

Spring Valley Water Supply Corp.  
Regular Meeting of the Board of Directors  
April 12, 2022

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President	Larry Hobbs
Vice-President	Zandy Goode
Secretary	Bert Hernandez
Director	Darrell Bledsoe
Director	David Morrison
Director	Gerald Theut
Director	Kyle Grigsby -- absent

**ITEM 1. CALL TO ORDER, ROLL CALL, DETERMINATION OF QUORUM**

The meeting was called to order at 3:30 p.m. by President Larry Hobbs.

**ITEM 2. RECOGNITION OF VISITORS**

There Elaine Smith and Wendy Harding.

**ITEM 3. PUBLIC COMMENTS**

There were no public comments.

**ITEM 4. REVIEW AND APPROVE MINUTES FROM PREVIOUS BOARD MEETING**

The minutes were reviewed and a motion was made by David Morrison to approve the minutes from the previous Board meetings. Darrell Bledsoe seconded the motion. The vote was taken and all present approved the motion.

**ITEM 5. REVIEW AND POSSIBLE ACTION: PAULA HOOVER WATER LEAK**

After reviewing the issue, Darrell Bledsoe made the motion to adjust Ms. Hoover's water bill by recalculating it based on the lowest usage rate. Gerald Theut seconded the motion and on vote, the motion passed. Terri Whitley was advised to make the adjustment to the bill.

**ITEM 6. REVIEW AND POSSIBLE ACTION: WENDY HARDING PLUMBING BILL**

Ms. Wendy Harding made a request to the board for either reimbursement or credit on her water bill for a \$125 plumbing bill that she incurred on February 21, 2022. The circumstances were that she had brown, sputtering water coming out of her faucets. She called a septic tank service who told her it was probably a plumbing problem. She then called Central Texas Plumbing Solutions who came out and bled the air out of the lines and cleaned out the aerators on the faucets and shower heads. Afterwards, they

pressure tested her lines and had no drop in pressure. Mark Kocian reported to the board that there had been a bad leak near her that had been repaired that had been on the SVWSC side of her meter and that air and debris could have gotten into her water lines from this repair. After discussion by the Board, Bert Hernandez made the motion to credit her water bill for \$125, The motion was seconded by Gerald Theut. On vote, the motion passed by a 4 to 2 vote.

Note: Upon later review it was determined that this action was taken contrary to the SVWSC tariff. Darrell Bledsoe was appointed to contact Ms, Harding to advise her of this and the remedial action is to be put on the agenda for the May Board meeting.

**ITEM 7. REVIEW AND POSSIBLE ACTION: KEN COOPER PURCHASING WATER FROM THE SVWSC**

Ken Cooper made a request to purchase water for construction of his development. He explained to Mark Kocian that he would need at least 110 GPM for his requirements. He stated to Mark Kocian that he could not use less than that. On discussion of the SVWSC's capability, that amount of water would cut into our capacity to serve current customers and so we would be unable to meet Mr. Cooper's request.

**ITEM 8. REVIEW AND POSSIBLE ACTION: NON-STANDARD SERVICE AGREEMENT BETWEEN SVWSC AND WYATT FAULKENBERRY (NEXT LEVEL INVESTMENTS OF CENTRAL TEXAS LLC)**

After the Board reviewed the agreement, Larry Hobbs made the motion to approve and sign the agreement. Bert Hernandez seconded the motion and on vote, the motion passed

**ITEM 9. REVIEW AND POSSIBLE ACTION ON METER REQUESTS**

There was one meter request from Jerry Magnum. After reviewing the Engineer's report on the request, Larry Hobbs made the motion to accept the report and approve the meter. Gerald Theut seconded the motion and on vote the motion passed.

**ITEM 10. TABOR ENGINEERING – UPDATE ON PROJECTS**

Johnny Tabor had five items to report on. The first item he reported on was a proposal from Jurgensen Pump to increase the number of perforations on the Moses Well. The cost on this project would be \$21,500. He stated that the Judd Well did not need this done to it since it had almost twice as many perforations in the well casing as the Moses Well. He recommended that the Board approve the project so that it could be completed before the high summer water usage. The original pump would be reinstalled since the new pump can't be installed until the larger Oncor transformers are installed. The estimated increase in flow of the Moses Well would be 100 GPM. After discussion, the Board asked Johnny Tabor to compile a total for all the well work to be done since this \$21,500 was in addition to

what had been budgeted and borrowed to complete the well rehab. Johnny Tabor agreed to do the compilation and bring that information back to the Board.

The second item that was discussed was changing the proposed layout of the Moses Plant to streamline bringing the new plant online, facilitating removal of old assets, matching the overflow of the existing tank, facilitating demolition, and having a better match on tank sizes due to the grade on the site. After discussion, Johnny Tabor will pursue getting a bid on changing the proposed layout from the original designed layout and will report that back to the Board.

The third item was the waterline rehabilitation, Barsh Construction is underway on this project.

The fourth item was the progress on the Lakeridge Estates project by Ken Cooper. At this time the City of Waco completed a review of Phase 2 of the project with numerous comments on the platting as submitted. Part of the problem is providing access to both Spring Valley Road and Chapel Road. It's the opinion of Johnny Tabor that the original platting may have to be abandoned and a total redesign done in order to meet compliance with all the agencies involved in approving the project.

