

March 4, 2026

February 12, 2026 – Water Board Meeting of The Grove Water Supply Corp.

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

Visitor Addie Baird was present.

Glenn called the meeting to order. He asked if everybody had a chance to read the minutes.

Guy made a motion to approve.

Second by Chris.

Minutes approved.

Glenn asked Miss Baird to go ahead and address whatever you'd like to.

She said that's very that's a dangerous offer. I'm here because my parents are in Indonesia right now, or my dad would be here, but I'm his proxy, I guess.

So, we are working on moving forward with our engineer and hopefully go before the commissioners in March or April with plans for next phase. And so I know that we, my dad and you, had visited about the engineers report that came back, but I had a couple of follow up questions to that if we could, if it's possible for us to get a copy of the engineers report, and we just, you know, I know we submitted the request for 33 meters, but we really need a hard number on like, you can have 33 now for no off site upgrades. You can have 10 now for no off site upgrades, or you can have zero now for no offsite you know, we need a hard number to work with on what we could have for no off site upgrades, what we could have, including some off site upgrades, and what those off site upgrades would be. That's part of the reason we need to do the analysis on the engineer's report of if it is going to cost upside off site upgrades for, let's say, 10 additional meters. Is it even worth that cost for us, from a revenue standpoint, to sell with that density? So, we are just looking for a firm answer to that. And then second was to follow up with the contract that he had printed off the website, to then be able to come anticipating us coming back in March, to be able to pay for all of the water meters that haven't been paid for or installed yet. To do that, and we want to, like as a part of us moving forward with the next phase with the Commissioners Court. So those were kind of the questions.

Glenn said that where we're at now, is in 2021 the Enclave was granted 40 meters they call a lues. At that time, 67 were available in the elevated tank pressure, leaving 27. Since then, 10 additional meters by other customers have been added, leaving approximately 17 lues available today. We would not, I don't know that we'd have to discuss it as a board to see if there's a number there amongst those 17. But I think there was an engineering plan done by Miles Whitney several years ago that when we were looking at a total like 197, something like that down there in that area, coming all the way out to Owl Creek Road. And at that time, what was in that drawing, and his report, was that the line would have just a six inch line that goes along Owl Creek Road up to the overhead storage. And one of the problems with that is we, we don't have the refill rate available to support any more than those 17 meters right now, and basically it would be the developer's responsibility to upgrade that line to at least an eight inch along Owl Creek Road before it goes, I think it was pretty close to the intersection there where Owl Creek Road goes down to Owl Creek Park. And I forget how many feet it was. It's pretty good distance between there and back to the Gatesville treatment plant. The cost of that would have to be borne by the developer.

Addie Baird said that she remembered it was quite the distance.

Glenn said, there are a lot of unknowns. We have no idea how much that would cost to put it out for bid, because most of that would have to be done by a rock saw, because there's a lot of rock out there, and we're not putting in lines like they used to get done a lot of the times. A lot of our lines, people just dug it with a backhoe or something like that. A track hoe, they put the line in, just covered back up with dirt and the rocks that were there. Some of that's caused us a lot of problems, because the rocks lay on the line and pinch it or break it eventually. When we put in a line, it has to be bedded in sand over top and bottom, at least a foot on the bottom, foot on the top, at least minimum, just so that if we do have a leak, there's no rock sitting on the line. If we do have a leak, it's easier to dig up and repair, as opposed to trying to pull all those rocks out again. The line upgrade would have to be approved by our engineer.

