

Medina Water Supply Corp

Minutes of Board of Directors Meeting on 12/09/2024

at Medina Community Center

Meeting called to order at 6:00 pm by Board President Dan Poston.

Directors present:

Dan Poston – President

Harvey Young – Vice President

Mike Guidry – Treasurer

Roger Mora

David Reed

Jon Miller

Charles Anderson

Quorum present

Also present:

Emerson Arnold - Operator

Kevin Ayers – Contractor

Lori Guidry

Bob Buck

Reading of Previous Meeting minutes

Dan asked if the directors had reviewed the previous minutes and asked if they haven't, please read them, then asked for additions, deletions, and problems requiring corrections. Dan made a comment concerning the Bandera County Grant Funds, Jack and Dan had a follow-up call and said that this is now in the hands of Grantworks. Dan asked if they had contacted Kevin, then asked Kevin to give them a call tomorrow and ask if there is anything else MWSC needs to do. Dan went on to say that we have settled our dispute with Michael Sowders at no charge to the water company. The suit was decided in our favor. No other comments were made, and no other revisions were proposed.

Jon Miller moved to accept the minutes, Roger Mora seconded the motion, motion carried by 7 positive votes.

Public Comments (5 minutes per speaker)

Dan Poston acknowledged our visitors and asked if Bob wanted to speak now or reserve his comments for later in the meeting. Bob made a comment to disagree with the board that a vote was held for a new director without first posting it on the agenda. Dan stated that this was not without precedent. Bob stated that it is against the Open Meetings Act, and that just because it is unprecedented it is not Okay. Dan said that the board will take this into consideration for the next vote. Bob had no further comment at this time.

Treasurer's Report

Mike Guidry sent out the report ahead of time. See included reports December 2024.

Kevin highlighted the following:

MGB Construction payout of \$5,000. Also there was a membership refund of \$725 for 6 accounts. The Cherry Lane Apartments were sold. The original owner received the refund, and the new owner paid right back in. Also highlighted was the annual payment to Texas Power and Controls for the generator service. We netted \$400 last month.

Dan then asked if there were any other questions. Receiving none, David Reed moved to accept the Treasurers

report, seconded by Roger Mora. Motion carried with 7 positive votes.

Accounts Report

The Accounts Report was provided in written form by Kevin Ayers. See the attached report.

We are now at 258 accounts. No leak adjustments this month.

1.1 Million gallons produced with 961,300 sold.

The flush amount this month was considerably larger, but this is accounted for due to the Stringtown tank work.

Total water loss percentage was 12.23%

Finch plant water loss percentage was 15.39%.

Stringtown Plant water loss percentage 5.01%.

No bulk water sales due to stage 4 drought.

The office was closed on Thanksgiving and the day after.

Kevin did take a PTO day, and there is 1 more for this calendar year to be taken around Christmas.

Well #3 Bacterial test, tested clear, on 11/18 going forward this will be tested quarterly.

Next Kevin informed the board that the imminent domain with the state comptroller must be filed annually to be able to use imminent domain. This year Kevin did it himself instead of hiring TRWA to file on our behalf.

Dan polled the board for comments. There were no additional comments.

Roger Mora made a motion to accept the accounts report. This motion was seconded by Mike Guidry seconded the motion and the motion was carried by 6 positive votes.

Field Operations Manager Report.

See included reports November 2024 Facilities Report.

In addition to the supplied written report, Emerson highlighted the following activities. There was a project to record customer numbers that correspond to the meter read sheets.

Next the Roof Repair on the Stringtown tank. Sunday, November 10, was the start of the process. Water was diverted to the temporary tank, and the main tank was allowed to empty via normal usage. McGuire started work on Thursday, November 14, they arrived with no materials due to a shipping problem. New materials were procured. Work began in earnest on Saturday, and the repairs were completed on Monday. The door was leaking, so McGuire Iron was recalled to fix this problem. By Wednesday everything was back to normal. The duration of the repair was 6 days. Emerson complemented the work MGB did on the hookups, and that everything they committed to worked as expected.

Kevin Ayers reported that the materials were delayed due to a shipping delay. The materials arrived on the last day of the job. Since McGuire Iron had already purchased replacements, they took the materials with them when they left.

