

Feb. 10, 2025

January 15, 2025 - Monthly Meeting of the Grove Water Supply Corp.

Board Members Present: Glenn Schwanke, Guy Mathews, Mike Seiler, 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.

Susan made a motion to approve the minutes. Second by Mike.

Minutes approved.

Glenn gave everyone a copy of the invitation to bid. Everyone needs to look at it and make recommendations for changes and improvements.

Susan asked if this is what is going to be sent out to contractors for bids.

Glenn said yes. Along with a better drawing. He created a sample and will send it to everyone via email. It has the specifications and layout, but changes can be made. Our building is not complicated. This is just to get an idea. This one shows a concrete stoop where we enter the office area, one out by the transfer switch and then one by the back door by the LES room. We wouldn't have anything in there except the mixing equipment.

Justin said that we have to have the capabilities, but I don't know if they specify you have to have the pumps. I will have to ask them. We are not going to store the chemicals, but they may require us to have a pump.

Glenn said he is thinking of a rectangular building with an overhang. We will need to think about the color of the building.

Susan asked about windows. Glenn said they are listed on page five. It shows items to be included in the building but not in the design. It will all be included in the packet as well as the doors. Do we want four-foot entrance doors?

Susan said ADA accessible.

Glenn said the actual pump room area will have a roll up door.

Justin asked if the pump room will have an overhead crane.

Glenn said not at this time. That will have to come later.

Justin said we may have to build hinge doors. We will have to get with Miles.

Glenn said the door will have to be changed, but all other doors will be four feet wide. The hinge door will be the only door into the pump room. We could put another door in there, a regular residential door. Steel and three feet wide.

Glen asked if we needed a window in the LES room.

Justin said no window in the LES room or the chemical room. Maybe an exhaust fan in the LES room.

Glenn said he was planning to put a mini split in the pump room and office area.

Glenn said the site preparation will come after the building.

Glenn asked if we should insulate before the electrical.

Guy said we should insulate first.

Glenn said he would also like to get the pads put in. The fiberglass hut for the chemicals is 4.2 by 4.2, the propane tank pad is 5 by 12, and generator pad is 14 by 5.11 or 6 feet.

Justin said he had talked with Peyton and they are ready to go. He wants to start with the generator. I told him when they pour the concrete, we would like to go ahead and pour the pad for the propane tank.

Glenn asked about the LES.

Justin said that we could pour that when we pour the pad for the building.

Justin asked how many feet we planned to leave between the building and the back fence. It should be at least twelve feet.

Glenn asked if they had an electrician.

Justin said yes. We should put in a temporary pole to start with. We will need to get in touch with Heart of Texas Electric. We can get rid of the backboard and concrete slab and that will open all that area up.

Glenn said we will get in touch with Miles. Also, will the controls for the Scada System be mounted in the pump room or the office?

Justin said he would talk to Miles. They usually have a power room so we may put it in the back corner.

Glenn said he thought we might need to put in a mechanical room. We might need to make the building a little bit longer to accommodate that.

Glenn asked if the exhaust fan had to be a special fan.

Justin said the fiberglass building comes with the fan. They come prefabricated with everything needed and they meet all the requirements.

Glenn asked if we received any applications from the general public.

Amy said no.

Glenn said all we need to do now is run an ad in the paper.

Justin asked if we need to post the agenda on the back of the bills.

Amy said she could do that.

Justin said there was a leak at McCrary Ranch, and we took care of that. Also, we will be setting the meter for Paul Ott.

Susan asked if the meter has been set for Holly Winkler.

Amy, said no. He isn't ready for it yet.

Amy said she has everything to Shanee for the annual meeting.

Amy asked if we need builders' insurance.

Glenn said the contractor will take care of it. Once the building is completed, we will need to add it to our policy.

Glenn said we would need to add the generator to the policy too.

Mike said it would have to be scheduled. He would like to look at the policy to make sure the coverages are correct.

Susan made a motion to adjourn. Second by Mike.

Meeting adjourned.

Old Business:

Proposal/Bids on building

Pads for generator and propane tank

New Business:

Specs for building

Change the timeline for applications to be submitted to be on board.

Transcribed by Pam Seiler

Date Approved: _____

Secretary/Treasurer: _____

Guy Mathews