Addie said, so I guess what we're looking at from a development standpoint and strategy isn't as wanting this to be our last phase and not do any greater density beyond that, just because that amount of upgrade is not financially responsible for the additional lots, and that they're like interior lots; and so I think that that amount of upgrade is like, not on the table for us at all. And so, it really be just, I mean, we would like to have all 17 meters of what's there and then use what we have. It would just be a formal answer from y'all on if we can have 17 or not. We would be thrilled to have that 17 carry forward with the contract on them and go to the Commissioners Court and move on with our next phase, and then we would not be doing additional density development off Owl Creek Road. What one of the things we're also with this phase, going to be requesting a variance with the county is to not have to put in the second entrance to go all the way out of Owl Creek Road. So eventually, at some point, maybe having, like, two larger 10 acre tracks or something over there, but not doing density all the way through all of that. And then even the stuff that comes down the peninsula having some larger tracks really trying to utilize, like premium home sites. And aside from that, leaving things larger and some larger tracks for the rest of it. So, the additional off site upgrade, that was kind of where the question

was, right? If it's like replacing it with that eight inch line for that amount, I want to say I remember something like, something like a million and a half or two, \$2 million or something is like, if I, if I look at what we'd have to sell, the additional, do you remember how many additional meters that would get us from that engineer's report, because there was a number on if we did that amount of minute ago. Yeah, that's so, I guess I would love we we've looked for it, but can't find the most recent response from the engineer, have they done a new study, or is it just the answer of the

Glenn said the engineer, he looked through all their documents previously. And he knows to look at all the information he has.

Addie asked, is that what the 1500 like engineering report was for?

Justin said he did, he did rerun the hydraulic state.

Addie said Okay, that's what I was curious about.

Justin said that the 33 requested, he runs those against it and everything. But that's where I think, if you look back when y'all originally started that, right, it's going to have to be the improvements. And then Byron came to us and asked what he could get without them. Yeah. And that was the 40. So, I mean, and I think that's where the engineer went back and ran the hydraulic study, and he's coming up with the same with that 17 that are unused. That's where we're stuck at right now. We can't add 33 more.

Addies said okay, right.

Guy said that's what this thing addresses. It says the 33 can't be accommodated.

Addie asked if they need to resubmit a request for the 17? Or can you grant us? How do we decide how many of the 17 we can't have?

Glenn said that we're going to meet in a closed session tonight to discuss all that, because everybody is going to have questions and different concerns. So, I guess you know, we can make a decision. I don't know if we have to do any further investigation, but I think we can give you an answer next week if that is soon enough. It's a tough decision to make, for us. This is our first experience with something like this.

Addie asked if anyone had any questions for her, or any information that she could help answer or provide that would help.

Glenn said no, you pretty much told us and so we have an idea of what you want to do.

Addie said, "I think that kind of what we're talking about doing." I mean, ultimately, I think just from like the community of The Grove and the area out here will be something that, from the

community's perspective, is probably looked upon more favorably, and that like less density and some preserving some larger tracks, not putting in the second entrance to Owl Creek Road is going to keep density and traffic off of that road and also keep it off of Highway 36 between our entrance and Owl Creek Road, which I know that little section is a tough traffic spot beyond us. Yeah, I know that little part where it comes over the hill towards the water tower is not, yeah, yeah. It's had some bad and so, yeah. So, you know, whereas we put, I mean, we spent half a million dollars on the turn lane and that expansion, which was really a good thing for all coming off the long bridge, you know, for the area, yeah. So, you know, we just, we definitely want to be a good partner for y'all and know that paying for and having meters installed and continue to pay the monthly fee and all that helps make it easier on the system to monitor what you have and also get some revenue coming in. You know, all those we're committing to pay for and pay the monthly minimums, knowing that they may not sell. I mean, obviously not till the roads completed infrastructure, then ready to put them in, but all the remaining vacant ones that we have now we will ready to go ahead and pay for, and we're sending letters to our homeowners, also instructing them to do that, and going to use the HOA to make sure that our existing lot owners to make sure that that's done. So, you know, we want to be as good of a partner to y'all as we can. And I know that this is just a volunteer role that you guys are in, and we've come to, like, make it so much harder, and that's not our intent at all. But you know, ultimately, we just, we want to, yeah, contribute to the area, but also do what makes financial sense, just like y'all have to do that, you know. So, I guess, if you ultimately, whatever y'all vote on, you know, it would be helpful for our perspective, just to have kind of insight, I guess is into what led you to make that decision. So, we know for our planning purposes. So, are we able to get or could somebody send me the old engineers report that had the 40 and then the 67.

