

SOUTHWEST MILAM WATER SUPPLY CORPORATION
BOARD OF DIRECTORS MEETING
December 20, 2021

1. *Pledge of Allegiance*

Invocation led by Director, Bob Wilson

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. Barry Parker present to discuss his Subdivision on FM 908N. Mr. Parker provided the Board with a pamphlet for review.*

4. *Approval of November 22nd, 2021, minutes. President, Kit Worley, moved the minutes be accepted.*

5. *Profit & Loss Statement, Profit & Loss Year to Date Comparison, Profit & Loss Previous Year Comparison, and Profit & Loss Detail for November 2021. Reviewed and Discussed. Motion to accept made by Ricky Stewart, seconded by Bob Wilson – motion passed.*

6. *Review Balance Sheet and Cash Flow Statement for November 2021. Reviewed and Discussed.*

7. *Review and Approve Corporations Investments. Reviewed and Discussed. Discussed paying of the CoBank loan that matures in 2023, this loan is attached to the City of Thorndale contract. Ken Hall will look into this.*

8. *Review Director's Report and Past Due List for November 2021. Reviewed and Discussed.*

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

10. *Discuss for Action: Bids on the 908 Plant upgrades. Bradley Loehr with Befco Engineering present to discuss bid tabulations. We received 3 base bids from TTE, LLC for \$1,680,700.00, J&K Utility Services for \$1,790,827.00 and B-5 Construction Co, Inc for \$2,458,966.00. Discussed Base bids 1-16, Additive alternate bids, Value engineering savings items and Other additive alternate bid items. Discussed the need of the 16" vs. the 12", our footprint and how we will grow into the 16". Discussed that we have not gotten into the CoBank loan deep enough not to change the loan amount if needed. Discussed capacity and infrastructure. Motion made to go with project with the exception of the 16" to 12" with TTE, LLC, the Alternate bids items to include AA18R, Base bids 1-16, AA17I and minus the savings of \$25,000.00, \$14,000.00, \$41,000.00, \$4,000.00; total cost \$2,138,700.00 made by Lee Pelzel, seconded by James Cargill – motion passed.*

11. *Discuss for Action: CoBank Loan for 908 Plant upgrades. Discussed if we want to reconsider the amount of the loan and the resolution to allow the Board officers to sign on the loan documents. Discussed increasing the loan from \$1.5 million to \$2 million; the Board agreed. Also discussed the loan details; 20-year loan at 5% or could possibly increase to 25 years. Briefly discussed other options and the annual patronage received from CoBank. Motion to accept resolution made by Robert VonGonten, seconded by Bob Wilson – motion passed.*

12. *Discuss for Action: Intermandeco GP, LLC "Agreement Points" for proposed 105 lot development. Discussed the development that will consist of a house and lot combo; will have fire flow that would require a storage tank and pump set up. The developer would be completing all inside infrastructure. Discussed that they are requesting relief from the Board to not have to buy all 105 meters at once and some additional request as outlined in a proposed agreement. We currently give 30 days after all upgrades are complete to pay for meters; we could possibly extend that. The Board further discussed. Motion made that we reject their offer and tell them we will treat them like any other subdivision and follow our non-standard service agreement made by James Cargill, seconded by Ricky Stewart – motion passed.*

13. *Discuss for Action: Property acquisition. Discussed a future well site on the east side of Hwy 77 between Rockdale and Tanglewood; still waiting on Bluebonnet Electric to get back with us to confirm power availability in regard to the 3-phase. After we have the information, the owners would want to exchange waterline upgrades for a piece of property and possible meters. Reviewed map of the area. Discussed the future elevated tank site and the ideal location at the highest spot on our system; CR 413/CR 417, Williamson Co. Ken would like to approach the owners again with an offer for a 1-acre tract and possibly discuss with Robert Neblett, our attorney, on how to approach. Discussed amounts that can be offered. The Board agreed to move forward with an offer.*

14. Manager's Report:

- Bradley Loehr, Engineer discussed Sandoval capacity.
- Tanks inspected by Consolidated Tank during the first week of December. This is done to determine which tanks need maintenance.
- Anthis Well-The 3 service pumps are getting undersized, one has been pulled for rebuild.
- Birkhead & Anthis Wells-Plan to get bids on seal coating the inside of the concrete clear wells, cracks have developed and are seeping water.
- Milano Well-Planning to pull well and replace motor and pump this winter due to age.
- Future Well site, Milam CR 314-Just north of Lee Co line, possible development, lots for sale. Owners are only interested in trading property for pipe/meter upgrade expenses.
- FM 908-12" project-Wrapping up the FM 908 bore and the FM 487 bore, then plan to fill and flush new lines, tie-in existing lines, switch meters over to new line. We should have the next truckload of pipe by the 2nd week of January.
- Generator Grant information sent to Judge Young-Milano Well generator cost = \$336,436.00 / Rockdale Well generator cost = \$370,485.00.
- 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.
- Pipeline projects to start-CR 318, Burleson Co, CR455/CR459, Milam Co (8" pipe), FM 3242, Milam Co (6" pipe).
- Capital Improvements 2021.


15. President's Report:

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

Meeting adjourned at 8:24 p.m.



SECRETARY/TREASURER



DATE