

February 1, 2026

January 8, 2026 – Water Board Meeting of The Grove Water Supply Corp.

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

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 talked with the engineer regarding the development at the long bridge, Legacy. At this point, since other meters were added to the overhead storage, he will have to do the line upgrade for any more meters. Glenn said he will call him back and clarify if that is a no to the thirty-three meters or can there be a lower number added. Byron Baird is going to ask for a lower number if he can't have the thirty-three. Miles said that he needs to look beyond the thirty-three meters because this eight inch line will only cover the thirty three meters and not cover the entire development for one hundred and ninety homes. If he puts in an eight inch line now, that line will have to be upgraded when he gets into the one hundred twenty meter range. The pipe will be a little more expensive, but not as much as digging the hole twice and all the engineering work that will have to be done. Glenn will ask Miles and then forward the engineer report to Byron Baird. Nonstandard agreements, there isn't any verbiage in there about reimbursing the landowner or the developer.

Susan said no, it is donated to the Water Supply since we maintain it.

Glenn said he hasn't responded to the City Manager in Gatesville. He was reading everything, and they didn't mention anything about the contract that was signed with the previous city manager that moved us up another 400-acre feet. Nothing was mentioned about treating our 400-acre feet that we pay for through the Brazos River Authority. Glenn will respond to it and forward everyone a copy to read before he sends it. If anyone has any major objections, please let him know. We will see how it goes before we hire an attorney. We have to have the water from the last amendment of the contract as well as the

additional 400-acre feet if we want to sponsor or continue to sell water to developers that have an interest.

Susan said if the city manager doesn't change it, we don't have a choice but to hire an attorney.

Justin said he did talk to the other operators to see where they were at. At this time, none of them are signing it.

Justin said while we are talking about the contract, the rate for is \$1.35 for the 2012 per thousand and it is going to go up to \$3.02. We need to think about where we are going to come in on the rates. We are going to have to raise the rates if we want to keep making the same money we are making now. It will probably have to be raised on the percentage based on the percentage that ours is raised.

Glenn said that we finally received a drawing from the engineer for the new building. We want to install a sidewalk and a loading dock where the doors open to the pump room. We were going to go down the full length of the building with a sidewalk and down with the concrete pillar, but we have to put the piping in first.

Justin asked if he should go ahead and stand that up so we can finish the concrete.

Glenn said yes. This is something we have to have. The water coming into the building wherever we are pumping it to has to be done before the concrete can be done. Go ahead and install the pipe.

Justin said he is calling for eight inch iron. Is that what y'all want?

Glenn said yes, whatever they recommend.

Justin said we can saw it in half, put a ninety in it, stand it up and cap it off, and do the concrete. It will be ready for the storage to go in. Whoever does the work can tie into it.

Glenn said we want to get that done, get the concrete in and then spread the crusher fines.

Glenn said he thought the bid at that time on the concrete was \$4,800. That is from the same people that did the slab and the other work.

Those are the two big things, City contract, and Mr. Baird.

Justin said that Miles called him and he got a hold of an electrical engineer. He will call back and set up a meeting. The electrical engineer will get the layout and come back with a recommendation for the three phase that will go in the building. Justin asked if Glenn would like to attend the meeting to.

Glenn said that a central heat and air unit probably will not work because of the heat generated by the pumps in the pump room. There are some issues with that being on the same system.

Susan said she thought we were going with mini splits.

Glenn agreed that is what we would probably end up doing.

Susan said yes, one for the pump room.

Glenn said yes, and in the meeting room. If anyone has any questions about electricity let him know. He will forward it to the engineer when they meet with him. A couple of lights, security lights on the building. Not sure if we would need ceiling fans, just some LED lights.

Susan agreed LED lights would be the most efficient.

Glenn said he would keep everyone informed regarding the City of Gatesville and Mr. Baird.

Justin said we had standard leaks. There were two on Iron Bridge down at the end. We sat Terry Galloway's meter, the Winkler place, corner of Iron Bridge and Deer Ridge. He sent in an application for twenty-five meters. It came back and it is good. We sat one meter for cows and to fill a water tank for fires since they will be burning brush. We dug it up and it is a four-inch and not a six-inch line. Miles dug up the original map, and it shows a four-inch line, but it is marked through with a six-inch. Miles approved twenty-five meters on a six inch line, so he redid everything and ran a test. He said it will drop it to ten PSI. It puts no one under the limit; one house will drop down to 35.68 PSI when you run the hydraulic pressure and thirty-five is the limit. There is a pressure reducing station across from the motorcycle building. Justin asked if he could go up there and turn it up ten PSI would that make a difference. Miles said he could turn it up five and it comes back like it is a six-inch line. He is going to make a note that it is a four-inch line. Justin called K&S Backhoe and got a little history. TTG laid the six-inch all the way down Hwy 36, and down Flint Park Road and Winkler Road. Bruce said they laid four-inch line from HWY 36 down across Iron Bridge, crossed the road and went all the way around. It is four-inch back to the road unless someone changed it. Justin called Miles and told him it was a four-inch but was also told it was a six-inch but now we are back to a four-inch. With the pressure change, everything checks out. The new model when he runs anything, that will be a four-inch.

Chris asked whose house was going to drop down. I am afraid we are going to get some complaints if the PSI drops down to thirty-five to thirty-eight PSI.

Susan said that Trey made need to do an upgrade.

Justin said yes, if they do any more houses or anything, they will have to upgrade. If they want fire protection depending on what Bell County tells them, they are going to have to.

Chris said he would rather have an extra five to eight PSI over the limit than be on the bare minimum. I wouldn't want anyone on a thirty-five PSI.

Amy said she had a couple of things. Nobody but Guy and Chris applied on time. There was one lady that applied at 6:38 pm and missed the deadline. She was aware and understood so she may be applying next year.

Also, from the drop box, there are some payments that are missing. We have never had anything happen in the eighteen years we have been doing this. So, either someone tampered with the drop box, and it doesn't look like it has been. I could have done something in the office.

Chris asked if his was received because he puts his in on the 15<sup>th</sup>.

Amy said she did.

We had one lady that paid cash and she put her application for bank draft in with her payment. Her payment is one of the ones missing.

Glenn asked how many payments are missing.

Amy said four envelopes, but some had multiple meters/accounts. Probably seven to ten accounts.

Amy did let everyone know.

Susan asked if everyone had paid now.

Amy said they are being taken care of. The new bills just went out.

Most were checks and or money orders.

The only one out is the lady that dropped cash in the box.

Amy said she just wanted to let everyone know.

Guy said if we have more missing payments then we may need to get rid of the drop box.

Susan agreed and said we may want to install cameras.

Amy said for the annual meeting, the agenda will be posted on the back of the bill. She also said that we don't normally do this, but this is something that we should do, a resolution declaring un-opposed candidates. Have we ever done that?

Glenn said he didn't think so.

Amy said it is a form that should get posted with the agenda and read at the meeting to make it official. She will send the agenda to Glenn to post on the website and call the papers.

Justin said he is having a meeting with Miles, Justin Tatum with Flat Water. Texas Water Development Board send some stuff out and there are some low interest loans available. I think you will borrow the money first and then they look at your system and see if you qualify for forgiveness up to 90%. Not sure how it all works but it might be something to look in to.

Guy said we could sure use the money to upgrade some lines.

Justin said if we could end all the losses, it would help the water systems.

Susan made a motion to adjourn.

Second by Guy.

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

Transcribed by Pam Seiler

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

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

Guy Mathews