Glenn said he would have to ask him for specifics if he can provide them.

Addie said, I know y'all had talked about visiting on the non-standard service contract that he had pulled, and I know we had the one place where it said developer shall advertise for bids for construction. And you said we could change it to can, because we've, so far that's been a really good partnership. So, I guess that that is another question. It's like the offer to, you know, this was what really addressed and laid out, paying for those water meters within approval and all that. And so, follow up on making sure that we have this signed by you guys, so that we can then proceed with paying for all of those water meters. So, I don't know if y'all had any further questions about that, or if we're ready to move forward on that contract. And this was just pertaining to the ones that we've. This is not the additional new ones. Of course, we can add those to it, but existing. And I have a copy of that if you want, and like the survey documents and stuff that goes with it. And my copy actually is signed by Byron. So, if you don't have a copy from previous meeting, I can leave that with you all tonight, if you want to have one. This is my last signed copy. Glenn said yes, to leave a copy.

Addie said there was just that one change, and then there was the amount of time there was a fillable blank. And I think Justin told us that it was normally 12 months or something that,

Justin said yes.

Addie said it instructs them to go out for bids lowest. But y'all were really pleased.

Justin said that the contractor did a good job.

Addie said that we certainly can go out for bids. Okay? We don't want to force a change. If it's ain't broke, don't fix it.

Glenn replied, all right? This is already got his signature date, okay, all right. Okay, so was there anything else that you wanted to address?

Addie said let me make sure and look at my list, I'm going to be in trouble if I missed anything. Y'all are going to try and get me a copy of the engineers' report. Y'all are going to vote on an answer on exactly how many water meters we can have of the 17 available in that line tonight, so we can expect to hear back next week. Can I give you my contact information? He is in Indonesia. My phone number is 254-444-2213, and it's Addie, A, D, D, I, E, Baird, B, A, I R, D. It's short for Adelaide, that's too much of a mouthful. That is something y'all will be able to discuss this evening also, or have, I guess, time frame to expect the answer? Okay, yeah, that's all. So, thank you. Don't mean to put undue pressure on y'all. This is just our last piece of the puzzle, and we're trying to get things moving. So that's what I got.

Guy said It's all a process.

Addie replied, yes, sir. I guess probably the closed session is the rest of what you'll have to talk about.

Glenn said yes, correct.

Glenn said you read all the email from the engineer. I mean, you can look at this two ways, or three ways realistically. It really, in some respects, it doesn't matter who comes through the door and asks for a meter, I guess under the Public Utilities Commission, if they're available, I guess we're supposed to provide them.

Justin said it is a double edged sword.

Mike asked if 17 meters is all we had available.

Justin said no, that is all we have left down at the stand overhead because of that line, it feels that what it is, is you leave the water plant and it's a four inch all the way up to Owl Creek Park Road, and then it ties into that new six inch there and goes all the way to the overhead.

Mike said, so what I'm hearing her say is that we could satisfy her if they did the expansion, but they don't want to do the expansion, correct? So, they want whatever we have left, so nobody else gets the other meter right, so they don't have to pay any more money.

Justin said yes. They want all the gravy.

Mike said he has a problem with that.

Chris asked if they are using all the ones they have currently.

Guy said Well, that's what was settled on, and they are going to be paying the minimums on them.

Chris asked how many they are using and how many they are not using.

Justin said they probably have 40 meters to set. He came and talked to me, and he said it is his Homeowners Association. He said, I'm going to buy and we're going to set those meters, and we'll pay for them, and if they don't, we'll take their lot from them." No, he said we'll get because we're going to start paying and he wants to be a good steward. I will give Byron that.

Chris said, I remember him showing up, yeah, so I'm just, here's my thing. You say about 40 of them?

Justin said yeah, about 40 of them. Those are vacant lots.

Chris said, but they were set in 2024. Well, they were sold.

