

**SOUTHWEST MILAM WATER SUPPLY CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**May 16, 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 April 18<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 April 2022. Reviewed and Discussed.*
6. *Review Balance Sheet and Cash Flow Statement for April 2022. Reviewed and Discussed.*
7. *Review and Approve Corporations Investments. Reviewed and Discussed.*
8. *Review Director's Report and Past Due List for April 2022. Reviewed and Discussed.*
9. *Transfers & New Memberships. Reviewed and Discussed.*
10. *Discuss for Action: Selection of Credentials Committee. Discussed the Credentials Committee; Ricky Stewart as Secretary/Treasurer, Kelly David as a Member and Raymon Puente as a Member. Motion to accept Raymon and Kelly on the Credentials Committee made by Ricky Stewart, seconded by Bob Wilson – motion passed.*
11. *Discuss for Action: Non-Standard Meter Installation costs. The Board discussed the increase in cost for large water meters and the wording in the Corporation's Tariff to delete "Installation fee for 1" meter is \$1,000.00, for a 1 ½" meter \$1,200.00 and for a 2" meter \$1,300.00" and amend the next sentence to read as follows: "Installation costs for a 1" meter and larger will be taken on a case-by-case basis. Motion made to accept the revised version made by James Cargill, seconded by Bob Wilson – motion passed.*
12. *Discuss for Action: Request for service by SLR Properties. Discussed the option of providing additional service to SLR Properties. Ken Hall spoke with Mr. Dougal with Jackson Walker Attorney's; he feels the only downside is if these are temporary meters, that if in 2 to 3 years they stop using water and are only paying the minimum bill, we will have capacity locked up. They have a current 2" meter on CR 452. SLR is requesting 200gpm at the intersection of Hwy 79/FM 1786 and 200gpm at the intersection of FM 487/ FM 2116. The Board reviewed and discussed. Motion made that the Board wants a Non-Standard with a take or pay made by Lee Pelzel, seconded by James Cargill – motion passed.*
13. *Discuss for Action: Corporation's Investment policy. Reviewed and Discussed. Motion to approve the Resolution as is made by Bob Wilson, seconded by James Cargill – motion passed.*
14. *Discuss for Action: Non-Standard Service agreement for El Camino Real Estates, Phase 2. Earlier this year the Board had agreed that it was best to wait until the 12" line on FM 908N was at the CR 304 intersection before allowing Mr. Parker's development to be served; the new 12" line is now in the CR 304 area. The Board discussed. Motion made to accept the Non-Standard agreement for El Camino Real made by James Cargill, seconded by Robert VonGonten – motion passed.*
15. *Discuss for Action: 2022/2023 Corporation Insurance renewal. Reviewed the quotes that were received by AIA Insurance for \$62,957.78 and Higginbotham Insurance for \$51,414.00. We have been with AIA for over 26 years. The Board discussed. Motion made to accept AIA quote made by Lee Pelzel, seconded by Bob Wilson – motion passed.*
16. *Discuss for Action: Purchase of real property. Discussed the 1.5 acres on CR 413, Williamson Co. The survey is complete and the earnest money check for \$1,500.00 has been sent and both are at Longhorn Title. We have until May 31<sup>st</sup> to close. Costs consist of Survey for \$1,623.75. Reviewed the 5.54 acres on CR 314, Milam Co. Survey was completed by Seller, and we have called to make arrangements to close on the property, but we have had no response. Motion made that we send papers to Humble to look at and check made by James Cargill, seconded by Lee Pelzel – motion passed.*

17. *Manager's Report:*

- *Clay Pelzel-Started Monday, May 9<sup>th</sup> in the Assistant Manager position.*
- *Double connects-We are experiencing an increase in double connections all over our system.*
- *Larry Laferre-A check was mailed to him in April, no response.*
- *River Ridge Subdivision-Just North of Minerva on Hwy 77, still working on this, the number of lots is now 35.*
- *2021 POS-GCD Grant-Phase 3 of Praesel Addition is complete, waiting on final items of punch list to be done.*
- *908 Plant Upgrades-Contractor is working on submittals and coordinating parts delivery.*
- *Anthis Well-The 3 service pumps are becoming undersized. One has to be pulled for rebuild, we have a larger, more GPM pump on order to replace the poorest performing pump.*

18. *President's Report:*

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

*Meeting adjourned at 7:55 p.m.*

*Ricky L Stewart*  
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SECRETARY/TREASURER

*6-20-22*  
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DATE