

MORGAN MILL WATER SUPPLY CORP

**MINUTES OF THE
BOARD OF DIRECTORS**

March 12, 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 March 12, 2024, at 7:00 pm.

QUORUM

The officers present at said meeting were:

SHARON HOGAN – VICE PRESIDENT
ANDY MALDONADO – SEC/TREASURER
ANDREW TAYLOR
JAMES GILLISS
BRENDA OSINGA
MELISSA BOSTOCK

Red Kinsey – Site Manager
JT Morris – Water Plant Operator
Deborah Morris – Office Manager

Guest: Ty Olson from Olson Construction

Rowdy Elston

Trent Kiker

Members: Mike & Linda Saupp

Due to Robert not being able to attend, Sharon Hogan Vice President presided over the meeting. Established quorum and Sharon called the public comments into order at 6:58 PM.

Public Comments:

Rowdy Elston: Speaking on addition of tiny home complex. Discussion of commercial meter versus individual residential meter for each home. Board suggested Mr. Elston contact the County Commissioner to determine if the project would be classified as long-term housing or as an RV park as that will affect meter requirements for the water system.

Ty Olson: Speaking on his full-service company offering construction of water treatment plants, piping, service crews, repairs. May be interested in bidding on new Morgan Mill Water Supply system.

Trent Kiker: Stated he was willing to work with the Board on building a new water supply system on his land. Sharon suggested the possibility of a 99-year lease. Mr. Kiker requested a

sample lease and will consider lease options as he needs to look into family trust legalities with a long-term lease. General discussion on land requirements, size of wells etc. Mr. Kiker specified that he:

- 1) Does not want the water department to access his property from CR 154
- 2) Does not want access easement running by his house.
- 3) Is willing to do a lease but will not sell any rights or land.
- 4) Open except for the 21st of March for site visit.

Michael and Linda Saupp: Mr. Saupp spoke of professional project management experience. Sharon recommended using Michael as assisting with coordinator on water supply project. Sharon made a motion to use Mike as coordinator. Melissa seconded the motion. The motion passed 6-0.

Minutes:

Minutes of the February 13, 2024 monthly meeting were read by Sharon. Brenda made the motion to accept the minutes as presented. Andrew seconded the motion. Motion passed the motion passed 6 – 0.

Secretary/Treasurer Report:

- a. Bills/Invoices
- b. Bank Balances
- c. System Reports: System still has a 22% water loss. There was a discussion of adding meters on major branches to better identify water loss and including the \$1,500 cost for each meter in the budget.
- d. Past Due List

Brenda made a motion to pay the bills. Andrew seconded the motion. Motion carried 6 – 0.

Site Manager Report – JT Morris – Water Operator

- a. Acct# 60 request made by property owner and tenant was granted to shut off water and remove meter from property.
- b. Acct#60, #63, #64 and Acct#119 – No response from certified letters and deadline to respond.
- c. Acct# 63, and #119 – Discontinuance of service and removal of water meters. (See letters attached to minutes). Meters will be removed and locked due to payment and documentation nonresponses.
- d. Baptist Church Letter – Dual dwellings on one residential meter.
Office Manager – Deborah Morris to contact Baptist Church again for response and update results to Board.
- e. Yearly Storage Tank Inspections: Bid provided by - Sharon made motion to approve getting inspection. Melissa seconded the motion. Motion carried 6 – 0.

Rate charge Review:

- a. Morgan Mill Fire Department vacant land meter.
Sharon made a motion to modify tariffs to exempt voluntary emergency services from meter and usage charges. Water use would still needs to be metered. Melissa seconded the motion. Andy exempts from vote. Motion carried 5 – 0.

b. Masonic Lodge Meter

Sharon made a motion to have Masonic Lodge pay for water and meter use. James is exempted from voting. Melissa seconded the motion. Motion carried 6 – 0.

OLD BUSINESS

Transfer of Membership Review:

- a. Kenny Laughlin / RRR Rodeo Arena
Sellers are providing paperwork to transfer meter.

Water System:

- a. Update – Attorney Preparation of Groundwater Lease Agreement / Easement / Purchase of Land: On hold as Pinkston rejected lease agreement.
b. Update - Water Rights Agreement – Trent Kiker – See public comment section above.
c. WFX Timeline Review: Project behind schedule as alternative well site needs to be identified on Kiker property and lease agreement negotiated.
d. Update – Project Cost

Board members and staff will meet again with Mr. Kiker and engineer to inspect and assess property before the next Board meeting and provide an update at the next board meeting.

2024 Budget: Reviewed the drafted budget and determined that we need to find one-month fees for the new tariff.

Open Forum:

No questions or comments.

The next Board meeting will be held either April 2 or April 16, 2024 at 7:00 pm at the water office. Required advanced public notice will be provided once scheduled.

The meeting adjourned at 9:07 pm.

DATED: March 12, 2024



Andy Maldonado, Secretary/Treasurer

Sharon Hogan – Vice President