Justin said no, it was 2022. That is when he came up there and said he's going to make them pay for it. But also, like you're saying, and what Mike's saying, and I agree. But also, like Glenn says, technically, they come to you if they're available. I don't know, I don't know where the developer, where the state falls on that. I think a meter is a meter. And if they apply for the meter, and you have the meter, you set the meter. But I don't you know they're coming to you asking for all your last 17.

Chris said in 2020, Elm Creek set a meter for my brother in law, and it didn't get used in a year and it was gone.

Justin said, if you look at Miles's deal, it is good for one year when he does hydraulic study. You have a year to set that meter. We kind of talked about it but never set anything in stone. I said we need to move that. If somebody applies for a meter, they're supposed to own the property number one, number two, they need to set that in three months. That way everything's paid for and it's going and because now we have all these meters down here that are not set yet, but they're on the hydraulic study. So, when he ran that hydraulic study, he's showing all those meters.

Guy said they should be paying the minimum.

Mike said all right, so on the speculation, that's what this is, a business venture. What they're trying to do is speculate, they're doing their math. This is pretty smart business. What they're trying to do is lock in the meters in anticipation of eventually selling the lots to go and already

having the water. So, it's to their benefit if they already have a meter to sell the lot. Is that what I'm reading?

Amy said, Yeah, and they're wanting to pay for it, and then.

Mike said it's all speculation. So, we're going to let them have these last 17 meters. If we let them have them, with the with the basis that they're not going to build that house anytime soon. Is that correct? I would say they need to utilize what they have.

Justin said, I don't know about utilizing, but that's what he's about to pay for and set all of them." That's what that contract is at Glenn's got that is a non-standard? To pay up everything he's got up to this point and get them set and start paying monthly that way he doesn't lose them. That's what I've told him. I said, you know, they're not getting their meters over here, yeah, and that's only good for one year. And you know right now, I said, we haven't pulled them off. I know the engineer hasn't pulled them off because we hadn't gone through and done anything like that. So, I know they're still on the hydraulic study. That's why he's coming in and setting them. But I'm like you, on the 17 meters, my deal is just like, she's, well, you know, if we have to want an improvement, we just want the last 17 we're done. You know, it's like crap, you know. But when they sit down before it's like, we're going to, we're going to do another 190 we want to do this. And that's the reason they got the 40, because they're going to do the other green and make the improvement with all that. And now they want the rest of them without making improvement. And then it'll be they'll be at a dead stand still until real estate picks up, and then they want to develop the rest of it.

Chris said, if somebody down here has land and has a kid and they want to put a house on it and wants a meter, if we obligate them, then they just they're done without doing improvement,

Mike said they've got 40. They it's not like they're not getting anything.

Pam said, can I ask how many of those 40 have been set?

Justin said none. They've got the original 33 and with this 40, they will have 73 with 33 meters being set.

Guy said the 40 was committed, but they hadn't paid for them. So that's what they're doing now.

Justin said the original 33 that I know it's I'm just kind of totaling it right, but I'd have to go in there and really count. I got to go down there and set one right now. They called the other day, but there's several of them been kicking off here lately, so I need to go through and recount, and see, because that number might be down in the high 20s, low 30s. He did express wanting to get those paid for and get them paying so that we make our money. But he also doesn't want the lots, because he doesn't want the lots sitting up there, and nobody can build on them.

Mike said if they pay the minimum, it is still revenue coming in. I get it. It's not like they're active.

Guy said and it's not just a minimum either. It's paying for the meter in the first place. So that's like \$5,000 plus the minimum coming in every month is income to us. And then come to us, you don't get the one looking at it from their perspective, if I were the guy that had this big development and everything like that, and I said, I want the meters. I'm willing to pay for them. How many can I have? Yeah, then if you say, well, I'm going to keep some of them so you can't have them, I'd be suing you and say, That's not right. Yeah, I'm willing to pay for them. I'm willing to set them, yep, I'm willing to pay the minimum on them. I'm no different than any other customer. Why are you telling me I can't have them?

Chris said because it took you five years and you still haven't paid for them.

