

MORGAN MILL WATER SUPPLY CORP
MINUTES OF THE
BOARD OF DIRECTORS
January 9, 2024

RECITATION OF AUTHORITY

The monthly meeting of the Board of Directors of the Morgan Mill Water Supply Corporation was held at the Morgan Mill Water Office, 20735 N US 281, Stephenville, Texas 76401 on January 9, 2024, at 7:00 pm.

QUORUM

The officers present at said meeting were:

ROBERT SEABOURN – PRESIDENT
TONY BALLINGER – VICE PRESIDENT
ANDY MALDONADO – SEC/TREASURER
ANDREW TAYLOR
JAMES GILLISS
SHARON HOGAN
BRENDA OSINGA

Red Kinsey – Site Manager
JT Morris – Water Plant Operator
Deborah Morris – Office Manager – Absent due to sick child.

Guest: Kenny Laughlin
Trent Kiker

Robert established a quorum and called the meeting to order at 6:58 pm.

Public Comments:

Trent Kiker hadn't heard anything from Charlie Gillespie on the questions he had. Mr. Kiker wanted to know what Morgan Mill Water Supply needs for the new water system. He is very open to MMWSC's needs. Mr. Kiker is not open to selling but is willing and interested in giving MMWSC a long-term lease if relocation is needed.

Kenny Laughlin is going to find out about the well and will talk to Ben Pinkston about the location of the tanks and adjacent properties.

Minutes:

Minutes of the December 12, 2023 monthly meeting was reviewed by the Board. Brenda made the motion to accept the minutes as presented. Robert seconded the motion and the motion passed 7 – 0.

Secretary/Treasurer Report:

- a. Bills/Invoices
- b. Bank Balances
- c. System Reports
- d. Past Due List

Andrews made a motion to pay the bills. Robert seconded the motion and the motion passed 7 – 0.

Site Manager Report – Red Kinsey:

- a. Update on the removal of the line at the substation.
Deborah is responding to Angela Bailey's email, awaiting a response from Angela.
- b. Repair of electrical line and breaker box at well #3.
- c. Action item to put insulation in customer meter cans.

OLD BUSINESS**Water System:**

- a. Update from Kenny Laughlin on the drilling of the new well.
The new well Kenny drilled will pump 25 to 30 gpm. If MMWSC looks for growth in their CCN they will need another 120 – 160 gpm which will require drilling two more wells. The well is an irrigation well to see if water was available and what it would produce. The well will need to be redrilled as a public well to use for the water system.

- b. Land Purchase
- c. Water Rights Agreement
- d. WFX Timeline Review

Robert will continue discussions with Charlie Gillespie.

Annual Member Business Meeting and Election:

- a. February 13, 2024 – Community Center – 7:00 pm
- b. Letter to Membership RE: Meeting and Director's Application
- c. Presentation to Membership

The Board believes Sharon, Andrew, and James are up for election. Deborah to verify.

Rate Increase:

The Water Rate Assessment was conducted by James Smith of TRWA, per recommendation. Robert made the motion to eliminate the first 3000 gallons of water free of charge to bring MMWSC in line with other water corporations in Texas. No other price adjustments were made. Tariff to be updated. Sharon seconded the motion and the motion passed 7 – 0.

Customer Letters RE: Failure to Provide Required Water Office Documents:

- a. Disconnection Process – Customers haven't turned in updated service agreements, lead or copper questionnaires, or new meter applications.
- Two customers have not turned in the required paperwork in response to the certified packet/letter of construction/ Email.
 - One customer has not responded to two dwellings on a single residential meter.

Brenda made a motion to revisit the customer with the two dwellings on a single residential meter and extend the turn-off date until March 2024. Sharon seconded the motion and the motion passed 7 - 0.

NEW BUSINESS

Tim Huntington – Moving of meter:

Robert made the motion to have Tim pay for labor and materials to move the meter. Brenda seconded the motion and the motion passed 7 – 0.

2024 Budget:

Tabled for next meeting in February 2024.

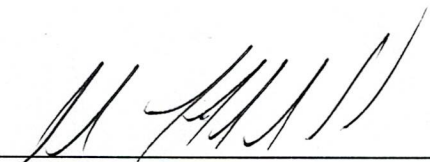
Open Forum:

- a. Robert made a motion to sell small 25,000-gallon tanks. Sharon seconded the motion and the motion passed 7 – 0.
- b. Robert proposed (3) months water fees from a 12 month active study as down payment in by-laws. Tabled till March.

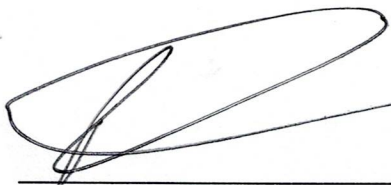
The Next Board meeting will be February 13, 2024 at 6:00 pm at the water office. Robert will bring pizza for board meeting.

The meeting adjourned 9:08 pm.

DATED: January 9, 2024



Andy Maldonado, Secretary/Treasurer



Robert Seabourn - President