

**SOUTHWEST MILAM WATER SUPPLY CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**July 18, 2022**

1. *Pledge of Allegiance*

*Invocation*

2. *President Called Meeting to Order 6:00 p.m.*

*Present: Kit Worley, Thomas Nelson, Ricky Stewart, Bob Wilson, Gary Oslick, James Cargill, Lee Pelzel, Mike Offield and Robert VonGonten*

*Absent:*

3. *Public Comments. None.*

4. *Approval of June 20<sup>th</sup>, 2022, minutes. Motion to accept the minutes made by Ricky Stewart, seconded by Bob Wilson – motion passed.*

5. *Profit & Loss Statement, Profit & Loss Year to Date Comparison, Profit & Loss Previous Year Comparison, and Profit & Loss Detail for June 2022. Reviewed and Discussed. Motion to accept made by Bob Wilson, seconded by Ricky Stewart – motion passed.*

6. *Review Balance Sheet and Cash Flow Statement for June 2022. Reviewed and Discussed.*

7. *Review and Approve Corporations Investments. Reviewed and Discussed.*

8. *Review Director's Report and Past Due List for June 2022. Reviewed and Discussed.*

9. *Transfers & New Memberships. Reviewed and Discussed.*

10. *Discuss for Action: Request for water tap on Tract 20, CR 334 by Murphy & Robbie Querner. Mr. Querner is present. Ken Hall, General Manager, discussed the history in regard to the request for water and Mr. Querner wanted to talk with the Board; he came in and talked with Ken a couple of weeks ago. His only other option is to drill a well; he handed out a proposal of the cost and he stated that the cost was way more than they expected and are not sure they can even do it. The Board reviewed the proposal. Mr. Querner discussed a rainwater harvest system, but it would cost more than the well option. The Quener's are requesting help from the Board. Briefly discussed the additional lots in the area, his property, and the assumption of water access. Motion made that Mr. Querner pays for a bore and has the other lots split it to supply his lot and lots 9 & 10 made by Thomas Nelson, seconded by Ricky Stewart. Discussed if there is a way lots 9 & 10 can be described as a separate development and have them all apply and file as a subdivision, do the paperwork and pay all the fees. All landowners would need to sign the Non-standard and they all would have to sign an easement before the Board could approve. Discussed that water had to be ran to each lot and the bore options. The Board asked Mr. Querner to approach the other neighbors. Discussed the option of an attorney being needed to review. Thomas Nelson withdrew his motion and Ricky Stewart withdrew his. Motion made to meet with us next month to see what the other neighbors want to do made by Thomas Nelson, seconded by Ricky Stewart – motion passed.*

11. *Discuss for Action: Corrective action required for TCEQ Inspection on May 25<sup>th</sup>, 2022. Discussed that the 908 Plant violation should be covered. The Rockdale Well violation is the issue. Bradley Loehr, our Engineer sent in a cost estimate for the Board to approve and be sent to TCEQ that would cover this violation. We hope to receive and approval letter back giving us a deadline to make the improvements. Our deadline to respond to the violation is July 25<sup>th</sup>, 2022. The Board discussed the option of sending a letter from Southwest Milam WSC and Bradley Loehr that states Bradley is currently working on the engineering. Motion made to submit by Lee Pelzel, seconded by Bob Wilson – motion passed.*

12. *Discuss for Action: Wholesale water contracts with SLR Properties. The Board reviewed and discussed the revised cost estimates. Contracts were sent to SLR on July 12<sup>th</sup>, 2022. On July 14<sup>th</sup>, 2022, SLR responded requesting more detail on the cost estimates. Bradley Loehr was notified and will start working on this. If SLR wants to negotiate, then the Board would have to meet again to discuss. No action taken.*

13. *Discuss for Action: Drought Contingency plan. Discussed that last week's usage started going down and has remained steady. The Board Reviewed and Discussed 3 options; wait until water bills go out and hope that members will reduce water usage due to higher bills, notify membership of a voluntary water usage reduction in a bill note and/or phone and email call out or issue mandatory outdoor water usage restrictions. Discussed the Drought Contingency Plan regarding a committee. Kit Worley, President is assigning a committee tonight so that a decision can be made if needed. Gary Oslick and Mike Offield is being asked to accept and they both accepted. No action taken. Further discussed voluntary water use.*

14. *Manager's Report:*

- *River Ridge Subdivision-Just North of Minerva on Hwy 77, still working on this, the number of lots is now 35. Transferring easements from Minerva to SW Milam has slowed everything down.*
- *2021 POS-GCD Grant-Final reimburse statement sent to POS-GCD on July 12<sup>th</sup>.*
- *2022 POS-GCD Grant-CR 304. Engineering is nearly complete, hope to get bids late summer/early fall.*
- *908 Plant Upgrades-Contractor is finally coordinating parts delivery.*
- *Birkhead & Anthis Wells-Plan to get bids on seal coating the inside of the concrete clearwells, cracks have developed and are seeping water.*
- *Sandoval Plant-Fill volume is deficient, need larger pumps at either Thorndale or 908 Plants or both. Also, larger pipes from both plants to Sandoval.*
- *Lina Plant-The distribution pumps have reached capacity and will need to be upgraded as soon as possible.*
- *Rockdale Well-Pump and pressure tank is undersized.*
- *Pipeline projects to start-CR 414, Williamson Co-8" pipe upgrade, FM 486 going east from San Gabriel, CR 455/459 in Milam Co-8" pipe, FM 3242 in Milam Co-4" pipe.*
- *Capital Improvements.*

15. *President's Report:*

16. *Discussion of any item to be included on next agenda:*

*Meeting adjourned at 7:31 p.m.*

*Ricky L. Stewart*  
SECRETARY/TREASURER

*8-15-2022*  
DATE