
MINUTES
of the February 14, 2019
Regular Board of Directors Meeting

Directors Present:	Dixon McNair, President; Seth Gunn, Vice President; Bobby Gilmore, Secretary; James Benes, Treasurer
Directors Absent:	Chester Johnson, Director
Others Present:	Lori Steffek, Office Manager; Bradley Loehr, Engineer

The meeting was called to order by Mr. Dixon McNair, President, at 4:00 p.m. on February 14, 2019, at the Fayette County WCID - Monument Hill District Office located at 100 Country Club Drive in La Grange, Texas.

The Minutes from the January 10, 2019 regular Board of Directors meeting were presented for approval.

Mr. Bobby Gilmore made a motion, seconded by Mr. James Benes, to approve the Minutes of the January 10, 2019 regular Board of Directors meeting as presented. The motion passed unanimously with four Directors being present and voting.

Mr. Benes reviewed the January 2019 Operating Fund Treasurer's Report with the Board. Available beginning of the month balance was \$202,056.28. Total cash receipts for the month were \$52,507.52, of which \$25,499.72 was Operation & Maintenance property tax revenue. Total expenses for the month of January were \$31,201.02, leaving the District with a total combined end of the month operating fund bank balance of \$223,362.78. Mr. Benes reviewed Operating Fund disbursements pending approval for a total of \$42,794.29. Extraordinary expenses during the month include road repairs (\$2,700), legal defense fund and disaster relief voluntary contributions made to Texas Rural Water Association (\$575) and La Grange VFD (\$1,200), and sewer overages assessed by La Grange utilities (\$2,289.89). Mr. Bobby Gilmore made a motion, seconded by Mr. Seth Gunn, to approve the January 2019 Operating Fund Treasurer's Report, and to pay the Operating Fund disbursements as presented for a total of \$42,794.29. The motion passed unanimously with four Directors being present and voting.

Mr. Benes reviewed the January 2019 Construction Fund Report with the Board. The beginning of the month combined balance was \$518,083.79. Total interest earned was \$1,888.11. Total expenses for the month were \$3,116.53. The combined end of the month balance was \$516,855.37. There were no disbursements pending approval for the month. Mr. Bobby Gilmore made a motion, seconded by Mr. Seth Gunn, to approve the January 2019 Construction Fund Treasurer's Report with no disbursements pending approval. The motion passed unanimously with four Directors being present and voting.

Mr. Benes reviewed the January 2019 Debt Service Fund Report with the Board. The beginning of the month balance was \$107,091.99. The District received \$59.42 in interest income during the month and \$40,738.52 in property tax revenue. The debt service fund end of the month balance was \$147,889.93. Mr. Bobby Gilmore made a motion, seconded by Mr. Seth Gunn, to approve the January 2019 Debt Service Fund Report as presented with no pending disbursements to be approved. The motion passed unanimously with four Directors being present and voting.

Mr. Dixon McNair, in his President's Report, reviewed the following:

1. River Drive – The County is still clearing and burning brush all along River Drive. Plans are for the area to become a grassy area that will be maintained and mowed by the County. Repairs to the road are still planned by the County.
2. Water Plant 1 –
 - a. The ground storage tank appears to be settling. The front side of the tank is buried in mud. Gravel needs to be added.
 - b. There are several areas at WP1 and Well 3 that need the pipe insulation fix or replaced. Mrs. Steffek was asked to contact Blue Tex Insulation in Manor, Texas to arrange the repairs.
 - c. There are trees growing in the fence between WP1 and Frisch Auf Valley Country Club’s golf course buildings. Mrs. Steffek was asked to contact Hess Landscape to have them removed.
 - d. Hess Landscape installed rip-rap behind WP1, however, the cost was more than anticipated and Mr. Hess was unable to fully remediate the water run-off issues behind the water plant. Additional rip-rap is needed. Mrs. Steffek was asked to contact Mr. Hess and ask him to purchase the materials needed in order to finish the project.
 - e. Concrete is needed below the ground storage tank discharge line in order to fill in the eroded areas. Mrs. Steffek was asked to contact Mr. Hess concerning the matter.
3. Water Plant 2 – The inlet and outlet to the ground storage tank are both in a bind due to the tank settling. Mr. Loehr was asked to take a look and report back to the Board.
4. The View Lift Station –
 - a. Water run-off down the “road” to the lift station is making it impossible for repair trucks to access the lift station. Mr. Loehr reported that he has been trying to coordinate obtaining additional road repair estimates before presenting to the Board.
 - b. Deen’s Construction was contacted concerning the malfunctioning slide rails inside the wet well. The District was told they do not perform enclosed space repairs and they would attempt to provide the District with the contact information of other companies who do.
5. Fire Hydrant Repair / Replacement –
 - a. Mr. David Deen inspected all six hydrants needing repair/replacement. Mr. Deen was able to “repair” four of the six hydrants. The hydrant valves need to be exercised by turning them on and off multiple times until they close properly.
 - b. Mr. Deen will be ordering the two hydrants needing replacement and will have them replaced before the end of March, if not before. Hydrants to be replaced are located at 205 Richard Road and between 215-217 Park Drive.
 - c. The Bluff Manor fire hydrant flush valve needs a concrete splash pad due to the severity of erosion occurring every time the District flushes from that location. Also, the two valves located next to the fire hydrant need to be raised up several inches. When flushing, water pools and covers the flush valves.
6. River Lift Station –
 - a. Pump #1 was replaced with a new Flygt pump on Feb. 4th. The damaged pump that was pulled will be repaired, if possible, and retained as a spare.
 - b. Continues to run for extended periods of time every time a significant rain event occurs.
 - c. Wash out is occurring around the edges of the lift station and needs to be addressed
 - d. A lid is still needed to cover the manhole where the flow meter is located. LKC Welding has been contacted for an estimate.
7. District Office –
 - a. Waiting on Colter Zoch of Tatonka Trees to remove trees overhanging Mr. Billings fence and garage roof. Mr. Zoch is currently back logged due to all the rain.
 - b. The MHPOA would like for the District to consider landscaping and/or tree/shrub placement along the District’s side yard on Richard Road.

