

## **Leroy Tours Gerald Water Supply Corporation Monthly Board of Directors Meeting**

**June 12th, 2025 @ 7:00 pm**

### **1. Determination of Quorum, Call to Order**

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

Present: Robert Polansky, Stephen Symank, Patty Symank, Dennis Debbendener, Lyn Middleton, Don Ramsey, John Simcik & David White Also present: Mrs. Delgado, Mr. Oszust & Mr. Miles Absent: Cole Canady

### **2. Hearing Members/ Visitors concerns**

3 minutes per person – None

### **3. Review, Discuss/ Take action on minutes from May 8th, 2025, Board of Directors meeting**

Mr. Symank moved to accept the meeting minutes as reviewed. Mr. Middleton 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 report with the board.
- b. Financial Reports – Mrs. Symank reviewed the P&L & accounting sheets with the board.
- c. Office Manager Report – Mrs. Delgado
  - FHLM update – I spoke with Mrs. Adamek & Ms. Freytag regarding FHLM and was told that when FHLM started many water supplies had paid to join. We are still members of FHLM. Each water supply can join any project FHLM is offering, or decline joining if they choose. This does not change membership status.
  - Double S Contractors – Generator will be delivered September 11<sup>th</sup>, 2025.
  - USDA-RD Required items- Mr. Hays and TRWA will be assisting me with the Risk and Resilience plan.
  - Flushing- We have been receiving some calls on discolored water. Some from the monthly flushing and some from repair work. I did some research, and I put together a sheet that I would like to put on the website and add to alerts, this could help people understand about the flushing and how they can flush their line when they notice discolored water. If you would like to review this and email me any suggestions, you may have.
- d. Field Manager Report- Mr. Oszust

Total Work Orders given: Chet 5 / Johnny 3 / Barry 5 =13 Total

Repairs:

  - Leroy Parkway: A leak was detected in the field involving a 3-inch gray PVC pipe. The issue has been addressed as if this was a sprayer for some time.
  - Hilltop: The repair has been completed.
  - Janke Loop: A leak was found in a 2-inch gray line and an additional 6 feet of the pipe was re-paired.
  - Clean-ups at the plants are progressing well. Isidro was hired to help haul off junk from the office parking lot. Old and new PVC piping has been cleaned up and stacked behind the building.
  - Whiskey Hollow Plant: The air conditioning window was rebuilt and is now working great. Expert solid repairs have been made to ensure longevity.
  - Plant 1: The air conditioner window needs to be repaired.
  - Bode and Whiskey Hollow Plants: Maintenance to the cooling towers has been completed by Alliance Electrical. All conduit and wiring have been replaced.
- e. Operational Report- Mr. Oszust
  - Whiskey Hollow Plant: A new relay switch was installed by Alliance Electric, ensuring both pumps are now working in sync.
  - Bode Plant Chlorination Building: LoneStar replaced all plastic tubing and installed a new scale. Barry repaired a chlorination leak inside the plant, and everything is functioning well.
- f. Engineering Report- Mrs. Delgado
  - Plant 1 Generator- Contractor has completed the generator foundation and conduit installations in preparation for generator delivery.
  - USDA Project-Our next steps are pending easement acquisition and USDA approval. We also met with McLennan County representatives regarding an amendment to the ARPA funding agreement that reflects use of funds for engineering with a schedule showing expenditure of funds before 12/31/2026. We are working on the information requested by the county.

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

- a. Acquisition of Easements- Mr. Polansky discussed with the board sending out a certified letter to all members on the transmission line. The letter is asking for them to contact us to go over the easement. The board discussed putting everything on the website. Resolution, maps of the transmission line, Bill of Rights and a copy of the certified letter and copy of our general right-of-way easement.

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

- a. Resolution of the Leroy Tours Gerald Water Supply Corporation, determining the necessity of acquiring real property and easements for construction of a public water transmission line for water quality improvements (arsenic abatement) and related water system improvements, authorizing appropriation of real property for public use; authorizing the use of eminent domain to condemn property pursuant to section 2206.053 of the government code; delegating authority to initiate condemnation proceedings to the board president; providing an effective date.

Mr. Polansky discussed the need for this resolution. We will need this if we cannot acquire these easements to continue moving forward.

Mr. Middleton's motion "I move that the Leroy Tours Gerald Water Supply Corporation authorize the use of the power of eminent domain to acquire twenty foot wide Right-of-Way Easements for the purposes of constructing the public water transmission line for water quality improvements, including arsenic abatement, requiring the acquisition of approximately 31,271 linear feet of Right-of-Way easements consisting of 14.817 acres of land, more or less, involving multiple tracts or units of property as depicted on the project maps included with this Resolution."

Mr. Simcik seconded the motion. Yeas: Mr. Polansky, Mr. Symank, Mrs. Symank, Mr. Debbendener, Mr. Middleton, Mr. Simcik & Mr. White Nays: Mr. Ramsey. The majority have it. Motion carried.

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

- a. PUC Updates - Mr. Miles - informed the board he was waiting for the Judge approval after the joint filing.
  - b. Plant 1 Generator update- Waiting for the delivery.
  - c. Water availability – Southern Trinity Groundwater application – Mrs. Delgado gave her report to the board. After speaking with Anna from Duff Engineers regarding the STGW application. She said that SPI Engineering has changed their pricing after further review of the application. Depending on the extent of work needed will depend on the final charges. They have set the price not to exceed \$ 12,500 unless agreed upon by all parties, as needed. STWG application is still the \$ 3,000. The total could be \$15,500. Again, I had filled out this application, they have updated it so there are a few new questions, if you choose to submit this, I can fill out the new application and give it to the engineers to do their portion. I can provide any information I have for them to finish. Which will help reduce the cost of the application. Duff also said STWG will be looking more closely at water supplies that have arsenic and those that are close or have exceeded their permitted amounts.
- Mr. Polansky discussed with the board the cost of submitting the application and if LTG meets the qualifiers STGW has. Mr. Middleton moved to eliminate filing the STGW application. Mr. White seconded the motion. All in favor. Motion carried.

## **8. Closed Session**

The board went into closed session 8:00pm

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.

The Board went into regular session 8:40pm

## **9. Action on topics discussed in closed session**

Nothing was voted after the closed session.

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

N/A

## **11. Adjournment**

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

The meeting adjourned at 8:41 pm.