

January 1, 2026

December 11, 2025 – Water Board Meeting of The Grove Water Supply Corp.

Board Members Present: Glenn Schwanke, Guy Mathews, Mike Seiler, General Manager/System Operator Justin Veazey and Financial Controller Amy Veazey

Visitors Present: Byron Baird and Addie Baird

Glenn asked if everyone had a chance to review the minutes.

Guy made a motion to approve the minutes.

Second by Mike.

Minutes approved.

Glenn said that Susan and Christ would not present at the meeting. He opened the floor to the visitors.

Byron said he had three simple questions.

How or who should he call to have the lid replaced on the meters.

Justin said to give him a call with the address so he could determine the size that would be needed.

Byron asked if it would be possible for him to buy two or three to have for replacements.

Justin said he could buy them at Core and Main in Belton or Act Pipe & Supply on Midway in Temple. National Wholesale Supply in Waco also carries them. Be sure to measure the length and width to make sure you purchase the right size.

Secondly, regarding the Enclave at Lake Belton home sites/water meter commitments, etc. Using the non-standard service agreement because up to his knowledge there has never been an agreement in place up until now. With that, he filled in the blanks to the best of his knowledge. He brought two signed copies but wasn't sure if it would need to be reviewed. It is pretty standard, except for exhibit A, there are some different provisions. He

had a question regarding the warranty period; he wasn't sure if that had been addressed before.

Justin said the warranty period on a line laid is one year. From the time the line is approved, and the pressure test is completed, it is one year from that date. That is the standard procedure.

Byron said he had a few points on exhibit A, which defines the property. Because there are multiple entities involved and the contract limits assignment without WSC approval, he listed all the different entities that have been involved. The Homeowners Association, The Enclave, Lake Belton LP, Ainslie Corp., and Rancho Lago Development. Those are all of the entities that have been involved in the project. The agreement is pretty straight forward. The overall commitment of meters was two batches of seventy-four, thirty-four and then forty through phase one, two and three. Basically, from the execution of the agreement, that within ninety days, every meter would be paid for and that would clear out all prior commitments. In October, they made a request for thirty-three additional meters. The other provision suggests that in all future phases, they would pay for all the meters to be installed within ninety days of the completion date of the phase of that development. Also, they would be responsible for the monthly payment of the meter.

Addie asked what the monthly cost would be.

Byron said thirty-three dollars.

Mike said that he thought this was addressed in last month's meeting.

Byron said yes and they would pay the thirty-three dollars.

Guy agreed and that would generate income for WSC.

Byron wanted to confirm and make sure everyone understood.

Byron said they also put a clause in requesting WSC move a meter location should there be a design change, re-platt or some other change.

Justin said the meters would not be lost.

Guy said yes there would be an installation charge, but the meter belongs to you. You wouldn't have to buy a new meter. You would be responsible for the cost to move the meter only.

Byron asked if the meter charge is \$5450?

Amy agreed.

Justin said that on page two, line item three, construction of the water system extension. Their contractor is going to lay it up according to WSC standards. It says that the developer shall advertise for bids for construction. Justin said that they can get whoever they want.

Addie said they just filled in the blanks. She is a realtor and Byron is a developer, neither is one, is a lawyer and they just filled in the blanks.

Byron said thank you.

Guy said thank you for keeping us informed.

Addie said they brought a check, and they wrote it for a little more.

Amy said they would apply the balance to the account they would like.

Byron said to the Rancho Lago account.

Byron also asked if the minutes would be published on the website in the future.

Glenn said the website has been updated and he will check on having the minutes posted.

Byron said thanks and he appreciated everyone.

Glenn gave an update with the engineer. He is a one man show and has been swamped. He is also doing another project for WSC. Glenn said we need to get a signed copy of the nonstandard contract to him. Glenn asked if everyone would like to stay late and go over the contract or he could email it to everyone.

Guy said that email would be best. Everyone could review it on their own time.

Glenn said it is a lot to read. We should ask him to remove the part about the developer getting bids. He will send a copy to the engineer. Also, at one time there was a number 67, he called them LUE meters. The line from the treatment plant is going to Owl Creek Road, the road that goes down to the development at Owl Creek Park. Unfortunately, the cost would have to be incurred by the developer. Glenn asked Byron if he remembered those discussions. Byron said yes, they had lots of discussions.

Justin asked if Turley was still doing the engineering.

Byron said he was.

Glenn said sixty-seven meters at the time was the maximum. This was the 2021 study, based on the amount of water that fills the overhead storage; to be able to have enough volume and pressure to fill the overhead storage, the line has to be a larger capacity. Glenn said he could send Byron a copy of the study if he wanted to review it.

Byron said that would be great. The agreement states that if there are any upgrades to the system that has to be made, the developer is responsible. The portion that is not applicable to their direct usage is subject to reimbursement by the WSC over a three-year period. It makes sense to put in enough to fix several issues.

Justin said Miles has sent several emails to Turley about what would need to be done for x amount of meters. He would need to get with Miles to see what all that was. He said the original sixty-seven that was applied for at first, then it was cut back to forty. There would need to be about four thousand feet of eight inch laid and then another stretch once it gets to the full total. We are waiting for The City of Gatesville to come through on the contract. We do have a contract that we are going to discuss tonight. Justin said his advice is not to sign it. It was supposed to be an addendum to adjust the cost of treatment, and they changed some of the verbiage in the original contract. Once we get that figured out, then they will meet with us on upping our gallons per minute and talk about adding the other water back in. Once we get all that finalized and straightened out, and we can say we will have water and will be able to do all of it.

Byron said that would be wonderful.

Justin said he would need to get with Miles to get the verbiage on adding that above the forty-meter count.

Byron said that if it was originally sixty-seven and there were forty, that is a net of twenty-seven and we are asking for thirty-three, we are in the ballpark. It isn't going to happen in one day.

Justin said that as soon as he hears back from Miles, he will let Byron know.

Byron said the single thing they need in order to move forward is information on the water.

Glenn apologized for it taking so long.

Going into the meeting.....Justin said he already brought up the contract with Gatesville. Glenn sent everyone a copy, on the second page they go into the sub paragraphs of the percentages, they are changing things. Coryell City, South Mountain, Fort Gates, and he advised Flat not to sign it as well. Justin thinks it will force Gatesville back to the lawyer to redraw it.

Mike agreed.

Justin said all they have to do is send out an addendum that the cost is going up to 302. Everyone agreed 302 is a fair price.

Mike agreed with Justin.

Justin said there was a leak on Iron Bridge. Tim Sohns was pushing a stump out of the ground, and it was dead center on to of the four-inch line and it pulled it up.

The Evitts place sold and we will be moving the meter. Also, Trey Galloway bought a place on the corner of Iron Bridge, and we will set one of the meters he was approved for.

Amy said she hasn't received any applications for the board. She will put the agenda on the back of the bill.

Glenn said we will need to put the notice in the Temple and Gatesville paper for the annual meeting.

Glenn said he didn't have anything else. The engineer is still getting bids on the pump house. He is also working on the meter situation. He will scan everyone a copy and would like to have it done before Christmas.

Guy made a motion to adjourn.

Second by Mike.

Meeting adjourned.

Old Business:

Electrical for building

Replacing meters

Replacing oldest water lines

New Business:

Contract from the City of Gatesville

Proposal for thirty-three meters at the Enclave, Phase 2

Bids for the pump house

Transcribed by Pam Seiler

Date Approved: \_\_\_\_\_

Secretary/Treasurer: \_\_\_\_\_

Guy Mathews