Mrs. Steffek reported the following during the Operations Report:

1. Water Meter Replacement – (60) meters are scheduled to be installed Feb 20-22.
2. TCEQ –

- a. TTHMs –
 - i. 1Q2019 TCEQ TTHM samples were pulled on January 28th. Waiting on results.
- b. Well #4 Certification –
 - i. Chemical Samples were collected on January 28th. These samples will determine if our water treatment process needs to be altered.
 - ii. Lead & Copper – (16) additional properties were identified as possibly meeting lead and copper monitoring criteria. Property owners were mailed letters on Jan 23rd asking to contact the office if their home didn't meet the criteria for monitoring. Three properties, so far, have been removed from the potential new homesite monitoring list. The first lead and copper sampling period will be from April 4-8 and the second will be from July 25-29.
 - iii. Water Quality Parameters – Inframark and Antea Group were contacted for pricing information. Inframark's provider for taking WQP's was more expensive than Antea Group. This will be an action item later in the meeting.
3. Water Plant #1 / Well #4 / Well #3 –
 - a. Waiting on Glenn Goode to install the water plant 1 GST level and pressure transmitters.
4. Administrative –
 - a. 1099's were mailed to all required vendors and Form 1096 was filed with the IRS, through our Manage Payroll subscription service, on January 24th.
 - b. W-2's were mailed to all employees on January 10th and filed with the IRS, through our Manage Payroll subscription service, on January 24th.
 - c. Texas Comptroller's Local Government Debt Report for 2018 was submitted online on February 11th.
 - d. Texas Comptroller's Eminent Domain Filing for 2019 was submitted online on November 1, 2018.
 - e. Texas Comptroller's Special Purpose District Public Information Database Report for 2018 was submitted online on February 7th.
 - f. Deen's Construction was contacted regarding renewing the Maintenance Services Contract that will be expiring with the District on March 31, 2019. Mr. Deen has requested an increase from \$110 per hour to \$115 per hour. This contract will be on next month's agenda.
 - g. The 2019 Interconnect Agreement between the District and Fayette Water Supply Corporation was emailed to Mr. Rebeck, the General Manager, on January 30th for review and/or renewal.

In his Engineer's Report, Mr. Bradley Loehr addressed the following:

1. Fayette Water Supply approved the 2019 Interconnect Agreement at their February board meeting without any changes to the current \$3.20 per 1,000 gallon rate. The Board will need to approve the Agreement at the next board meeting.
2. Sewer System Improvements –
 - a. the Buy Board has not yet provided a solid cost on the scope of work. Access to the area is a real challenge and will factor heavily into the cost. We will only be able to slip line the area from the Pace's to the Tiemann's. Everything else will need to be pipe burst which takes a lot of power and a 10,000 lb wench. Fused poly pipe will be used for the new pipe install from Koenig to the River Lift station.
 - b. Remaining Capital Improvement Bond Funds from the 2017 bond sale are approximately \$515,000 with \$340,000 being earmarked specifically for the sewer system improvement project. The remaining \$175,000 allocated to a lift station generator is not an absolute, so in theory the District could allocate all \$515,000 to the above cited project.
3. Preliminary data received from Mr. Orelup with Water Equipment Treatment Services (WETS) suggests that activated carbon may be the best solution to addressing the TTHM issues associated with Well #3.
4. Water Plant 1 & The View Lift Station Road Repairs – Pricing has been obtained from one contractor concerning the needed road and drainage repairs. Multiple contractors were contacted for estimates, but no one returned calls. Mr. Loehr hopes to present at least two estimates at the next board meeting.

