

MOFFAT WATER SUPPLY CORPORATION
5460 LAKEAIRE BLVD., TEMPLE, TEXAS 76502
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Moffat Water Supply Corporation (MWSC) held a Regular Board Meeting on **Monday, November 21, 2022**, at Moffat Community Center Located at 13410 Kuykendall Mountain Road, Temple, Texas, 76502.

Board Members Present:

Lafonda Wilsey, President
Russel Coufal, Vice president
Jeff Haugh, Director
Dewitt Mayfield, Secretary/ Treasurer
John Bockhold, Director

Board Members Absent:

None

Staff Members:

Damon Boniface
Rebecca Miller

Guests:

None

1. Call to order.

President Lafonda Wilsey called the meeting to order at 5:30pm.

2. Presiding Officer determine if a quorum is established.

President Lafonda Wilsey determined that a quorum was established.

3. Invocation.

Invocation led by General Manager Boniface.

4. Pledge of Allegiance to the Flag.

Pledge of Allegiance led by President Wilsey.

5. Discussion and possible action to adopt the order of the day.

Motion to approve by Vice President Coufal, seconded by Director Haugh.

Motion carried 5-0.

6. Public Comments.

No public comments.

7. Discussion and Possible action to approve the minutes from September 19th, 2022, regular meeting.

Motion to approve minutes from September 19, 2022, Regular Meeting made by Secretary/Treasurer Mayfield, seconded by Director Bockhold.

Motion carried 5-0.

8. Discussion and possible action to approve the financial report for September and October 2022 and disbursement to date, subject to audit.

General Manager Boniface stated the income for Moffat Water Supply was \$23,190.54. He also added that this was a very good number for us. On the back of the financial report, we had provided a budget excel spreadsheet. While looking at the financial report, GM Boniface was explaining Moffat WSC had a gross profit of \$748,000.00 and once factoring in the depreciation, money that was considered income and got transferred to capital, Moffat ended up with a net of \$49,000.00.

GM Boniface added that MWSC had projected \$60,000 gross profit to go into the capital improvements account and we were able to transfer \$277,000 instead. MWSC had a good year.

The auditor, Ludwick, Montgomery & Stapp, P.C., has begun the process of going through our financials for the fiscal year of 2022. Staff member Rebecca Miller has been working tediously with them.

Director Mayfield asked about the water loss reported and pointed out that water purchased from Bluebonnet WSC was higher than normal would be. GM Boniface replied that the higher amount of water purchased was a result of trying to exceed MWSC's allotted maximum number of gallons so we could gain a higher maximum for the following year. It was noted that this was a deliberate act to produce a positive outcome to increase maximum number of meters the water supply can issue but the unexpected rain caused us to stop short of meeting our goal.

Motion to approve financial reports for September and October 2022 made by Director Haugh, seconded by Secretary/Treasurer Mayfield.

Motion carried 5-0.

9. Discussion and possible action on the 200,000-gallon elevated tank capital improvement project on Jubilee Springs Road.

GM Boniface stated that Maguire Iron was the general contractor for the elevated tank and note change order for deduct from the project. GM Boniface stated the tank mixer was removed because our tanks cycle water on a regular basis each day. GM Boniface noticed the engineer specified two logos to go on the tank. One of the logos were not going to be seen because of the way it would be facing so, Boniface requested only apply one logo and deduct the cost for the other one. Next, the contractor thought they were required to insulate the vertical fill line in the tank. Boniface noted that it was never the case as the tank on South Whitehall is not insulated. GM Boniface was able to deduct \$16,000.00. GM Boniface and Tom with MRB communicated on this subject and they both agreed Moffat Water should keep moving forward upon the Board's approval. Jeff Haugh asked a question regarding the details of the storage tank and a more detailed invoice from Maquire for the equipment and material deducts. GM Boniface stated that the bid scheduled

was not broke down for us to see the contractors actual bid value for each component, but the new pump station project bid schedule will be broken down for us to see the Contractor's schedule of values in greater detail.

