

Leroy Tours Gerald Water Supply Corporation Monthly Board of Directors Meeting

April 10th, 2025 @ 7:00 pm

1. Determination of Quorum, Call to Order

Meeting called to order at 7:00 p.m.

Present: Robert Polansky, Cole Canady, Lyn Middleton, Don Ramsey, John Simcik & David White

Also present: Mrs. Delgado, Mr. Oszust & Mr. Miles guest Mr. Arnett Absent: Dennis Debbendener, Stephen Symank, Patty Symank & Barry Hand

2. Hearing Members/ Visitors concerns

3 minutes per person – None

3. Review, Discuss/ Take action on minutes from March 13th, 2025, Board of Directors meeting

Mr. Middleton has moved to accept the meeting minutes as reviewed. Mr. Canady seconded. All in favor. Motion carried.

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

- a. Director Report - Mr. Polansky went over the March report with the board. There was also a substantial change in water loss this month. Although there is room for more improvement.
- b. Financial Reports – Mrs. Delgado went over the March P&L & accounting sheets with the board.
- c. Office Manager Report – Mrs. Delgado
 1. I worked with AIA Insurance completing the new March 2025 - 2026 Insurance policy. The budget will reflect a difference of \$2,090.15 due to replacement & cyber security cost increases.
 2. Worked with Mr. Miles on completing the PUC - CCN Boundary forms of consent that needed to be signed.
 3. McLennan Couty ARPA funding – A Senior Consultant reached out to me requesting information. I have completed the questionnaire they sent - Beneficiary Monitoring Self-Assessment. I spoke with the consultant, and they will be getting back to me with any further questions they may have.
 4. Worked with Rice Inspections and gave them more information they needed to contact people.
 5. Working with Rural Water Impact to ensure the website is ADA Compliant.
 6. I have spoken with Doubles Contractor, and they will be coming out April 28th to start working on the concrete pad and pre-electrical at Plant 1. This could change depending on the weather conditions.
 7. Southern Trinity Groundwater contacted me about the possibility of available water. I spoke with Mr. Simcik about this, and he said he would contact them to get more information.
 - i. New Memberships- N/A
- d. Manager Report- Mr. Oszust
 1. Total Work Orders given: Chet 8 / Johnny 28 / Barry 9
 2. Major Leaks fixed: Gerald Ln, Janke Loop, Solitude Ln, Kasberg & Bluhm Rd. Kasberg still has open workorders.
 3. Did research on the Diamond Mapping TRWA went over at the last meeting. I did a little research on the GIS system and will present that later in the meeting.
 4. Alliance Electric will be doing repair work on both cooling towers, due to old conduit on connections.
- e. Operational Report- Plant 1 repair was completed. Work was completed on all other major leaks. Mr. Canady will work up a progress sheet to keep track of work orders.
- f. Engineering Report- Mrs. Delgado- This month we have been working with Adam and others related to easement acquisitions in addition to our design work on the electrical and controls systems.
Mr. Canady discussed the new tariffs on goods, and we will start to see the increase in costs.

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

- a. Acquisition of Easements- Mr. Polansky informed the board that the committee did speak with the Engineer, attorney, and Rice Inspections to bring the committee up to date on the easements. Will discuss the findings in closed session.

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

a. Form a Financial Aid Committee- Mr. Polansky requested Mr. Arnett to lead a committee with the aim of developing a program to assist members who may require additional support covering the difference in future base rate increases. Mr. Simcik offered to help on the committee. This was suggested during the PUC- Rate Petition mediation as this was a concern for Mr. Arnett. Mr. Canady, the best way to help the corporation is to gain excess to more water, to spread out the costs is to spread out amongst the community, so we need more meters in the ground, to sell more water to then reduce the overall per person costs.

b. Water availability-

1. Mr. Polansky discussed with the board the issues Texas is facing with water.

2. Mr. Simcik discussed with the board that Southern Trinity Groundwater will be accepting applications for additional water permits in June. This is open to all water suppliers so there is no guarantee we will get it, but we may want to think about requesting 61-acre feet. Mr. Simcik has started to review and fill out the application. There will be a fee to submit the application to Southern Trinity Groundwater (STGW), and it must be submitted by an engineer. Mr. Simcik will get the cost from the engineer. Mr. Middleton moved to table this discussion to the next meeting. Mr. White seconded the motion. All in favor. Motion carried.

3. Mr. Canady went over with the board an ASCE report card for the Texas water infrastructure where Texas received a D+. You can find this at <https://www.texasce.org/our-programs/infrastructure-report-card/>. Efforts should focus on improving aging infrastructure to help with water loss. Discussed with the board water projections on demand and availability and projects going on in Texas. If we fail at a water supply, we will go into a receivership and then an IOU Investor-Owned Utility will purchase us. They are for profit corporations, and they do not care about the community. They will invest in updating the infrastructure, and the rates will reflect that, along with a built-in profit. We need to start sourcing new water, we need to put that projects plan into implementation now. With cost increasing by 8 to 10% each year. If we have an opportunity to receive more water, we need to do it.

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

- a. USDA-RD Updates- Mrs. Delgado will be meeting with TRWA Mr. Smith to go over the Risk and Resilience Assessment & Emergency Response needed.
- b. PUC Updates- Mr. Miles informed the board consent forms were filed and now the staff will review. Then there is joint filing.
- c. Plant 1 Generator update- Generator is expected in August or September. Prep will start at the end of the month.
- d. Bids for Pipe- Two bids were received. Mr. Simcik moved to accept the highest bidder. Mr. White seconded. All in favor. Motion carried.
- e. GIS Mapping- Mr. Oszust discussed with the board the costs and convenience of LTG purchasing the GIS mapping system. The TRWA cost was about \$14,000 for them to do the work to set up the mapping, call them out each time we needed to update anything. After doing research the Diamond Maps online subscription is \$408.00 a year for unlimited user's. The GIS unit is \$3,600.00 and the attachments are \$716.00 to help aid in better accuracy. I tried both the online mapping service through a free trial and the handheld unit from a gracious neighboring water supply using this system. Mr. White moved to purchase the entire system. Mr. Simcik seconded the motion. All in favor. Motion carried.

Board went into closed session.

8. Closed Session

The Leroy Tours Gerald Water Supply Corporation reserves the right to adjourn into executive session on any of the items listed on this Agenda, if at any time during the meeting an item meets the criteria which allow for executive session under the Texas Government Code, TITLE 5, SUBTITLE A. CHAPTER 551. Section 551.071 when the governmental body seeks the advice of its attorney about pending or contemplated litigation or a settlement offer, Section 551.074 Personnel Matters, and Section 551.072 Deliberation Regarding Real Property. PUC Docket 56610, SOAH Docket 473-25-03681 styled as Ratepayers' Appeal of the Decision by the Leroy-Tours-Gerald WSC to Change Rates.

9. Action on topics discussed in closed session

Regular session opened 9:36pm

No actions were taken.

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

- a. Southern Trinity Ground Water Application
- b. Aged out Meters.

11. Adjournment

Mr. Canady has moved to adjourn the meeting. Mr. Middleton seconded. All in favor. Motion carried.

The meeting adjourned at 9:43 pm.