Mr. James Benes presented to the Board the proposed FY 2019-20 Water / Sewer Rates & Fees. He explained that in light of the bond sale and the increase in property taxes for all property owners within the District, he was recommending that the District keep all of its water / sewer rates and fees the same as last year.

Mr. James Benes made a motion, seconded by Mr. Bobby Gilmore, to adopt the proposed FY 19-20 water / sewer rates and fees, as presented, which are unchanged. The motion passed unanimously with four Directors being present and voting.

Water / sewer rates and fees for FY 19-20 are as follows:

WATER RATES

Monthly Service	Base Water Rate
Residential/Commercial 3/4" x 5/8" meter	\$ 36.00
Residential/Commercial 1" meter	\$ 90.00
Residential/Commercial 2" meter	\$288.00

Water Usage (\$/1000 Gals.)	From	To	Rate
	0	10,000	\$2.50
	10,001	20,000	\$2.90
	20,001	30,000	\$3.20
	30,001	40,000	\$3.60
	40,001	50,000	\$3.90
	50,001	And up	\$4.60

SEWER RATES

Monthly Service (per connection)	Base Sewer Rate
Residential (3,000 gallon allotment)	\$ 35.45
Commercial (3,000 gallon allotment)	\$ 36.96
Special** (250,000 gallon allotment)	\$1,120.35

Winter Water Use Averaging	
per 1,000 gallon rate charge for any winter water use average greater than 3,000 gallons	\$5.50

The District's other fees and charges remain unchanged and are as follows:

Connection & Reconnection Fees	Water	Sewer
Connection (Tap)	\$500.00 min	\$500.00 min
Reconnection <30 days	\$ 50.00	
>30 days	\$125.00	

Other Fees & Charges	
Vacant House charge per month	\$ 36.00
Renter's Deposit	\$250.00
Customer Service Inspection Fee	\$125.00
Meter Tampering & Diversion Penalty	\$100.00
Returned Check Fee	\$ 25.00

Late Fees	10%, \$10 minimum
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Mr. Benes reviewed with the Board the proposed FY 2019-20 operations and capital improvement budgets. In the last year the District has gained two new homes and has two new homes currently under construction. Operations revenues were budgeted at \$408,680 annually, or \$34,056.67 monthly. Expenses were budgeted at \$351,140 annually, or \$28,970.00 monthly. Water system capital improvements were budgeted at \$100,000 and included funds set aside for Well #3 pump repairs, Pressure tank and ground storage tank painting, completion of replacing all the water meters within the District and funds set aside for water line replacement. Sewer system capital improvements were budgeted at \$5,000 for the rebuilding of one lift station pump motor. There are no bond related water capital improvements budgeted since all bond related water improvements have been completed. Bond related sewer capital improvements were budgeted at \$515,000 and included funds set aside for sewer system improvements such as the replacing of the sewer line on the Tiemann easement as well as needed repairs to a section of sewer line on Rolling Hill Drive, as well as the purchase of a portable generator for the lift stations.

Mr. James Benes made a motion, seconded by Mr. Bobby Gilmore, to accept, as presented, the proposed FY 2019-20 Operations and Capital Improvement Budget, and to hold a budget adoption public hearing on March 14, 2019. Notice of the public hearing shall appear in the Fayette County Record at least two weeks prior to the public hearing. The motion passed unanimously with four directors being present and voting. A copy of the proposed budget is to be attached to the Minutes as part of the District's permanent records.

Mrs. Steffek informed the Board that the District is required to have quarterly Water Quality Parameter samples collected by a certified third party in order to obtain final approval to operate Water Well #4. Inframark and Antea Group were contacted for pricing. Inframark deferred to Antea Group for the collection of the samples since they already collect our TTHM samples for TCEQ. Antea Group submitted a contract amount of \$7,807 for the project.

Mr. James Benes made a motion, seconded by Mr. Seth Gunn, to contract with Antea Group for the collection of all the required Water Quality Parameter samples in the amount of \$7,807 and to authorize Mr. Dixon McNair to sign the contract. The motion passed unanimously with four directors being present and voting.

Mrs. Steffek reported that she contacted Medack & Oltmann, LLP and Mr. Greg Trlicek for proposals on the District's required financial audit for FYE March 31, 2019. Only one proposal was received, from Medack & Oltmann, in the amount of \$6,500.

Mr. James Benes made a motion, seconded by Mr. Seth Gunn, to contract with Medack & Oltmann for the District's FYE March 31, 2019 required financial audit in the amount of \$6,500. The motion passed unanimously with four directors being present and voting.

