

**Morgan Mill**

**Water Supply Corporation**

*Committed to providing Clean, Safe  
Water For All Our Residents*

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- **Annual Meeting**  
**Feb. 10, 2026**



- Incorporated 1967, moved to 3-well lease site 1973
- Currently 180 Member meters
- Average Monthly Water Use: 905,105 gallons
- Annual Water Use: 10,861,260 gallons





# Morgan Mill Water Supply Corporation

*Committed to Providing Clean, Safe Water for All Our Residents*

## **Board of Directors**

President: Sharon Hogan

Vice President: Andrew Taylor

Secretary/Treasurer: Melissa Bostok

Directors: James Gillis

Linda Saupp

Paula Wright (acting)

## **Staff**

Office Manager: Deborah Morris

Water Plant Operator: JT Morris

Meter Reader and Maintenance:

Contractors: Joe & Kristen Morris

# Land Acquisition for New Water Supply

- Former location of (3) 45 gpm wells lease expired June 30, 2025.
- May 2025 purchased 10.5 ac lot 35R at top of hill in River Hills Subdivision.
- Test well drilled Jan. 2024 est. 45 gpm.
- Also bought adjacent 10 ac. Lot 34R water rights.



## Benefits

At head of distribution system allowing gravity flow.  
Short connection distance.  
Shortest distance for storage tank move.

# So what is required?

## Project Tasks:

- Land purchase
- Land clearing & Access Road
- Electric
- Engineering & Permits
- Well hook-up, testing & certification
- Prep site & move two 90,000 storage tanks
- Installation of pumps, piping, monitoring equipment & treatment system
- Scrapping other tanks & restoring site
- Connecting to water distribution system
- Security fencing & treatment building



# Phase 1 Financing

- Mortgage \$240,000 @7% 30 yr
- Water Rights \$6000
- WFX Loan \$257,646 @3% 7 yr
- WSC **did not** get 2025 TWDB grant request for \$1,000,000 all other expenses have been out-of-pocket

**WATER FINANCE EXCHANGE**

No Community Left Behind



# Phase 1 Costs Estimate

• Land & water rights:	246,000
• Movement of 90K storage tanks	179,400
• Labor	90,000
• Materials, supplies & equipment	77,000
• Permitting, water testing, well prep	<u>60,000</u>
	Total Est. Cost \$ 652,000

**Loans \$503,646**

**Out of Pocket \$ 148,354\*\***

*\*Does not include monthly loan payments or water purchases*





- Water purchase during construction \$2400/mo + \$0.01434/gallon.
- Purchased well #2 water flow rates dropped 45 gpm to 35 gpm.
- Well #4 at < 35 gpm also insufficient for community needs.
- Drought Contingency Water Use restrictions now in place.
- Must obtain \$3 to \$4 Million grants for Phase 2 new well site acquisition & construction.
- Lag time for grants, permits & construction could be 2-5 years.

**Good News! Emergency Approval to use well #4 issued Jan 30 by TECQ**



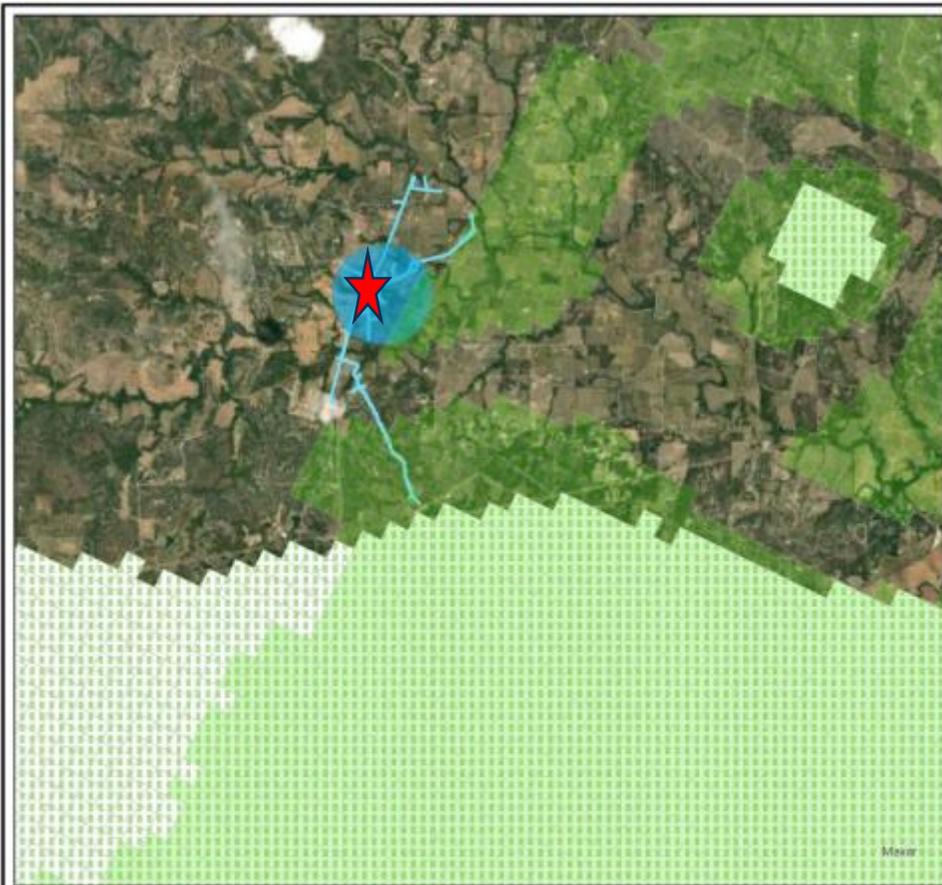
# Reasons for Hope

- Network of probono experts helping to get funding and solutions
  - Steven Walden Consulting
  - Derrick Turner – Jacobs Martin - Grants
  - Water Finance Exchange – Grants and Donors
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- Multiple possible sources for small rural water systems & high priority needs ie: TWDB, USDA, WFX pass through grants

# Things Completed to Help Get Grants:

- Area hydrologic evaluation
- Potential new sites identified
- Leaks and water losses reduced
- Business systems upgraded
- GIS system mapping done
- Rate studies completed
- Utility operations documented
- Cost estimates for 3 phases
- Basic utility data completed





**EXPLANATION**

- Hydraulic Conductivity >5 ft per day
- Thickness Twin Mtns. Aquifer >100 ft.
- MMWSC Water Line
- MMSWC CCN

0 1 2 3 4 5 Miles

**FIGURE 10.**  
Twin Mountains Hydraulic Conductivity > 5 ft. Per Day and Aquifer Thickness > 100 ft. NTWGAM Model

Design: AM	Checked: RS	Date Saved: 12/5/2024
Drawn: AM	Scale: 1:108,508	Revision: 1

**COLLIER CONSULTING**  
254-968-8741  
www.collierconsulting.com



**EXPLANATION**

- SDR Well
- Glen Rose
- Paluxy
- Twin Mountains
- Alluvium

0 0.2 0.3 0.7 1 Miles

**FIGURE 2.**  
Surface Geology in the Vicinity of the Pinkston Test Well

Design: AM	Checked: RS	Date Saved: 12/5/2024
Drawn: AM	Scale: 1:30,843	Revision: 1

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# Questions & Comments?

