

August 31, 2023

August 10, 2023 - Monthly Meeting of the Grove Water Supply Corp.

Board Members Present: Glenn Schwanke, Guy Mathews, Mike Seiler, Chris Slaughter, Susan Winkler-Dossey, General Manager/System Operator Justin Veazey and Financial Controller Amy Veazey.

Glenn asked if everyone had a chance to review the minutes. Chris made a motion to approve the minutes, Second by Susan. Minutes approved.

Visitors present were John Munz and his son Jeremy Munz as well as Kelly Brooks and Jim Crenan with Legacy Development.

Glen stated that the family of John Munz donated the property the original well is on in 1968 to the water department. Now, we want to return the property to them. We will do the paperwork as for as the deed and we will pay for that.

Susan asked if we were not going to use that well anymore?

Glenn said no and Justin said it had not been used in twenty years or so.

Mike asked if it could be repurposed? Justin said you could use it right now but trying to blend the water (chloramines) with the lake water is very troublesome and difficult.

Glenn said that over the years it has been discussed many times. Basically, it is too expensive to refurbish. The tank is rusted, and it has been years since it was looked at. Justin said the pressure tank would have to be redone on the inside.

Susan asked if we could use the tank somewhere else in the system.

Justin said yes, we could move it up by the standpipe.

Mike wanted to clarify that we are giving back the parcel that was given to the water department back in 1968.

John Munz said yes. His family donated the land.

Mike asked how much acreage?

John Munz said it was less than a half-acre.

Mike said he did not object to giving back the land.

John Munz said he has no use for the tanks, take them.

Mike asked if it was possible to leave the tanks there for the time being and move them later as needed.

John Munz said that his son (Jeremy) is going to build a house in the future, and they would need to be moved before then. It will be three to four years, so it doesn't have to be done immediately.

John Munz asked if we would need the pressure tank too?

Justin said no, he didn't believe so.

John Munz said that there was no time frame.

Susan said we will have to fence the area up here and then we will work on getting the tank moved.

Jeremy Munz asked if they would be responsible for any monitoring of the well or reports once everything is moved?

Justin said no. Once you pass that back to the landowner, it becomes a family well.

John Munz said that all of his questions had been answered. He thanked the board for their work and Justin for keeping the water running.

Jim Crenan introduced himself and Kelly Brooks. He said that he is not here to be critical at all. Justin has been very helpful since he came in April of 2019. The first development was phase one on CR 360. The back of the development on CR 356 had no water. We were informed that if we put a line in, we would be given water meters at the cost of \$2,950 per meter. It took a few months to get all that done, and we did everything we were asked to do. It cost about \$200,000 to get it done and we gave it to y'all. It benefited us and we were able to put the tracts in, twelve tracts and it doubled the water pressure. We were never invoiced for the

meters until the other day, and now they are \$5,000. We were not notified of a price increase. That is why I'm here. We did everything we were asked to do and I'm just asking y'all to please consider letting us have the meters at the original price when the line was put in.

Kelly Brooks said that they would go ahead and pay for them up front.

Mike asked if it is for twelve meters.

Jim Crenan said yes, it is about \$24,000 difference.

Susan asked when the new prices went into effect.

Glenn said it was a year ago.

Susan said that he wasn't notified because he was not an existing customer. He didn't have an active meter.

Mike asked if there was anything in writing or was it just a verbal quote.

Jim Crenan said no, it was just a quote.

Glenn said he didn't have a problem grandfathering the original price.

Guy made a motion to honor the cost of \$2,950. Second by Mike.

Susan stated that the price is for eleven grandfathered meters only.

Glenn asked if it was for eleven meters.

Jim Crenan said it is twelve meters. We had one that was for the previous.

Kelly Brooks said she wanted to make sure it is twelve meters.

Amy said she would go back and look.

Justin said that they were approved for twelve but only paid for eleven.

Mike asked if it was a carryover from phase 1?

Justin said the first buyer bought two tracks and only wanted one meter. That tract is now for sale.

Kelly Brooks said yes, and now they will need the extra meter.

Glenn asked if there is a question of eleven or twelve meters.

Amy said she is going to have to research and see if they paid for eleven or twelve meters.

Justin made a motion to approve the twelve new lots to be grandfathered in.

Glenn said Guy would need to amend his motion.

Guy said he would amend his motion from eleven to twelve.

Amy said she wanted to make sure, whether they paid for eleven or twelve, they used eleven in Phase 1.

Jim Crenan said yes. That is correct.

Amy said twelve will be going in on Phase 2.

Jim Crenan said yes. That is correct.

Glenn said we have a motion, and it has been second for twelve meters to be purchased at the previous price of \$2,950 instead of \$5,000. Motion passed.