Mrs. Steffek presented the renewal of the Clerical Services Agreement with Monument Hill Property Owner's Association. The agreement states that the District's office manager will provide clerical services to the MHPOA as outlined in the agreement at a cost of \$1,100 per month, an increase of \$50 per month. It was reported that there had not been an increase in the monthly fee charged to the MHPOA since 2015 and that MHPOA Board President, Mr. Mark Hermes, was not opposed to the increase.

Mr. Seth Gunn made a motion, seconded by Mr. James Benes, to renew the Clerical Services Agreement with Monument Hill Property Owner's Association to provide clerical services to MHPOA at a cost of \$1,100 per month. The motion passed unanimously with four Directors being present and voting.

Items were identified and placed on the agenda for the next regular Board of Directors on Thursday, March 14, 2019 immediately following the Budget Adoption Public Hearing at 4 p.m. at the District office, located at 100 Country Club Drive, La Grange, Texas.

There being no further business to come before the Board, Mr. Seth Gunn made a motion, seconded by Mr. Chester Johnson, to adjourn the meeting. The motion passed unanimously with all Directors being present and voting.

The meeting was adjourned at 5:06 p.m.



Mr. Bobby Gilmore
Secretary



Mr. Dixon McNair
President

**Fayette County WCID-Monument Hill
Operating Fund Report
Jan-19**

Operating Fund Report

Receipts:		Annual	To Date	To Date	Monthly	This Month
		Budget	Budget	Actual	Budget	Actual
4100	Water	190,000.00	158,333.33	159,738.93	15,833.33	12,694.00
4200	Sewer	154,800.00	129,000.00	126,590.95	12,900.00	12,942.80
4320	Property Tax	47,350.00	33,000.00	44,170.52	22,000.00	25,499.72
4300	MHPOA (clerical services)	12,600.00	10,500.00	10,500.00	1,050.00	1,050.00
5391	Interest on Deposits	150.00	125.00	541.68	12.50	73.14
Total Budgeted Receipts:		\$404,900.00	\$330,958.33	\$341,542.08	\$51,795.83	\$52,259.66

4101	Bulk Water Sales			0.00		0.00
4110	Taps-Water			500.00		0.00
4111	Customer Svc Inspection-Water			125.00		0.00
4120	Reconnection Fees			50.00		0.00
4210	Taps-Sewer			500.00		0.00
4330	Pen & Int. Service			1,355.42		120.97
4331	Pen. & Int. Standby			0.00		0.00
4322	Pen. & Int. Maint Tax			(2.11)		0.00
2114	Utility Tax			1,394.45		126.89
3951	Trans from Savings			0.00		0.00
3953	Trans from Capital (Const/Bond Reimbursement)			0.00		0.00
2151	Renters Deposit			500.00		0.00
3957	Bank Loan			0.00		0.00
5380	Miscellaneous			43,022.56		0.00
Total Receipts:				\$388,987.40		\$52,507.52

Operating Fund Beginning of Month Balance

\$202,056.28

Available Operating Funds:

1-Jan-19

\$254,563.80

Disbursements:		Annual	To Date	To Date	Monthly	This Month
		Budget	Budget	Actual	Budget	Actual
Water Expenses						
6100	Bulk Water Purchased	3,500.00	2,916.67	0.00	291.67	0.00
6134	Contract Labor Water	24,000.00	20,000.00	22,000.00	2,000.00	2,000.00
6135	Maint & Repair Water	30,000.00	25,000.00	26,882.88	2,500.00	4,222.99
6136	Meter Installation Water	-	0.00	0.00	0.00	0.00
6137	Meter Reading	1,000.00	833.33	0.00	83.33	0.00
6141	Electric Utility Water	21,000.00	17,500.00	15,410.83	1,750.00	1,363.02
6142	Chemicals Water	7,000.00	5,833.33	6,829.45	583.33	363.25
6143	Small Tools	120.00	100.00	0.00	10.00	0.00
6144	Repair Materials Water	12,000.00	10,000.00	6,640.91	1,000.00	1,419.71
6145	Meter Expense	-	0.00	0.00	0.00	0.00
6151	Telephone Water	2,200.00	1,833.33	1,386.37	183.33	68.65
6175	Inspection Expense Water	1,500.00	1,250.00	942.00	125.00	0.00
Sewer Expenses						
6201	Sewage Treatment	95,000.00	79,166.67	73,649.68	7,916.67	7,949.19
6234	Contract Labor Sewer	12,000.00	10,000.00	11,000.00	1,000.00	1,000.00
6235	Maint & Repair Sewer	8,000.00	6,666.67	12,860.42	666.67	705.00
6241	Electric Utility Sewer	2,500.00	2,083.33	1,997.30	208.33	208.79
6242	Chemicals Sewer	-	0.00	0.00	0.00	0.00
6244	Repair Materials Sewer	7,500.00	6,250.00	8,490.24	625.00	80.67
6251	Telephone Sewer	-	0.00	0.00	0.00	0.00
General Expenses						
1317	Furniture & Fixtures	-	0.00	0.00	0.00	0.00
6310	Director's Fees	7,000.00	5,833.33	4,400.00	583.33	500.00
6311	Salaries & Wages	42,500.00	35,416.67	35,961.60	3,541.67	3,269.23
6313	Group Insurance Premiums	9,600.00	8,000.00	8,174.37	800.00	724.64
6314	Employers Tax Expense	4,000.00	3,333.33	3,428.61	333.33	291.22