The fifth item concerned the Southern View/ Pilgrim Lane project. Three of the four easements needed to complete the project are in the process of being granted. The fourth is a problem because the owner of the property has passed away and the daughters are in disagreement on granting an easement. Johnny Tabor was advised to prepare to start on the project on the basis of the three easements being granted and that we would wait for further developments on obtaining the fourth easement. If the fourth easement is not obtained, the line would be run in the ditch. A concern was expressed on moving a meter for Mr. Huffman back on to his property and fixing it so that his existing lines continue to be serviceable. It would mean crossing a creek with a line, but this was no problem and Johnny Tabor was instructed to include doing that work as part of the Pilgrim Lane project.

On conclusion, Bert Hernandez made a motion to accept the Engineer's Report. David Morrison seconded the motion and on vote, it passed.

#### **ITEM 11. FINANCIAL STATEMENT REVIEW BY FRANK ALEXANDER**

Frank Alexander reviewed the balance sheet and income statement for March 2022. He advised of three new items on the financial statement. The first was the addition to the balance sheet to note Construction in Progress. The amount for this item was \$67,121 which represents the first payment on our system rehab. The second balance sheet item was the increase in Investment in Cobank. A patronage was declared by Cobank of \$7,800. \$2,409 was added to the Investment in Cobank account and Cobank sent a check for the difference. On the income statement, a line was added for Patronage Refund to reflect the payment of the patronage from Cobank. Net income for the month was \$ 25,100 and year-to-date was \$ 43,259.

Frank Alexander was asked by the board to provide a comparison of the current month to the past year's month so that the Board could better track the financial performance of the SVWSC. He agreed to do this.

Bert Hernandez made a motion to accept the financial report. Darrell Bledsoe seconded the motion and on vote, it passed.

**ITEM 12. REGULAR UPDATE ON BLUEBONNET WATER SUPPLY**

David Morrison report that the only Bluebonnet activity was to reconfirm officers and Board members of the Bluebonnet Water Supply. Larry Hobbs made the motion to accept David Morrison's report and the motion was seconded by Gerald Theut. On vote, the motion passed.

**ITEM 13. DISCUSSION AND POSSIBLE ACTION: AUTHORIZATION TO PAY BILLS**

On review, the motion was made by Larry Hobbs and seconded by Darell Bledsoe to authorize payment of bills for April 2022. All were in favor, the motion passed.

**ITEM 14. QUESTIONS TO THE BOARD BY AQUA TEXAS REPRESENTATIVES CONCERNING GENERAL OPERATIONAL ISSUES**

Mark Kocian presented two form letters that the Board could authorize to send out in regards to connections where a second meter was required by our tariff. One letter was a general notice that there could not be multiple connections to a meter for additional dwellings, businesses, etc. Each user had to have their own meter. The second letter was a notice of violation where multiple connections to a meter exist. This was discussed at length and the Board agreed that exceptions to this requirement would be a violation of the tariff and that the Board could not approve such a multiple connection to a meter. The requirement for having an acre per meter was also discussed. Exceptions for this cannot be made either.

In anticipation of having to raise meter rates in the near future, the Board decided to send out a notice to members of the meter requirements so that if they needed to get additional meters, they could do so before the meter rates were raised. Larry Hobbs made the motion to send out the notices as soon as the language on them was updated. David Morrison seconded the motion and on vote, the motion passed.

**ITEM 15. WATER SYSTEM OPERATIONS REPORT BY REPRESENTATIVE OF AQUA TEXAS (NO ACTION TO BE TAKEN BY THE BOARD) INCLUDING THE FOLLOWING: (A) OPERATIONS REPORT; (B) WATER USAGE AND ACCOUNTABILITY; (C) FACILITIES, EQUIPMENT, AND REPAIRS; AND, (D) FINANCIAL REPORT**

Mark Kocian reviewed the Directors' Operations Report with the Board.

Bert Hernandez made the motion to accept the water operations report. It was seconded by Larry Hobbs. On vote, the motion passed.

**ITEM 16. ADJOURN INTO EXECUTIVE SESSION IF NEEDED AS ALLOWED BY TEXAS GOVERNMENT CODE SECTION 551.074**

There was no need for an Executive Session

**ITEM 17. RECONVENE INTO PUBLIC SESSION. DISCUSSION AND POSSIBLE ACTION REGARDING MATTERS DISCUSSED IN EXECUTIVE SESSION**


There was no Executive Session so there was no need to reconvene.

**ITEM 18. SET TIME AND PLACE FOR THE NEXT REGULAR MEETING OF THE BOARD**

The next meeting of the Board will be on Tuesday, May 10, 2022 at 3:30 p.m. at the Aqua office Waco, TX.

**ITEM 19. ADJOURN**

A motion was made to adjourn by David Morrison and was seconded by Darell Bledsoe. All were in favor and none opposed. The motion carried and the meeting was adjourned.

Submitted by:  May 8, 2022  
Humberto Hernandez  
Secretary, SVWSC