Dan polled the group for questions or comments. Harvey asked "What is the status of the meter hookup for Tim and Sandy at Orchard Park?" Emerson stated that the meter was in there. Harvey had been informed that someone would have to come back out again. Emerson clarified that the meter was in, but that someone would be going back out there and install a customer side shut off valve in and the customer side piping back to the house. Kevin added that the meter is in and locked so as not to have to charge them yet, but all that must be done is unlock and turn it on. Harvey asked about a backflow preventer, but it is not required unless the site also has a well or an irrigation system.

Dan polled the group for additional questions.

Jon Miller moved to accept the Operators report, seconded by Roger Mora. Motion carried with 7 positive votes.

Old Business

Stringtown Tank Repair

Kevin stated that this was covered by Emerson as part of the Operators report, and we can move on.

New Business

Bylaws Change

This is a discussion only as changes can only be made at the annual meeting or at a specially called membership meeting. Kevin will send us a copy of the bylaws for review and to see if there are any changes we want to entertain during the annual meeting. This would give us time to get it added to the agenda for the annual meeting. Kevin brought up a proposal in Article 6 Section 1 where the bylaws discuss the written notice to the membership. Kevin suggested that we move the written notice mailings to a post of the notice to the website. This section was written around 2004, when MWSC did not have a website. Additionally, postage for sending written notice to the membership is \$300, plus 12 hours of labor and materials. The Texas Water Code now allows notification to be done electronically via a website so this is an acceptable practice. Dan Poston thanks Kevin for pointing this out. Bob Buck suggested that this notice is also printed on outgoing (to the membership) bills. Kevin is seeking the approval of the board to add it to the agenda and further said we would need to have at least 21 members there for a quorum. Dan asked Kevin to write this up as a proposed amendment to the bylaws citing the exact verbiage to be changed as an agenda item.

Kevin then brings up another point that the MWSC does not have a working digital or soft copy of the bylaws. Previous changes have been made optically by overlaying the paragraph with the new one and producing a new image of the document. Kevin requests that we find and hire someone to type a copy of the bylaws to simplify amendments going forward. At this point, Lori Guidry volunteered to type up the bylaws. Kevin will send Lori the current bylaws via email.

Dan asks the board to review the bylaws and annotate any other changes to be discussed and potentially proposed.

HAZMAT Presentation

Kevin stated that Harvey knows a Subject Matter Expert that was going to come in and give a presentation about Chlorine gas. However, this is to be rescheduled.

Fire Hydrant Fundraiser

Harvey Young informs us that we still have the fire hydrant and it is ready to go. Kevin to advertise on Facebook local groups for local pickup only. There was a healthy discussion on the pricing of the hydrant resulting in the proposal to list it for \$650.00 or any offer above \$500.00. Kevin and Harvey hash out some details, and agree on an approach. Kevin will field calls until someone has the money, or wants to arrange a meeting to see the hydrant, then Kevin will pass along Harvey's contact information.

New Ground Tank

Harvey Young has been working on new quotes for a ground tank. Harvey has located a local company (Fox Tank Company) for a bare tank with 50,000 gallons capacity. It was \$40,000. Kevin then sent the company with more detail with the auxiliary equipment we require. Previous bids were between \$350,000 and \$500,000 so this is worth investigating. These quotes are preliminary and do not include extras like geological surveys and other studies and equipment that may be required. This will be an agenda item for next month. Harvey stated that he would like to involve Cope Engineering if their services are required. Hopefully there is some

salvage value to the replaced equipment to defray some cost. Potentially the existing slab could be reused. Jon Miller adds that Cope Engineering did the engineering work for the original slab. The temporary tank would be required. These are early days in this process.

Commissioner's Court Grants

David Reed asks if there was anything new from the Commissioner's Court Grants. Dan Poston replied that the only update was that the county has hired GrantWorks to oversee this process for this latest potential grant of \$15,000. The money has been set aside for MWSC so now we are just waiting for it to work through the process. Grant would potentially be used for Pressure Relief Valves and new meters.

David then asks if we still use Ardurra for some engineering work. Kevin replied that yes, we still do. Currently working with TWDB to see where our PIF lands. They are still on retainer for us.

Dan Poston called for any new items to discuss.

Jon Miller moves to adjourn the meeting. Mike Guidry seconded the motion. The motion was carried by 7 positive votes.

Meeting Adjourned at 6:49 PM.

Minutes approved as _____distributed_____amended.