Disbursements:			To Date	To Date	Monthly	This Month
			Budget	Actual	Budget	Actual
6315	Workers Comp Premiums	250.00	208.33	196.00	20.83	0.00
6320	Legal Fees	1,000.00	833.33	1,093.75	83.33	0.00
6321	Audit	7,000.00	5,833.33	7,000.00	583.33	0.00
6322	Engineering Fees	10,000.00	8,333.33	6,197.50	833.33	1,680.00
6324	Laboratory Expense	3,500.00	2,916.67	4,805.43	291.67	547.70
6325	Election Expense	1,500.00	1,250.00	0.00	125.00	0.00
6326	Permit Fees	650.00	541.67	619.85	54.17	0.00
6330	Appraisal District Fees	3,200.00	2,666.67	2,186.95	266.67	0.00
6332	Service Acct Collection (ACH)	200.00	166.67	115.00	16.67	20.00
6334	Contract Labor/Temp. Expense	2,400.00	2,000.00	262.50	200.00	0.00
6335	Maint. & Repairs Office Bldg	500.00	416.67	490.00	41.67	60.00
6338	Legal Notices	1,100.00	916.67	1,283.42	91.67	0.00
6340	Printing & Office Supplies	6,000.00	5,000.00	1,851.29	500.00	345.67
6350	Postage	2,500.00	2,083.33	1,329.57	208.33	0.00
6351	Phone/Internet Office	1,800.00	1,500.00	1,260.88	150.00	139.95
6353	Insurance & Bond Premiums	5,500.00	4,583.33	5,410.66	458.33	50.00
6354	Travel & Per Diem	2,000.00	1,666.67	1,677.38	166.67	0.00
6358	Rent Office & Storage	-	0.00	0.00	0.00	0.00
6362	Dues & Subscriptions	4,400.00	3,666.67	5,196.55	366.67	936.25
7362	Interest on Notes	-	0.00	0.00	0.00	0.00
7395	Miscellaneous	2,000.00	1,666.67	2,000.00	166.67	1,575.00
3917	Payments on Notes	-	0.00	0.00	0.00	0.00
Total Budgeted Disbursements		345,920.00	\$288,266.67	\$283,031.39	\$28,826.67	\$29,520.93

6171	Tap Connection-Water			220.00		0.00
6271	Tap Connection-Sewer			0.00		0.00
7306	Capital Outlay - Johnson Lift Station	0.00		0.00		0.00
7306	Capital Outlay - Storage Bldg Chlorine	0.00		0.00		0.00
7306	Capital Outlay - District Bldg	0.00		0.00		0.00
7306	Capital Outlay - AMR System	7,500.00		24,081.40		0.00
7306.1	Capital Outlay - LG Sewer Meter	0.00		0.00		0.00
7306.1	Capital Outlay-Pumphouse Repairs	0.00		3,975.00		0.00
7306.1	Capital Outlay-Painting Pressure Tanks	10,000.00		0.00		0.00
7306.1	Capital Outlay-Fire Hydrants	5,000.00		0.00		0.00
7306.10	Capital Outlay-Radio/Alarm System	20,000.00		0.00		0.00
7306.1	Capital Outlay-Sewer pump rebuild	1,500.00		0.00		0.00
7306.2	Capital Outlay-Water Lines	10,000.00		0.00		0.00
7306	Capital Outlay-Total		28,056.40			
3915	Renters Deposit Return			0.00		0.00
4310	Overcharge Return			0.00		0.00
4410	Utility Tax Payment			1,643.91		1,643.91
4311	Returned Checks			105.92		36.18
Total Disbursements:				\$313,057.62		\$31,201.02

Operating Fund Cash Balance

31-Jan-19

\$223,362.78

Account Balances And Locations

Operating Accounts

	Nat'l Bank & Trust	Round Top State Bank	End of Month Balances
(a) Nat'l Bank & Trust Now	77,032.83		77,032.83
(b) Round Top State Bank Money Market		146,329.95	146,329.95
Totals	\$77,032.83	\$146,329.95	\$223,362.78

The above account balances reflect the balance at the maturity day during the month or the end of the month balance

Account Information

- (a) Nat'l Bank & Trust of La Grange, Now Account, earning .15% apr
- (b) Round Top State Bank Money Market

