

Leroy Tours Gerald Water Supply Corporation Monthly Board of Directors Meeting

September 11th, 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 7:04, David White. Also present: Mrs. Delgado & Mr. Miles Absent: Stephen Symank, John Simcik

2. Hearing Members/ Visitors concerns 3 Minutes per person

None

3. Review, Discuss/ Take action on minutes from July 10th, 2025, Board of Directors meeting

Mr. Middleton moved to accept the meeting minutes. Mr. White seconded. All in favor. Motion carried.

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

- a. Director Report - Mr. Polansky went over the report with the board.
- b. Financial Reports – Mrs. Symank reviewed the P&L & accounting sheets with the board.
- c. Office Manager Report- Mrs. Delgado gave report.
 - o Easement Committee – Still collaborating with the committee and attorney on easements.
 - o PUC- Collaborating with the attorney & Duff engineers regarding questions the PUC & staff have.
 - o Generator –Double S Contractors have installed the generator at plant 1 as of August 26th. We are waiting for the manufacturer to come and do the initial startup process before the generator is approved and can be used.
 - o TRWA- I spoke with our circuit rider about service providers in this area. I am waiting to hear back regarding some services and have a few suggestions for others. These will be contacted and given to the board for review once received.
 - o Engineering Percentage % status- Handout
 - o Water Testing high- Every 3 years TCEQ requires lab testing for lead & copper. Last month I reported this had been completed.
 - o Plant 2 site located on 308- I have talked with our landscaper, and he looked over the site and said if we do anything now, we will need to hire someone with a shredder or cedar eater, but if we wait for winter and let things die off so he can see what is really there and can take care of it then and moving forward.
 - o Credentials Committee -Prepared materials for the Credentials Committee to start reviewing.
 - o Budget Committee- Prepared materials needed for the Budget Committee, worked with Mr. Simcik & Mrs. Symank on the proposed budget.
 - o Mr. Oszust is leaving us, I am not sure how much longer he will be coming in. Right now, he is doing about an hour a day here and there. Slowly stepping back. This will mean Mr. Hand will need to resume his operator duties and read the plants and do the residential readings daily. Mr. Polansky discussed replacing Mr. Oszust with the board. He spoke with Mr. Smith from TRWA and was advised to form a committee to interview and hire someone. Perfect fit will be someone that can work in the field and in the office.

Mr. Middleton moved to start a committee, Mr. Canady seconded. All in favor. A committee of Mrs. Symank, Mr. Canady & Mr. Middleton was formed to manage the hiring process.

- d. Field Manager Report- Mrs. Delgado gave report.
 - o Total Work Orders given: Chet 5 / Johnny 1 / Barry 5
 - o Leaks: Leak in the field near I-35 and Bode Road.
- e. Operational Report- Mrs. Delgado gave report.
 - o Repaired the Chlorination feeder connection at the Bode Plant.
 - o The new construction on Bode Road flushed their lines. They forgot to inform Mr. Hand. Mr. Hand reached out to them has let them know they have to inform him when and how much was flushed.

Mr. Polansky discussed the Operator Contract Committee with the board. Contacted TRWA and it was recommended we review qualifications TCEQ requires that the operator will need for the future needs of the water system. Make sure they have or will obtain the needed license. Operator needs to be under contract and no longer an employee. They would carry their own insurance and handle all of the operators duties. But it needs to be at a reasonable rate. We need to get a contract written up. We have a few operators to meet with and see what they have to offer.

- f. Engineering Report- Mrs. Delgado gave report.
 - o On August 26th the engineer was here to see the generator installed. Mr. Hays went with Mr. Oszust to go along Bode Road at the request of some property owners to mark the location of the easement.

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

- a. Acquisition of Easements- Mr. Polansky stated the board will go into closed session to discuss updates.

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

- a. Credentials Committee- Mrs. Symank confirmed that she and Mr. Beuerlein had been appointed back at January's annual meeting. They will be reviewing the annual meeting materials and will be presenting their findings at the next meeting.
- b. Budget Committee – Mrs. Symank requested the board review the budget sheet there were a few options to consider. Mrs. Delgado went over the budget sheet and the options with the board.

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

- a. PUC Updates - Mr. Miles - stated that the PUC staff are working to restyle our response on the joint filling.

8. Closed Session

The board went into closed session at 8:13 pm

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.

The Board went into regular session 8:30 pm

9. Action on topics discussed in closed session

None

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

Mr. Polansky informed the board that Mrs. Delgado was again carrying the weight load here. He would like to discuss making her general manager and adjust pay accordingly.

11. Adjournment

Mr. Middleton has moved to adjourn the meeting. Mr. Canady seconded. All in favor. Motion carried.

The meeting adjourned at 8:32 pm.