GM Boniface stated Maguire Iron evaluated the elevated tank on South Whitehall. They noted several corrosion issues in their report that you cannot see from the ground located around the bowl and its catwalk. These issues will become more significant with time if we did not address them soon. Maquire estimates they can fix the corrosion issue and apply a new tank coating for an estimated price of \$250,000.00. I will work with Finance Committee to budget this capital need in FY' 24 budget.

Motion to approve project deductions totaling \$16,000 made by Vice President Coufal, seconded by Director Mayfield.

Motion carried 5-0

10. Discussion and possible action on Well #2 improvement on South Whitehall Road and amending annual maximum ground water permitted capacity with Clear Water Underground Water Conservation District

GM Boniface stated that he engaged with Walker Partners to consult with Moffat WSC on the scope of work needed to complete this project. Walker engaged R W Harden & Associates regarding this matter and both firms recommend that Moffat conduct a well pumping test as part of being able to amend existing well permits. Harden is a subject matter expert in evaluation and developing of the ground water, well recourses and developing hydrogeology reports. The results from the report would be sent to Clearwater UWCD to amend existing permits. Director Haugh asked how much we budgeted for all these procedures to be done on the wells. GM Boniface stated a budget of \$150,000 and presented budget spreadsheet with estimated cost for each task involved.

Motion to approve Well #2 improvement and seek to amend annual permitted ground water capacity maximum with Clearwater UWCD made by Director Haugh, seconded by Secretary/Treasurer Mayfield.

Motion Carried 5-0.

11. Discussion and possible action on updating the MWSC Tariff.

GM Boniface stated that we need to amend the tariff to escalate the meter tariff fees for tampering and water theft to try and decrease the number of occurrences experienced mainly from new construction. He recommended that we contact legal assistance from Mr. Carpenter so that we can start moving forward on the updates. Secretary/Treasurer Mayfield asked what incident started this. GM Boniface stated that there has been a lot of problems previously in North Lake Estates and we expect it to spill over into the new Deer Grove subdivision. Director Haugh asked how we are currently charging the customers who meter tamper and GM Boniface stated that it will be per offense, six times the base rate. President Wilsey asked if we have looked at the Texas PUC website for any advice on a problem like this. Rebecca Miller had looked and did not find any information useful for our situations. President Wilsey agreed to reach out to Mr. Carpenter.

Motion to consult with attorney on Tariff updates made by Director Haugh, seconded by Vice President Coufal.

Motion carried 5-0.

12. Moffat Water Supply Corporation Board of Directors shall convene into Executive Session pursuant Texas Government Code, Section 551.074, personnel matters.

*President Lafonda Wilsey closed regular session and moved into Executive Session at 6:11pm
President Lafonda Wilsey reconvened Regular Session at 6:33pm*

13. Discussion and possible action on personnel matters.

No action.

14. General Manager's Report

GM Boniface stated that by December 7th the board will have to meet to approve the ballots and the agenda for the annual meeting. The board agreed upon a December 5th meeting @ 10:00am.

a. Engineers Report.

GM Boniface himself and Lafonda met with MRB regarding Pump Station 1 plans.

15. Directors Comments

No Comments.

16. Adjourned

Motion to adjourn made by Director Haugh, seconded by Vice President Coufal.

Motion 5-0.

Meeting adjourned by President Wilsey at 6:39pm.

Subject to approval by the Board of Directors at the next regular Board Meeting on January 16, 2023.

Signed by: Presiding Officer Rafonda Welisig

ATTEST: Secretary/Treasurer [Signature]

NOTE: A USB memory stick or Compact disk of this meeting is available upon request.

- 1 Agenda items may be considered, deliberated and/or acted upon in a different order than set forth above.*
- 2 The Moffat Water Supply Corporation is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal opportunity for effective communications will be provided upon request. Please contact the office at 254-986-2457 at least 24 hours in advance if accommodation is needed.*
- 3 Citizens who desire to address the Board on any matter may sign up to do so prior to the beginning of this meeting. Public comments will be received during this portion of the meeting. Please limit comments to 3 minutes. No discussion or final action will be taken by the Board at this meeting.**
- 4 During the meeting, the Board reserves the right to go into executive session for any of the purposes authorized under V.T.C.A., Government Code, Chapter 551, for any item on the above agenda or as otherwise authorized by law.*