Prepared By: James R. Benes, Treasurer

Date: 14 Feb 19

**Fayette County Water Control and Improvement District
Monument Hill**

Board Approval of Disbursements January 11 - February 14, 2019

Operating Fund Disbursements		Check	Amount	Veri-	Paid	Not
Account	Vendor	Number		fied		Paid
6332	NBT - service account collection	EFT	15.00	X	X	
6314	TWC - TX unemployment taxes	EFT	16.20	X	X	
6362	Rural Water Impact - annual website renewal	12180	357.50	X	X	
6135	J&P Farek Paving - road repair	12181	2,700.00	X	X	
6340	Dewitt Poth - office supplies	12182	345.67	X	X	
6310	James Benes - directors fees	12171	92.35	X	X	
6310	Bobby Gilmore - directors fees	12172	92.35	X	X	
6310	Seth Gunn - directors fees	12173	92.35	X	X	
6310	Chester Johnson - directors fees	12174	92.35	X	X	
6310	Dixon McNair - directors fees	12175	92.35	X	X	
6362	TRWA - annual membership dues	12183	400.00	X	X	
7395	TRWA - voluntary disaster relief donation	12183	100.00	X	X	
7395	TRWA - voluntary legal defense fund donation	12183	275.00	X	X	
	VOID	12184	-	X	X	
6151	AT&T - district cell phone & tablet	12185	68.65	X	X	
6235	Elec Mtr Svc - remove rags from JLS	12186	127.50	X	X	
6324	DSHS - water samples	12187	207.70	X	X	
6144	MDN Enterprises - water repair materials	12188	641.00	X	X	
7395	La Grange VFD - donation	12189	1,200.00	X	X	
6144	MDN Enterprises - valve de-watering hand pump	12190	93.25	X	X	
6142	DXI Industries - cylinder rental	12191	140.00	X	X	
6313	TML Multistate IEBP - Emp & Dep Ins Premium	12192	1,240.48	X	X	
6324	WETS - reimbursements for water sample analysis	12193	340.00	X	X	
6311	L Steffek - paycheck	DD	1,080.51	X	X	
6335	National Bugmobile - office exterminating	12194	60.00	X	X	
6134	Inframark - contract water operations	12195	2,000.00	X	X	
6234	Inframark - contract sewer operations	12195	1,000.00	X	X	
6135	Elec Mtr Svc - water repair labor	12196	255.00	X	X	
6144	Elec Mtr Svc - water repair materials	12196	524.91	X	X	
6235	Elec Mtr Svc - sewer labor to pull RLS Pump #1	12197	297.50	X	X	
6244	Elec Mtr Svc - sewer repair materials	12197	80.67	X	X	
6135	Inframark - non contract water labor	12198	140.28	X	X	
6144	Inframark - water repair materials	12198	60.00	X	X	
6324	Inframark - Bac T water samples	12198	576.00	X	X	
6141	FEC-Well# 1	12199	898.63	X	X	
6241	FEC-River lift pump	12199	154.42	X	X	
6141	FEC-Booster tank	12199	267.85	X	X	
6241	FEC-Johnson Lift Station pump	12199	87.01	X	X	
6141	FEC-Well# 3	12199	60.17	X	X	
6351	NewWave Comm - office phone/internet	12200	139.95	X	X	
6353	CNA Surety - Office Personnel bond	12201	100.00	X	X	
6201	LG Utilities - sewer treatment	12202	6,613.55	X	X	
6201	LG Utilities - overage sewer treatment	12202	2,289.89	X	X	
6241	LG Utilities - The View Lift Station electricity	12203	23.43	X	X	
6311	L Steffek - paycheck	DD	1,080.49	X	X	
6314	IRS - employer/employee 941 taxes	EFT	918.98	X	X	
Total for Paid			27,438.94			
6135	Deen's Construction - January repairs	12204	990.00	X		X
6362	James Allbright - manage payroll subscription svc	12205	424.38	X		X
6235	Elec Mtr Svc - labor to replace RLS pump #1	12206	510.00	X		X
6244	Elec Mtr Svc - Flygt Pump and materials	12206	9,570.97	X		X
6135	Hess Landscape - water plant mowing	12207	215.00	X		X
6235	Hess Landscape - sewer plant mowing	12207	120.00	X		X
6135	Hess Landscape - erosion behind WP1	12207	3,450.00	X		X
6135	Hess Landscape - concrete below GST discharge line	12207	75.00	X		X
Total for Unpaid			15,355.35			
Total Operating Fund Disbursements			\$42,794.29			

Disbursements listed above are approved for payment by the action of the Board of Directors

