

November 30,2023

November 9, 2023 - Monthly Meeting of the Grove Water Supply Corp.

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

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

We have visitors, Patty and Jason Farrar. Glenn introduced the board members.

Justin advised everyone that they own the cabins at the old Draeger place, and he invited them to the meeting. Justin said that they applied for a meter several months ago and were approved for it. At that time, they were planning on having a RV park but then the opportunity for small cabins came available. Justin asked how big the cabins were.

Jason Farrar replied that the size was irrelevant. It doesn't matter.

Justin said it does matter. It is a living dwelling, and it is just like the RV Park. They all operate off a standard $\frac{3}{4}$ meter. Now the state has passed a law that eight RV's equal one meter.

Jason said that he and Justin spoke about this last summer, and it would support another meter, but we didn't go that route. We have one meter, and it handles our house, the pasture and everything.

Justin said that he wasn't sure if there was anything in the tariff. RVs are not addressed. I think anything under a roof is considered a dwelling and would have to have a meter for each one.

Glenn replied that it is addressed.

Justin said that this is something the board will have to talk about. The size could be a factor especially if they are the size of an RV.

Jason replied that they are smaller than an RV. They are not even kitchenettes. They don't even have bedrooms. There is a single dwelling, one person.

Mike asked if they are considered a tiny home?

Jason said yes.

Mike said in the insurance business, a tiny home is 600 sf or less.

Jason said they are less than 600 sf.

Mike asked if they are site built or manufactured?

Jason said they are manufactured. I can cut the wires, the water and pick them up and move them. There is no foundation.

Mike replied that makes a difference too.

Jason said they can't be property taxed because there is no foundation.

Glenn asked for Jason's email address so he can send him the tariff. There is also a possibility of a master meter that would service everything. Basically, that helps us calculate the amount of water you are going to need. We purchase our water from the City of Gatesville. We have a distribution system here and we have to negotiate with them as to how much water we need. That is why we need so much information.

Justin replied that we are just making sure we are legal with the state.

Jason said there is nothing on the website regarding zoning, permitting, or tells me that I couldn't do that. Otherwise, I wouldn't put cabins on there if I knew there was a water issue. I have plenty of water.

Amy said it is in the service agreement.

Glenn asked if you just transferred from the previous owner.

Jason said yes. Also, there is a meter on the cabin that was already there. However, it is on our meter.

Patty replied that they purchased the other cabins from their neighbor.

Glenn said that you may want to look at that second meter. Someone may have put in their own meter.

Jason said that he shut off the water and it kills everything. So, that meter is redundant. I don't know why there would be a second meter unless they were charging someone.

Glenn said that there used to be hunters that stayed weekends on the property, and they may have charged them.

Chris also said if they had a water leak, they could have put the second meter in.

Patty said that not all the cabins have plumbing. One is just for storage.

Glenn said, well, you have the one meter that you need, and all is good for now. I will send you a copy of this stuff and if you want to do something later you will have the information.

Jason said that is part of the reason they bought out there, specifically as there were not any restrictions on the land. We aren't doing anything illegal or crazy.

Chris said all we are trying to do is stay compliant with the State of Texas.

Jason replied that he can do that if he has the information ahead of time.

Amy said the information is in the application.

Jason replied, the one I signed two years ago when I bought the house.

Amy said yes, it was in there and she read the statement.

Patty said that she didn't recall filling out the application.

Glenn replied it has to be more like a house.

Jason said there is a bathroom, a kitchenette and a tankless water heater. We don't charge them for the water.

Glenn asked if anyone had any other questions?

Jason asked if anyone had any information about the well on the property.

Justin said that you might want to ask Steve Winkler.

Jason said that he had measured the well on the property and would like to get it in some working order for pasture and animals.

Mike asked how deep is the well?

Jason said that he put a submergible pump in it last summer and pumped a foot and a half out of it. Three hours later, it had recovered and was only down two inches.

Mike said to contact Danny Ramm or Tom Lovelace and they could test it. They are both very knowledgeable.

Glenn asked if they had any other questions.

Jason and Patty both said no. The meeting was very informative and left.

Justin said that he had met with the City Manager, and everything went well. We can do a short-term contract until we get the other contracts worked out. Their new engineers, Freese and Nichols, are working on the water plant. The clarifiers need to be redone and they have started on those. They received a grant for the lagoons, and they are getting bids on those.

Everything else is running normal. The water loss is up 3%. The gallons are up by 100,000 gallons. No leaks or anything to address. No complaints. There is a meter down al Owl Creek, that was disconnected for non-pay. The lady said they are not going to rent it out again and therefore were not going to pay. Other than that, it has been quiet.

Amy said that she gave Glenn the paper Kelly had notarized.

Justin said yes, the development on 356. They signed the paperwork, and I signed the platts, so Amy can deposit the check. I will get those meters set.

Amy said that on the December billings, if we don't have any applications, I will put agenda on the back. Applications are due Dec. 27th. I don't expect any to come in at the last minute. Guy and Chris do need to turn in applications.

Glenn asked if Justin had received any bids from the fence guys.

Justin said he had not.

Glenn said he had received one estimate for the fence around the entire area. It is 8 ft fencing, 2x4 grid, one gate with a driveway and one culvert.

Chris asked if we needed another quote.

Glenn said that we really need to get on it. It is up to the board if we need another quote. We would need it within the month.

Chris and Mike both said they knew people that could give a quote.

Glenn asked if there was any news on the Scada System.

Justin said he had not.

Chris made a motion to adjourn. Second by Mike.

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