Guy said that's not his fault. That's our fault for accepting that. What I what I suggest is we tell him everyone that isn't set and being paid for, we want them paid for. So that's what I would say, everyone that, everyone we've committed that isn't set. We want it set, paid for and the monthly minimum income, and then come talk to us. We'll see what we can do. But I can't, I don't see where you can turn somebody down that says I want the meter and I'm willing to pay for it. The engineer says it'll fit.

Mike said if you set a meter and there's no home on that lot; how long can you keep the meter set?

Justin said as long as you pay the minimum, or paying your usage, you are okay. If we were to pull it, there is a re-installation fee of \$940. Which we need to go up on that. We need to talk about that in a meeting. We reinstalled a meter on Grove Road across from Matt Winkler's this past month. Last week, I put a meter in there, but they re-serviced that box, but we have the capability for that right now. We're going to get to the point where we fill back up, because that's a meter we did not pull off. I wouldn't pull that off my sheets, but you'd have to pay for a reservice to get it back. But you wouldn't be completely gone, but it might be an area where they pull it off. They do have a resurface fee, but now another meter was set, and you can't get it back. Now you have to pay for an upgrade.

Guy said they would have to pay for the upgrade. Yes, any individual is not going to be able to pay for that. No, there's no way. No. So we're stuck with upgrading it if we're going to provide more. Yes.

Guy said, I mean, what I heard from her, is they've got all this land that they would love to develop and have it all densely done. But if they're going to do that, they're going to have to pay for that upgrade, which is a lot of money. So, they want to know if we take, if they take our 17 then instead of being acre lots or whatever the small things are, they'll be 20 acres or 40 acres, or whatever, spread it up and at least use the land that they've got there with the additional meters that we're willing to provide to them? Well, that's just a business decision on their part, one way or the other, and I understand that.

Justin said, and that will tie up the development, and that's one thing I don't I don't know if it's legal or not, but I've been trying to talk to some people because I brought it up at Fort Gates, like y'all accepted his platt the way it lays. Alright now he's going to go back in. So y'all give him the 17 meters, and they do the bigger platt, and do the 20 acre, 10 acre lots, and y'all accept that. Alright, we'll provide water that to me, that are to lock that in, that guy that buys 20 acres with one meter, he can never divide that up, even if we come through a new line, he cannot divide them.

Guy said yes, you have to do the upgrades.

Justin said he will have to get the upgrades there.

Glenn said, it's now a requirement for developers who are doing more than, I think, nine lots, that they have to have a statement from whatever water source, water company that they can provide that water for them, but there's no mention of a time frame, how many years? Basically, it's forever. So that's one of the other things. When they go before Bell County Commissioners, they've got to have a contract and another statement from us saying we can provide water. Well, yeah, it's not a problem, because we've already done the engineer report, and we have a contract signed contract with us. So that part of it's just a formality to protect the homeowner. You're going to sell lots, or the prospective buyer, not the homeowner. Someone's going to buy a lot to build a house on, and then they find out later there's no water available. It's a big problem. The developers are being forced to be honest. Or the land salespeople, whoever they are,

Guy said, I've appreciated the fact that they're saying I'm willing to pay for them and I'm willing to make some minimum payments on it, because I want to tie the meters up. I can't argue with that. No different than anybody else. When you get down to that, the only thing we wind up doing is, if we give them all of our meters, and anybody else that's got any land, they're out of luck until they upgrade the line. That's not going to happen to any individual. There's no way, no that's going to happen. You know, we built lines without having somebody else pay for them and up-grade lines without having somebody else pay for them. And it's an expensive proposition, but that's just the way that goes. Whenever you've done all the meters you can, and there's nobody there wanting that, wanting another line. You say we want you to spend a million dollars. That's just not going to happen.