Director's Signature *Bobby Gilmore*

Date: 2.14.19

Fayette County WCID - Monument Hill Construction Fund Report Jan-19

Construction Fund Report

Receipts:	To Date Actual	This Month Actual
5391.1 Construction Fund Interest	9,099.37	1,888.11
Total Receipts:	9,099.37	\$1,888.11

Construction Fund Beginning of Month Balances

1112 National Bank & Trust Acct	\$44,554.31
1113 TexPool Acct	\$473,529.48
Total Fund Deposits	\$518,083.79

Available Construction Funds: **1-Jan-19** **\$519,971.90**

Disbursements:	Annual Budget	To Date Actual	This Month Actual
6332.1 Construction Fund Bank Charges		0.00	0.00
7201 Bond Issue Expense		900.00	0.00
7305 Capital Outlay-Interest Expense		0.00	0.00
7306.06 Capital Outlay-SCADA	-	59,531.06	2,545.28
7306.11 Capital Outlay-SSES & Improvements	285,000.00	46,857.71	571.25
7306.13 Capital Outlay-Generator	175,000.00	0.00	0.00
7306.14 Capital Outlay-Well #3 VFD	0.00	0.00	0.00
7306.16 Capital Outlay-Water Well #4	300,000.00	93,363.87	0.00
7306.17 Capital Outlay-Tank Mixers	0.00	1,540.00	0.00
7306.18 Capital Outlay-Aerator Rework	5,000.00	2,275.00	0.00
Total Fund Disbursements	765,000.00	204,467.64	3,116.53

Construction Fund Cash Balance **31-Jan-19** **\$516,855.37**

Account Balances And Locations

Construction Fund Accounts	Nat'l Bank & Trust	TexPool	End of Month Balances
(a) Nat'l Bank & Trust Now	41,443.25		41,443.25
(b) TexPool		475,412.12	475,412.12
Totals	\$41,443.25	\$475,412.12	\$516,855.37

The above account balances reflect the balance at the maturity day during the month or the end of the month balance

Account Information

- (a) Nat'l Bank & Trust Now
- (b) TexPool

Prepared By: James P. Bowers, Treasurer Date: 14 Feb 19

Fayette County WCID - Monument Hill Debt Service Fund Report Jan-19

Debt Service Fund Report

Receipts:	To Date Actual	This Month Actual
4325 Property Tax Revenue (I&S)	70,765.07	40,738.52
4326 Property Tax - Interest & Penalty	612.13	0.00
5391.2 Debt Service Fund Interest	387.26	59.42
Total Receipts:	71,764.46	\$40,797.94

Debt Service Fund Beginning of Month Balance

1134 Round Top State Bank MM		107,091.99
Total Fund Deposits	1-Jan-19	107,091.99
Available Debt Service Funds:	Jan-19	\$147,889.93

Disbursements:	To Date Actual	This Month Actual
6332.2 Debt Svc Fund Bank Charges	0.00	0.00
6340.2 Debt Svc Fund Printing Charges	0.00	0.00
3956 Series 2017 Bond Sale Debt Service	24,093.75	0.00
Total Fund Disbursements	24,093.75	0.00

Debt Service Fund End of Month Balance **31-Jan-19** **\$147,889.93**

Account Balances And Locations

Debt Service Fund Account	Round Top State Bank	End of Month Balance
(a) Round Top State Bank MM Debt Svc	147,889.93	147,889.93
Totals	\$147,889.93	\$147,889.93

The above account balances reflect the balance at the maturity day during the month or the end of the month balance

Account Information

(a) Round Top State Bank MM Debt Svc

Prepared By: James R. Bennis, Treasurer Date: 1/26/19

Fayette County WCID, Monument Hill
Proposed FY 2019/2020 Operating/Capital Improvements Budget
Presented February 14, 2019