Kelly Brooks said she would like to address the first tract of the old subdivision. It sold once, had a new owner and has been listed for over a year. He came to me and asked me to list this one. I asked him what about if we get another meter and pull off 11.3 acres that would enter off of Hwy 36 and the existing 18 acres would enter off of CR 356. He loved that idea. I'm sure we would have to put in an application for another meter.

Justin said he would have to do a meter study. There is a \$100 fee. We would just need an application.

Kelly Brooks said they sold a seven-acre tract in the new subdivision. The county has a new department that regulates everything that happens in the county. We have been working for about nine months on platting that land. We are at the final part and I'm now getting signatures. All I need now is The Grove and HOT before I submit it to the county.

Justin said that now that they are below the 10-acre threshold, it has to be platted. This guarantee falls under the statue of the State where we are guaranteeing water for thirty years. I am advising the board not to sign it right now. I need to call TRWA. Y'all will need to buy the meters and will be paying the monthly minimums until y'all sale and transfer them over to the new owners.

Once the meters are installed, it falls back under our tariff. When the new landowner buys, if they fault out, then that meter disappears. The reason it is a big deal on that thirty years, if we guarantee that water and then y'all don't set the meters until someone buys it. That is a thirty-year hickey if the lot sets there. 200 gallons of storage, pump and line capacity dedicated to that property. The State requires us to maintain that.

Kelly Brooks asked if we wanted to look at the platt.

Susan said we would need a copy of the platt before we set the meters. You will pay the monthly minimum after the meter is installed. If the new meter defaults and we take the meter back and the land sells again, the new owner will have to pay the full \$5,000.

Glenn said no, they don't pay the full \$5,000.

Justin said if we are out of meters at some point and we don't have the water to set the meter, we are not obligated.

Justin said if you want to leave the platt you can.

Jim Crenan said thank you.

Glenn said that he sent an email to the board members, and we are going to get another bid for the fence.

Justin said yes, he has talked to Miles Dahl and asked for a quote for a fence and a privacy fence with sheet metal. He talked to TCEQ, and they said metal or wood. Miles said he hasn't heard of a game fence, but it would have to be the 2 by 4 square game fence.

Susan said she thought metal or chain fence would be best. Let's see what the prices are.

Justin said the game fence is 8-foot so that would be a stout fence.

Susan asked if that was what the pricing was for.

Glenn said yes, it is game fencing. Also, the gate that is on the south side. There are two gates, one on the county road and one in the field. I don't think I talked to them about that.

Justin said that would be handy to have a gate at the back of the pumps.

Glenn said he went down to the county office. There is not a requirement, you just send in a form each year. He put in an address change at the post office. The mail was going to the mailbox down at the storage tank.

Justin said he is going to remove the mailbox.

Glenn said we have money that needs to be spent on the Scada systems. We also have to come up with another \$10,000 for the generator. I will get with the engineer and see what else we can get lined up. Maybe pour a slab for the building and possibly build the building. I don't know how much all that will cost.

Susan asked why there is water standing on Hwy 36 down at Rays.

Justin said the valve that we are cutting on and off, it wasn't cutting completely off. It is filling up at night.

Susan said we need to replace the valve.

Justin said yes. Also, talked with Payton Wallace and hopefully next week we can meet with him next week. I also talked to the City Manager and Glenn, Justin Tatum and I will have a meeting lined up for lunch. I was also informed that he is going to form a board and meet once a month. Every board will send a member to the meeting.

Justin said we are in Stage 2 water restriction. Amy sent a mail out to the customers. Odd and even watering and no watering between 8:00 am and 10:00 pm. We will be driving around and looking.

Justin said they made the tie in, and they are nearly done. They did the pressure test, and they are trying to get the road done. They will put off flushing and testing for a couple of months. Maybe we will get some rain by then. They will have to flush and test the line and that does not fall under drought restrictions. So, they are working on the roads and that is allowed.

Amy said yes, only under approval.

Justin said he can get with them and have them cease if needed.

Susan asked if there was anything else.

Amy said yes, commercial property insurance. They want to increase the value and the cost would be an additional \$2,962 for the year. I don't know if we have the option to leave it at the lower rate. Who chooses how much the building is worth?

Mike asked Amy to forward him a copy of the declaration page.

Glenn said he didn't remember signing a letter to the insurance company to increase the value.

Amy called and they told her it was signed, but she couldn't find the letter or who signed it.

Mike said they usually don't do it mid-term, usually at the renewal.

Amy said that BRA guys came through and they are now at \$93.50 per acre foot.

Justin said they jumped \$5.50. That is astronomical, because in the last twenty years they have only been going up \$1.30.

Guy made a motion to adjourn. Second by Chris.

Meeting adjourned.

Old Business:

Property was surveyed by the surveyor, waiting for the paperwork to be completed. Once received, will follow up with the title company.

Current Business:

Enclave meters are still being purchased.

Purchase of Scada System.

Generator.

Transcribed by Pam Seiler

Date Approved: _____

Secretary/Treasurer: _____

Guy Mathews