans with the Engineer Mr. Hays going over Janke Loop, designs and materials, ADA guidelines & ARPA funding. I have spoken with our TRWA Circuit Ryder to discuss the replenishment of the equity fund account & Janke Loop. Emailed the City of Waco regarding when we could get their Drought Contingency plans. They are expecting them to be approved around the first of October. August through now, I have worked on putting together the Credentials Committee packets, Budget committee packets along with the Equity Buy-In committee information that will be needed. The money for the generator at Plant 1 has been received deposited in the ARPA account.
 1. New Memberships- 4 new meters were added to Grellhesl.
- d. Field Manager Report- Mr. Davis –32 Work Orders were issued. Water loss was 33.91%. There are no major leaks right now. Driving the system checking and looking for leaks.
- e. Operational Report- Mr. Davis – Leaks worked on were on Ivy Lane, Bluhm Road, Altus Road/TM308 and in Tours. Pump house at Bode had electrical issues. Hand Plumbing will be working on fixing 12 valves through the system. Mr. Simick moved to buy the extra meters at Chalk Bluff WS up to 30 meters. Mr. Symank seconded. All in favor.
- f. Engineering Report- Mr. Hays – Radio Read meters will not be installed until construction starts. The surveyors are still processing data for delivery of preliminary survey files. The small ADA repairs can start anytime, the parking area, door and sidewalk work needs to be completed before the loan is closed.

5. Review, Discuss/Take Action on any committee updates

- a. Director informational packet- Nothing has been done.
- b. Employee Relations- Mrs. Beuerlein informed the board they have been working with the attorney on wording. Nothing else to present at this time.
- c. Credentials Committee- Mr. Simcik went over countdown of the schedule for the election and confirmed he had briefly looked over the packet material.
- d. Drought Contingency Plan- Mr. Polansky informed the board that once Waco sends their updated plan the committee will start reviewing, present to the board then submit to Waco for review. The updated plan is due in May 2024.

6. Review, Discuss/Take Action on any items listed under New Business

- a. Appoint Budget Committee- Mr. Simcik, Mrs. Beuerlein, Mr. Polansky and Mr. Canady
- b. Appoint Equity Buy-In Committee- This committee will merge into the Budget committee.
- c. Briefing and discussion concerning system improvements and cost sharing by developers- Mr. Hays and Mr. Miles addressed the board. A group called Windsor Chase purchased a 60-acre property on Janke Loop. Windsor Chase was informed this area could not sustain additional meters without improvements. They have subdivided it into just over 5-acre lots, there are approximately 8 or 10 separate lots. The sellers have left the responsibility of getting the water meters to the buyers of the property, leaving the costs of improvements on them. We are trying to work with their attorney on getting hydraulic studies. We have received parts of their non-standard agreements needed to continue the process of getting a meter. This area is within the City of Waco ETJ. The requests will need to be submitted to Waco before we can move forward. TCEQ Rule says this line needs 35 psi during peak usage. LTG has a plan to make this line bigger. This was in the proposed plan submitted to the USDA-RD loan. The funding was not available for the amount requested and items had to be removed, this line had to be removed from the list. This is on the Capitol Improvements list to be funded. When the developer or property owner pays for their studies, the engineer will need to do a hydraulic analysis on this line. Mr. Middleton moved to follow TCEQ Rules to the letter along with our Tariff. We have a contingency plan and when funding is available, we can discuss getting water to this area. Mrs. Beuerlein seconded the motion. All in favor. Motion passes.
- d. Service agreement with Pure Water to be reviewed and signed yearly-Mr. Polansky discussed the agreements LTG and Pure Water have. Mr. Polansky will work on the terms of a new agreement to present to the board with a formula showing breakdown of charges.
- e. Design & Materials specs- Mr. Canady would like look into designs, materials & specs for water line standards LTG will follow. Will review the City of Waco standards. Committee will be Mr. Canady, Mr. Hays and Mr. Oszust

7. Review, Discuss/Take Action on any items listed under Old Business

- a. EPA update- Nothing at this time.
- b. PUC update- The PUC staff are reviewing requested materials for CCN, deadline was September 26th.
- c. Equity Account Replenishment Plan- Mr. Polansky went over the options with the board on how to replenish the equity account. The board discussed the options. Mrs. Beuerlein moved to raise the base rate to \$55.22 to replace the money used to repair the Bode Plant. Mr. Simcik seconded the motion. The majority voted YES. Mr. Ramsey voted NO. Majority has the vote. Motion passes. Notice will go out on billing statements; rate change will be from the readings taken in November. A notice would also go out to explain why the bill has increased.
- d. Pure Water Charges and liabilities- The 4" meter that serves LTG water will be replaced by Pure Water.

8. Closed Session

N/A

9. Action on topics discussed in closed session

N/A

10. Review Directors' topics to be considered for future meeting's agenda

Pure Water agreement

11. Adjournment

Mrs. Beuerlein moved to adjourn the meeting. Mr. Simcik seconded. All in favor, the motion passed. Meeting adjourned at 9:17 p.m.