Operation And Maintenance	FY19/20 Budget	Monthly Budget
Receipts:		
4100 Water	191,000.00	15,916.67
4200 Sewer	155,000.00	12,916.67
4300 MHPOA (clerical Services)	13,200.00	1,100.00
4320 Maintenance Property Tax	49,230.00	4,102.50
5391 Interest on Temporary Investments	250.00	20.83
Total Budgeted Receipts:	408,680.00	34,056.67
 Disbursements:		
Water Expenses		
6100 Bulk Water Purchased	3,500.00	291.67
6134 Contract Labor Water	24,000.00	2,000.00
6135 Maint & Repair Water	30,000.00	2,500.00
6136 Meter Installation Water	-	-
6137 Meter Reading	1,000.00	83.33
6141 Electric Utility Water	21,000.00	1,750.00
6142 Chemicals Water	8,200.00	683.33
6143 Small Tools	120.00	10.00
6144 Repair Materials Water	10,000.00	833.33
6145 Meter Expense	-	-
6151 Telephone Water	2,700.00	225.00
6175 Inspection Expense Water	1,500.00	125.00
Sewer Expenses		
6201 Sewage Treatment	90,000.00	7,500.00
6234 Contract Labor Sewer	12,000.00	1,000.00
6235 Maint & Repair Sewer	8,000.00	666.67
6252 Electric Utility Sewer	2,500.00	208.33
6242 Chemicals Sewer	-	-
6244 Repair Materials Sewer	7,500.00	625.00
6251 Telephone Sewer	1,700.00	141.67
General Expenses		
1317 Furniture & Fixtures	-	-
6310 Director's Fees	7,000.00	583.33
6311 Salaries & Wages	42,500.00	3,541.67
6313 Group Ins. Premiums	8,200.00	683.33
6314 Employers Tax Expense	4,300.00	358.33
6315 Workers Comp Premium	250.00	20.83
6320 Legal Fees	1,000.00	83.33
6321 Audit	6,500.00	541.67
6322 Engineering Fees	10,000.00	833.33
6324 Laboratory Expense	12,500.00	1,041.67
6325 Election Expense	120.00	10.00
6326 Permit Fees (Annual)	650.00	54.17
6330 Appraisal District Fees	3,500.00	291.67
6332 Service Acct Collection (ACH)	200.00	16.67
6334 Contract/Temp Labor	2,000.00	166.67
6335 Maintenance & Repairs Bldg	600.00	50.00
6338 Legal Notices	1,600.00	133.33
6340 Printing & Office Supplies	6,000.00	500.00
6350 Postage	2,500.00	208.33
6351 Office Phone/Internet	1,800.00	150.00
6353 Insurance & Bond Premiums	5,800.00	483.33
6354 Travel & Per Diem	4,000.00	333.33
6358 Rent-Office & Storage	-	-
6362 Dues & Subscriptions	4,400.00	366.67
7362 Interest on Notes	-	-
7395 Miscellaneous Expense	2,000.00	166.67
3917 Payments on Notes	-	-
Total Budgeted Disbursements	\$ 351,140.00	\$ 28,970.00

Note1-Normal monthly budget allocations are shown. Some items may be budgeted for the months in which they are normally paid or received.

Capital Improvements	BOND CIP
Water System Capital Improvements	95,000.00
Sewer System Capital Improvements	5,000.00
	515,000.00
	\$ 100,000.00
	\$ 515,000.00

This budget was adopted after a duly posted and published Budget Adoption Public Hearing and during a regular Board of Directors meeting, by action of the Board of Directors, on Feb. 14, 2019.

Date 17 Feb 19 Directors Signature James P. Berry

FAYETTE COUNTY WCID - MONUMENT HILL
 FIVE YEAR CAPITAL BUDGET
 FY 2019-2020

	FY20	F20 Bond CIP	FY21	FY22	FY23	FY24
<u>DRINKING WATER SYSTEM</u>						
<u>Source & Production</u>						
Well 3 - 1991	\$3,000		\$3,000	\$3,000	\$3,000	\$3,000
Well 4 - 2017						
Maintenance - Two pumphouses & doors					\$5,000	
Booster Pumps (maintenance one in next 5 yr)						
SCADA System						
Radio System / Omni-Site						
<u>Distribution</u>						
Pressure Tank - Painting (2 PT + 1 wk purchase water)	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000
Ground Storage Tank - Cleaning (ea. 4 yrs from FY16)	\$50,000		\$50,000	\$50,000	\$50,000	\$50,000
Ground Storage Tank - Painting (3-5 yr from FY16)						
VFDs - Well #3 / WP 1 & 2			\$5,000	\$15,000	\$15,000	\$15,000
Fire Hydrant - (70+) Repair & replacement	\$22,000					
Meters (All new 2013, begin replacements 2018-2019)	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000
Water lines						
SUBTOTAL	\$95,000	\$0	\$78,000	\$88,000	\$93,000	\$88,000
<u>WASTEWATER SYSTEM</u>						
Sewer System Evaluation / Smoke Testing						
Sewer System Updates / Manhole repairs (80-90 total)						
PVC Sewer collection lines		\$340,000				
<u>Lift Stations</u>						
Johnson L/S. Rebuilt '85. 2 pumps replaced 2013. OK						
River L/S. Rebuilt 80-82. Pumps old. OK						
Small L/S - New subdivision. NEW						
Rebuild one pump motor per year, estimated	\$5,000		\$5,000	\$5,000	\$5,000	\$5,000
Generator		\$175,000				
SUBTOTAL	\$5,000	\$515,000	\$5,000	\$5,000	\$5,000	\$5,000
TOTAL	\$100,000	\$515,000	\$83,000	\$93,000	\$98,000	\$93,000

NOTES:

1. FY20 draft budget Maintenance line items for comparison:

Water maint & repair + materials = \$40,000

Sewer maint & repair + materials = \$15,500