

January 13th, 2022
Monthly Meeting of The Grove Water Supply Corp.

Board members present are: Glenn Schwanke, Susan Dossey, Mike Seiler, Guy Mathews, Chris Slaughter. General Manager/System Operator Justin Veazey and Financial Controller Amy Veazey were also present. Member: Tim Sohns

Glenn called the meeting to order.

Glenn asked for a review and approval of the December 9th, 2021, minutes. Guy made a motion to approve the minutes. Second by Chris. Motion passed.

Tim Sohns had several questions regarding the purchase of additional land at the standpipe. Did we need that much land? Can the area requested be moved to the north side of existing standpipe? Has the engineer completed a study or drawing of needed land? Does Grove WSC have enough water? Current lot size is 60 x 60. How much is an acre foot of water? What is current financial status of the Grove WSC? When are USDA loans paid off? Why are we giving this many meters to a developer? In return for the land, I am requesting a meter be installed at 2285 CR 341, Moody in payment for land purchase.

Glenn said that our engineer Miles Whitney conducted a system study in August 21 addressing the needs of the Grove WSC for the future. A 50,000-gallon ground storage tank is required and a total of a ½ acre lot is needed to house the current and future storage tank. Glenn will redraw map of requested area north of current standpipe, stake out area concerned and meet with Tim Sohns for approval. Justin said the new tank will have a fill port, airgap type, new turbine pumps, with a 4 to 5 hundred GPM capacity. Adequate water is available conditional on Gatesville treating an additional 400-acre feet of water for the Grove WSC. An 8-inch line to Hwy 36 may be needed to adequately provide pressure and volume for tank refill. BRA lease an acre foot of water for \$83.00 annually. The Grove WSC currently has \$70,000.00 cash, \$53,000.00 Money Market, and a USDA reserve account with \$52,000.00. the oldest loan will be paid off in 2033, another loan in 2037, and 2 more loans pay off in 2045. Current rates will need to be raised to pay for expenses. The Grove WSC will pay for moving fences and gates on Tim Sohns property. We have a developer requesting 190 meters and another developer requesting thirty meters. The overhead storage tank will need an 8-inch line upgrade from the treatment plant along Owl Creek Road for 4,600 feet to accommodate a sufficient refill rate at the overhead storage tank. The developer is paying for the materials, construction and installation of meters, hydrants, and

water line as well as the equity buy in fees. Glenn sent an engineering request to the engineer for a meter request study.

Glenn says rates have not been raised since 2013. Handouts for rate increase were given to board members for consideration. TRWA has a spreadsheet that will calculate what the water rate should be based on number of members, Annual audit data, and number of gallons pumped/purchased per year. We would like the increase to become effective 1 March 2022. Letters will be mailed to members showing rates increases, financial data supporting increase, and approximate monthly increase per member. Minimum fee should not be raised. A \$2 per thousand rate is recommended.

Justin said the Reservice fee be raised. CSI fee be raised. Susan asked what the CSI fee was for. Justin said it was for a Customer Service inspection on new home construction. The inspector checks all connections for water to be approved for the correct materials.

Susan asked what the fee was for the easements. Normally it is a filing fee at the county courthouse and to cover the time required to file the easement at the courthouse. We use the USDA standard form for easements.

Susan recommends that we consolidate equity-buy in fee, membership fee, easement fee, engineer fee, installation fee. Total now \$3,050.00. Should be \$4,300.00 for new meter.

Justin recommended a \$100.00 engineering fee. \$75.00 for CSI fee. \$1,050 for installation fee. Justin also said current price of constructing 6-inch water line in rock is \$43 to \$45 a foot.

Glenn will check on refinancing USDA loans, estimate for ground water storage tank, and meet with TRWA rep James Smith to calculate water rates.

Justin attended Coryell County Commissioners court to address county receiving grants for the Emergency Preparedness plans. A total of \$900,000.00 is available for WSC's within the county area. Most pressing equipment needed is generators to provide power to pump water to customers. Grove WSC has a bypass valve that will allow water being pumped by the City of Gatesville to refill standpipe. SCADA systems are also considered for managing and getting alerts on status on water system equipment. The county attorney will draft an application form for WSC's to submit their request for equipment needed. Guy recommended a propane fuel generator if needed for us. Less problems cleaner burning.

Justin had one lease to repair this month found by HOT electric linemen. Miles Whitney called Justin to mention that the Enclave developer was planning to go ahead with installing sixty-seven meters and upgrading the water line on Owl Creek Road.

Enclave needed engineering plan and cost estimate for construction from engineer.

Justin evaluated the meter at Ray Winkler's property. He thought the pressure was low after being moved from standpipe to the overhead storage tank. Current pressure is 52 PSI and approximately twenty-six gallons per minute. Adequate and within TCEQ guidelines. He has a 1-inch line running nine hundred feet from meter to house. We recommended to Ray that he upgrade his line to a 2-inch line for better service.

Ray also mentioned that he was due a water meter for selling land on which overhead storage sits. Glenn researched minutes and found that the request is valid and upon his request a meter to be installed will be at the expense of the Grove WSC.

Glenn picked up records from Brenda and has them stored in the Grove Community Center office. There is a need for a secretary for the Grove WSC. It is a paying position.

Justin will meet with Paul Brown to discuss setting a meter.

Gaming center has one meter for center and living quarters for the owner. Charging two minimum fees will be approved rather than expensive and unnecessary second meter.

Amy said June Lyke's house does not have covered patio to the mother-in-law apartment used as an office. Justin will visit home to confirm. Charging a 2 minimum fee will be approved. A second page was also left off from financial report.

Amy sent newspaper announcements to Temple and Gatesville newspapers announcing the annual membership meeting on 10 February 2022. The agenda will be same as last year's agenda. No voting required due to Mike Seiler and Susan Dossey volunteering to take on an additional term as board members.

Glenn said the Shawnee Miller will be presenting audit at annual meeting. No mailouts for voting necessary.

Mike Seiler would check with Pam Seiler to be secretary.

Justin said that TCEQ ruling states that on trailer parks one parking space constitutes a water connection.

Glenn requests all members bring copies of SSAN card, drivers license and one other form of identification to update signature cards for bank.

Glenn will meet with James Smith to determine water rate. Tariff will be updated and posted on the website. Letters to members will be sent out announcing new rates.

Guy made a motion to adjourn, seconded by Susan. Motion approved.

Glenn Schwanke

Date Approved: _____

Secretary/Treasurer: _____

Guy Matthews