

Leroy Tours Gerald Water Supply Corporation Monthly Board of Directors Meeting

March 13th, 2025 @ 7:00 pm

1. Determination of Quorum, Call to Order

Meeting called to order at 7:00 p.m.

Present: Robert Polansky, Patty Symank, Cole Canady, Dennis Debbendener, Lyn Middleton, Don Ramsey & David White

Also present: Mrs. Delgado, Mr. Oszust & Mr. Miles Absent: Stephen Symank, John Simcik & Barry Hand

2. Hearing Members/ Visitors concerns

3 minutes per person – None

3. Review, Discuss/ Take action on minutes from January 13th, 2025, Board of Directors meeting

Mr. Canady moved to accept the meeting minutes as written. Mrs. Symank seconded. All in favor. Motion carried.

4. Review, Discuss/Take Action on any item regarding monthly reports

- a. Director Report - Mr. Polansky went over both the January & February reports with the board. Mr. Polansky questioned the high percentage of water loss over the two months. Mr. Oszust informed the board Mr. Hand and himself were driving the system looking for the source.
- b. Financial Reports – Mrs. Symank went over January & Februarys P&L & the accounting sheets with the board.
- c. Office Manager Report – Mrs. Delgado
 1. Filed the TRWA Membership dues & eminent domain was completed.
 2. Filed the Annual Regulatory & Assessment fees for TCEQ & Tier II reports.
 3. Completed the TWDB Water Use audit.
 4. Worked with the CPA to get all 2024 information for Taxes & USDA-RD required yearly update, all was completed.
 5. PUC Petition- Boards request for updated cost is \$ 7,463.82.
 6. Tier change - Updated the Tariff, submitted them to the PUC, and made the changes on the website.
 7. Met with the USDA-RD loan specialists to give an update and go over what work is still pending from the office, attorney & engineer.
 8. I reached out to SS Doubles Construction to get an update on the Plant 1 generator. Mr. Salmeri is waiting for the notice to proceed from Mr. Hays on ordering the generator. The generator will take 23 weeks once ordered. (August) They will be collaborating closely with us when Plant 1 is repaired so they can start preparing the grounds for the concrete slab and electrical work so when the generator comes in everything is ready. Discussed with the board about speaking with Duff Engineers about the requirements for any new lines added to the system.
 1. New Memberships- Discussed hydraulic studies that was requested along Baese.
- d. Manager Report- Mr. Oszust
 1. Total Work Orders given: Chet 15 / Johnny 25 / Barry 20
 2. Major Leaks fixed: Multiple along Gerald Lane, Richter Rd, Hilltop, Bode Road, Leroy Pkwy & Whiskey Hollow plant.
 3. Current Major Leaks: Minor or Unverified Leaks: Plant 1 at valve, Janke Loop, Heritage Pkwy in Leroy
 4. On my daily checks I take multiple photos and videos at each stop. I make both Wells, Plant 1, leaks & meters.
 5. A request has been made about the pipe pulled from the Bode Plant repairs. They were informed this would need to go out for bid.
 - i. Mr. Middleton moved to have the pipe pulled to be offered for bids on the website. Mr. White seconded. All in favor. Motion carried.
 6. We received costs from Mr. Salmeri that the Board can review, costs compare to our current pricing. The operator will need to agree to each job the contractor takes.
 7. When the Bode Plant went down, we purchased 2 game cameras to watch what was pulled in case of theft.

- e. Operational Report- Mr. Oszust discussed with the board a few of Hand Plumbing's projects they have planned.
- f. Engineering Report- Mrs. Delgado - During the USDA-RD update he did inform us that he was almost ready to submit the project plans to TCEQ and the USDA-RD for review. The USDA-RD did confirm they will take 90 days to complete their review. Mr. Hays is presently working on the final electrical and controls designs. Additionally, they are coordinating with the land acquisition group regarding issues related to easements. They presently have one section west of the Bode Road plant that we will be relocating to the county road right away.