Glenn said that eventually we're going to run out of overhead storage, irregardless of who gets what. You feel like the guys making money on what you are selling? What he's developing. But it happens all the time. We've had a trailer court come in. They're making money on it, four lots or ten lots down in Owl Creek Park Road, they subdivided. He made some money on it. And its business that we don't have any control over or any authority, so I'm not in favor of giving them all. I would say that we need to reserve maybe two or three or five or any number or none. I guess, because sooner or later, they're all going to get used, and we'll like they will end up paying for the improvement when the time comes, whenever that is. And the other thing is, at some point, we're going to be limited anyway by the amount of BRA water that we have.

Chris asked if you can we put some kind of stipulation if, if they're not using the meter and it's requested somewhere else?

Glenn said I could ask, but I don't think they'll go for that, because he's a developer.

Guy said, I kind of doubt it, because as long as the meters are there, and they're paying for the minimum, it is their meter.

Glenn said, if it was being paid. We can't take it back from them.

Mike said, he's fixing to dump over 200 grand on us.

Glenn said, oh yeah, that's what I'm saying. Oh yeah, about 200 grand on us.

Mike said, sure, with the speculation that if we have 40 meters available, he'd probably take all 40.

Justin said he would take whatever y'all had.

Chris said he has taken a while to pay for the first round of the meters.

Guy agreed but said that is our fault.

Glenn asked if there is something acceptable meter wise amongst the group to go with, 15?

Mike said, I'm like Guy and Chris, I'm the same way." This has been going on for four years. Let's set the 40 that we promised them that were contracted to. Set the 40 and then come back after the re-platt and then go forth. That's the smart way to do it for us, and kind of protects us. We're not saying, no, am I right?

Guy agreed. We're not saying no.

Mike said to set the meters, get the money coming in and then come back and show us what you're going to do and then we will see how many meters you can get. I think that's the fairest thing.

Guy and Chris both agreed.

Justin said that's fair. I don't have any problem with that at all. Get it all up to par, so we know exactly where we stand.

Guy said that protects us and it gets those paid for what we've committed.

Justin said the USDA probably has some, since y'all owe them, they probably have some guidelines on that too. I don't know what they would be, but I know since y'all owe money, like y'all bonded audit, y'all have to do that. There's no they require that. You know, when it's done, Amy has to send Hillsborough all the information on it and everything.

Glenn said they need to have some kind of audit. It doesn't have to be a forensic but somebody else needs.

Justin said that they chose to keep doing the bonded audit, just because that's who they're comfortable with. Shawnee, but yeah, you're right. It can be just an accountant, or something, your choice. Go through the books. I do like the professionalism of the bondage like Shawnee does, or she gives you the all the stuff that way, if somebody does show up, you got here you go. We as a board, we've done everything we can do, and we're doing the best we can.

Glenn said we do need to do a vote. All in favor of following Guy Mathew's suggestion to have the developer basically pay for what they've got, install the meters that they're contracted for prior to any further discussion.

We have a motion by Chris seconded by Mike to approve the plan. All in favor. All opposed. Okay, the Motion carried. So, I'll get with Miss Baird this week, maybe tomorrow, whenever she's available to for our concerns and recommendations.

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Okay, so I did send a thing out to everybody via email. We had two engineers in the same room, and they brought up way too many technical things. This is the draft. In the building, we're going to have two pumps, probably 40 horse. Yeah, 240 horses, and then they have basically another device on them that kind of rations out the power during startup. I forgot what he called them, VFDs. They kind of act like it doesn't want to blow up the system. So, in those two things, and then we have to bring in the generator, the transfer switch and also our Scada system. We have to do some plumbing, have it all ready so that we can pump the two existing pumps eventually will take out, but they have to keep running until we've got all this other stuff done. But there, so there's the water line would come from the old pumps, basically in that direction, go up to the well house, if you want to call it that. It's all done underground lights. Security lights, one in each corner of the building, whatever electrical panel we were going to have in that LAS chemical room, all the electric would be in there, separated from the pump room. If something blows up in there, it's not going to short out or get all over the electrical stuff. But normally, if water got in there and started shutting out, in theory, the main ought to blow, but we don't want to, don't have to work in the pump room and do the repairs and have water on the floor and your electrical box on the wall. It's safer for that. So, we looked at all that, also sheet rock, and lowered the ceiling. Put lights in in the meeting room, lights, of course, in the other two rooms, probably an exhaust fan for the chemical room, just to draw any vapors kind of sort of has to be there because it is a chemical room. That's not a big cost, because it's just vented to the outside with a pipe going down close to the floor to take out. I think you said chlorine kind of settles to the bottom. It's heavier than air.

