

Medina Water Supply Corp
Minutes of Board of Directors Meeting on 2/11/2024
at Medina Community Library

Meeting called to order at 6:08 pm by Board President Dan Poston.

Directors present:

Dan Poston – President
Harvey Young – Vice President
Janet Miller – Treasurer
Bob Buck - Secretary
Rick Randall
David Reed
Roger Mora

Quorum present

Also present:

Kevin Ayers – contractor
Michael Sowders – contractor
Wade Parsons – visitor
Jamie McFarland – visitor
Jill Young – visitor
Ron Mueller – visitor
Charles Anderson - visitor

Minutes of the last Directors meeting of 1/8/2024 were previously distributed via e-mail. Harvey made a motion to approve the minutes as amended, seconded by Roger. Motion passed.

Public comments: Wade Parsons questioned the Board about the conflict of interest policy origin. Dan said that it was available on the internet.

Treasury report was made by Janet Miller.

See included reports, January 2024. Janet said that the final reimbursement for the generators (\$10,435.24) had been received from the Bandera County.

Harvey made a motion to accept the Treasurer's report, seconded by Roger. Motion passed.

Account Contractor's report by Kevin Ayers.

Kevin distributed a written report of the office activities. See attached report. Kevin noted that the Stringtown production was higher due to being used to supplement while

the Finch plant was down for repairs. Kevin asked about the policy on bulk water sales during certain drought stages.

David made a motion to accept the Accounts contractor's report, seconded by Dan. Motion passed.

Field Operations Manager's reports by Michael Sowders.

Michael distributed a written report of the field activities. See attached report. Micheal said that the exterior repairs to the Finch ground tank were complete except for a few items and Kevin said that he was holding the final payment until the job was complete. Michael noted that the Finch ground storage interior was rusting badly and needs repair, passing out pictures of issues. Harvey said that the Texas Water Development Board (TWDB) has monies available for forgivable loans for water system projects. Dan directed Kevin to get bids for the repairs and pressure tank installation. Dan asked Kevin to determine the TWDB application process and required number of bids.

Michael spoke to Greg Howard about the installation of the separate meters for wells 1 and 3. Mr. Howard said it was on their to do list but not scheduled yet.

Bob made a motion to accept the Field Operations manager's report, seconded by Roger. Motion passed.

Old Business – Pressure tank purchase – Harvey said that a concrete pad is needed to set the pressure tank on. Michael pointed out the need for approval from the Texas Commission on Environmental Quality (TCEQ) prior to making any modifications.

Michael said that he would speak to Jonathan Teafatiller of Ardurra Engineering about the approval process. Harvey said that he had spoken to Greg Howard of Kerr Country Pump about the placement and connection of the second pressure tank. Mr. Howard suggested reviewing the site in person. Harvey said he got a bid of \$900 from Perry Crane and Rigging to pick up the pressure tank, set it on a low boy trailer then follow to the Stringtown plant and place it on the pad. He received a second bid for \$8,500. Dan suggested delaying until TCEQ approval. Harvey said that the Bandera City Council said there was no hurry on removing the tank from their property.

Kevin said that the Water Company has paid \$16,000 to Ardurra but has not received the hydrologic report and Jonathan has not made an oral report as promised. Harvey offered to contact Jonathan.

Modification to Accounts contract – Dan noted the proposed changes to the Accounts contract (\$2,812.88 prorated back to the mid-February, increased days [M-F], hours [11am – 3:30pm], office responsibilities and 7 paid holidays if they fall on a normal workday). Janet made a motion to accept the contract, seconded by Roger. Motion passed.

Status of meters for Finch wells – previously discussed.

Generator maintenance agreement – Michael suggested a maintenance contract (several options) for the generators. The Board asked for specifics on each option and if required for warranty.

Status of Ardurra report – previous discussed.

Status of Langford Service – Income Study – Kevin said that an income study must be approved by TWDB prior to starting the survey. Kevin distributed a bid from Business Services Company for \$6,000 (see attached). Kevin spoke to Jonathan about applying to TWDB for the survey. Postponed until approved by TWDB.

New Business – Stringtown repair bid – Kevin said that he had received a bid from Maguire Iron for \$21,500 for roof beam repairs to the Stringtown ground storage tank. Michael said an alternate storage tank would be needed while work is being done (2 – 3 days). Discussion of doing additional repairs (about \$36,000) while the roof beam repairs is being done. Kevin said that he would research the prerequisites for the loan applications for the next Board meeting.

Monthly overhead/budget – Rick asked about monthly overhead in consideration of the additional expenditures and proposed spending. Kevin said that he would bring that information to the next meeting.

Motion to adjourn made by Roger, seconded by Dan. Motion passed at 7:17 pm.

Minutes approved as:

____ distributed.

____ amended.

Date