5. Review, Discuss/Take Action on any committee updates

- a. Credentials Committee- No updates

6. Review, Discuss/Take Action on any items listed under New Business

- a. Form a financial aid committee- Mr. Polansky informed the board that Mr. Arnett agreed to form a committee to help those who find themselves unable to afford water increases on their bill. This would be on a case-by-case basis. Mr. Arnett was not in attendance to form a committee. Mr. Middleton moved to table this matter until the next meeting.
- b. GIS tracking service presentation- Mr. Robert Turner from TRWA went over with the board to see what the GIS program could provide. He went through the program to show how it could help to improve our operations. Mr. Turner went over the costs and how long it could take to go through and map the system. Mr. Turner gave a rough estimate from the information received at this time of \$13,000 and about 1 to 2 weeks depending on the availability of the operator and current system mapping information. Mr. Turner answered questions the board had about leak detection. Mr. Turner suggested looking into programs through TRWA, TCEQ and Cargill that could offer grants.
- c. Company vehicle- Mr. Polansky discussed the security of where the vehicle was parked and the importance of the field manager having constant access to it. Mr. Canady moved that the board agree the vehicle would be kept at the field managers residence. Mr. Middleton seconded the motion. All in favor. Motion carried.

7. Review, Discuss/Take Action on any items listed under Old Business

- a. USDA-RD Updates: The USDA-RD gave an update on what still needed to be completed. Contracts, Emergency Response plan, Risk and Resilience Assessment and other documentation they need to review.
 - i. Adopt RUS Bulletins 1780-12, 1780-28 & 1942-8- Mr. Canady moved to have all USDA-RD documents signed. Mr. White seconded the motion. All in favor. Motion carried.
 - ii. Adopt RUS Bulletin 1780-7 Legal- Mr. Canady moved to have Mr. Polansky sign the new legal agreement. Mr. White seconded the motion. All in favor. Motion carried.
- b. PUC updates:
- c. Docket: Petition – Mr. Miles briefly discussed that the medication was held. Mr. Arnett withdraw the petition. The matter should be closed unless otherwise notified. It was agreed that Mr. Arnett would participate in the committee to help with rate increases.
- d. Docket: CCN boundary- The PUC requested Hilltop, and the City of Waco sign a consent form agreeing with the PUC map. Hilltop has signed and we are waiting for the City of Waco to sign the consent form. A request for extension will be filed.
- e. Easements for transmission line update- The board will go into closed session to discuss these matters.
- f. Solar farm agreement- Mr. Miles discussed with the board, he amended the original agreement to address concerns of liability and locations. This agreement has been agreed to by both parties attorneys. Mr. Middleton moved to except the new agreement as written. Mr. Debbendener seconded the motion. All in favor. Motion carried.
- g. Wages- The board will go into closed session to discuss.
- h. Master Meter Readings- Mr. Polansky discussed the issue of well readings not being put on the well sheets at the plants. Mr. Oszust has been reading them daily. Since Bode was repaired one game camera was put at Whiskey Hollow so now, we can see anytime there is movement at either plant. Mr. Canaday moved that both operators must record Plant readings daily on the sheet provided at each Plant. Mr. Middleton seconded. All in favor. Motion carried.

8. Closed Session

The Leroy Tours Gerald Water Supply Corporation reserves the right to adjourn into executive session on any of the items listed on this Agenda, if at any time during the meeting an item meets the criteria which allow for

executive session under the Texas Government Code, TITLE 5, SUBTITLE A. CHAPTER 551. Section 551.071 when the governmental body seeks the advice of its attorney about pending or contemplated litigation or a settlement offer, Section 551.074 Personnel Matters, and Section 551.072 Deliberation Regarding Real Property. PUC Docket 56610, SOAH Docket 473-25-03681 styled as Ratepayers' Appeal of the Decision by the Leroy-Tours-Gerald WSC to Change Rates.

9. Action on topics discussed in closed session

- a. 7. c. Easements for transmission line-Mr. Polansky – We are going to create a committee of Mr. Canady, Mr. Middleton & Mr. Polansky to evaluate, make offers to obtain easements from our members regarding the new transmission line. Mr. Canady has moved to create a fast action committee to secure the easements and the power to make the deals necessary. Mr. White seconded. All in favor. Motion carried.
- b. 7. e. Wages- Mr. White moved to give Mr. Oszust & Mrs. Delgado an increase of 6% & retro it back to January 1st. Mr. Childers will increase to \$1.95 a meter starting March readings. Mr. Debbendener seconded. All in favor. Motion carried.

10. Review Directors' topics to be considered for future meeting's agenda

- a. GIS systems

11. Adjournment

Mr. Middleton has moved to adjourn the meeting. Mr. Canady seconded. All in favor. Motion carried. The meeting adjourned at 9:36 pm.