Justin said, I brought up running a conduit over to the corner gates, so we could put gate opener on that. So, we do have meetings and stuff. You pull out, just click the gate.

Glenn said we have to get all this stuff done to finish the building, get the pumps in and stuff like that, so we can get bids on it to see how much it's going to cost. And then I think the last thing would be the actual storage tank itself. But the pumps, we want to get all that stuff online so it's actually filling the standpipe first, get all that done and functioning and ironed out where we know what we've got here. Building a storage tank is not going to really interfere with how it functions or its form or and so forth. We just have to make sure that once we get an idea how much it's going to cost, then we'll know how big a storage tank we're going to build. Probably, may have to change the size of the pumps. I just don't know. Both of our engineers have plenty of work to do, so it's going to be a while. That's always been our things that take so long, engineering. He has to use an electrical engineer that's outside his area of expertise. We're going to have to pay for that electrical engineer, and he's a very experienced guy, really sharp, knows what he's doing. They work together before on other water plants, so I feel comfortable with him being part of the process. You can take a look at it. If you have any recommendations, just let me know. There are some blanks that are not filled in yet because they're still in the planning process.

Justin said that Miles brought up another reason we're going with the VFDs is because they slowly ramp up. You can actually, like we had to pull the stamp pipe out of service to be painted and everything. We can run off that VFD. You can set a pressure, it will maintain, it'll wrap up, go down. I was just sitting here thinking, I need to make sure Miles, we build a bypass around the store ground storage, so when that ground storage is being redone, we can just pump right off the main with those pumps and fill the standpipe, because there's ground storage is being painted and stuff. We're going to have to have a loop around, because if we don't....

Glenn said weren't we going to have it set up? Let's try to remember which one.

Justin said we may, he may have that plan, like you said, may have that planned already. We run the new line around there and get the pumps installed and start using those new pumps as they are being built.

Glenn said I thought we were going to fill the standpipe via the ground storage.

Justin said we are. It will fill the ground storage, and then we'll fill but just like pulling that standpipe, he said, brought that, paint it and sandblast. When he talked about that, I didn't think about it. We're going to have to do that to that ground storage too. You know, it'll come every 12 to 10, years. We'll need to loop around it in order to just run off the pumps and fill the standpipe. It will be the same set up as we got with the can pumps. But he may design something like the bypass, may go around, and go. Into like a 40 inch pipe and then pumps pull out at 40 inch. That way it's it doesn't, which, I don't know why it would be any different, because we pretty much pull out of I know the cans are a little bigger on the pumps we got, but they pull off that

pressure, and if the pressure dies down, it's just going to pull the back on that. Suck that water anyway. I'll remember to ask him about that, because I didn't think about that when he was talking about all that the other day, and I didn't, I don't remember seeing a bypass around that ground storage, but I'm sure he's got one in the drawing.

Glenn said he was going to send me a copy of that too, and he didn't. I'll have to ask him. I want a copy so I can send everybody else. He had some drawings for the layout and so forth.

Justin said he had a meeting with the plant operator. He said the timeline is the engineers are starting to work on everything that needs to be done now electrically, which they're talking like, that's 20 to \$30 million for the electrically, all those starter, big starters, and the SCADA, and then each individual sites.

He said, all that's planning, but we need to get the contract signed now, because none of that starts until that's done, and then we're probably looking at 2027, before they put any digging in the dirt, before anything starts, which we all said, as operators, well, it's a hard No, right now on the contract, we talked about it and said, Look, y'all brought us to the meeting, and y'all said nothing was going to change except the price of the water. And that's an addendum. I said, do an addendum to the contract. And Rocco at South Mountain agreed, and Zeb the water plant operator, he said, Alright." He said, "I got my marching orders. I'll go to the city manager and tell him I will do an addendum. Y'all are good to go now, but if they're going to insist on pushing this contract, there's going to be a lot of mediation. So I don't know how long it's going to take them, because I talked to Zeb the day after, and he said they're going to go back to the lawyer and talk to her or whatever, because basically, when the last city manager got fired, that one right after Bill Perry, Gatesville also let go of that lawyer they had. So, they got a new lawyer that drew this contract up, and then she told somebody, "Well, it doesn't matter. The 2012 contract isn't even legal. I thought, well, where does that leave us? You know, it's Rocco up at South Mountain. Said, Fine. That just reverses back to the original contract. And that's fine too. That's a there's nothing. No, it's good, but I don't know. We'll see where they want to argue, but that's basically all I got operationalized this month.

Glenn said I need to know how many lots do not have a meter. I need that number because I can't talk to her about this until I know.

Justin said I'll go down there and count all the vacant lots and let you know. Now there's one though, a guy bought two lots, and he told Amy he's not going to ever want that other meter. So that's going to be a meter that they can move somewhere. I'm sure Byron's already counting on it. That is Carol Estes property, but really that's his meter to do with until that time, I guess Byron, I have to holler at him to find out for sure if he turns it loose or not, because he'd have to pay, he's going to have to pay for it in order to keep it though he's already bought here, he's one that's they've already bought that meter, and they're doing a big retaining wall back there on the lake side and everything. So, he's taking up the whole lot. So, I don't think he's going to get another meter, obviously, but that'll be one we need to definitely keep in mind. And then there's

one lot that they kind of blocked out and removed. I don't know what Byron is going to do with it, but I'll count all of them as they lay, and we'll go from there.

Glenn said I want to get that pipe in so we

Justin said, I've already talked to Miles." Instead of welding the flange on there and changing that length by forcing that I talked to him, and I think tomorrow he's coming to the shop, and we're going to cut the width of that valve out, and then we'll just do a repair coupling in there. And that'll kind of work better, because in the future, well, hopefully we'll be doing away with it. But when you go to take it apart, you're not trying to force a rubber gasket. Well, you're winding jacks, and you try to jack it apart just enough to drop a gasket in there, and you're praying something doesn't break. It was, it's tough. I think that's going to be an easy fix.

Glenn said it'd be pain in the neck, unless you do it on all in sight, belt, the bolt, the flanges on there, yeah, with the pipe in it, and then weld it, or spot weld it at least. So okay, the other pipe I want to talk about, too, is getting that done so we can get our cement work done and get that dirt I talked about to spread out and cleaned out.

Justin said I talked to Jason Russell the day after we met up there. We are waiting, mainly for that ductile iron, that eight inch ductile iron. So okay, soon as it gets in, we'll get it cut and 90 mega loads on it and everything, get it bedded up in the sand and stood up level and everything. You'll be ready to go. And I'll leave enough sticking out, and we'll, I'll go ahead and caps the ends of it. So, whoever does tie them with it, they'll just have to saw those off and take off with it.

Glenn said Yeah, I kind of wanted to get it. It'll stick out past the edge of the proposed walkway.

Justin said that it could be a 20 foot joint. Oh, and I think the 90 I'll cut off enough. I want to be three foot above where the sidewalk is, and then that way they give them enough to cut off, to go through the wall, and then that will have about 13 foot or so sticking out. Okay? It ought to be plenty. And then we'll just fill it all up with sand. That way, whoever comes digs it up.

Glenn asked if anybody had anything else?

Chris made a motion to adjourn.

Second by Mike.

Meeting adjourned.

Old Business:

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

New Business:

Contract from the City of Gatesville

Byron Baird/Water Meters paying for the commitment of 40 meters.

Transcribed by Pam Seiler

Date Approved: _____

Secretary/Treasurer: _____

Guy Mathews