
MINUTES
of the September 8, 2022
Tax Rate Adoption Public Hearing

Directors Present: Dixon McNair, President; Bobby Gilmore, Secretary; Gary Kramer, Treasurer; Chester Johnson, Director
Directors Absent: Seth Gunn, Vice President
Others Present: Lori Steffek, Office Manager (via telephone); Mary Lou McNair

The public hearing was called to order by Mr. Dixon McNair, President, at 4:01 p.m. on September 8, 2022, at the Fayette County WCID - Monument Hill District Office located at 100 Country Club Drive in La Grange, Texas.

Mr. McNair opened the public hearing and received affirmation from Mrs. Lori Steffek that the “Water District Notice of Public Hearing on Tax Rate” had been published in the Fayette County Record, published on the District’s website and posted in the window at the office, all within their specified time requirements, satisfying the District’s legal requirements.

Mr. McNair stated that the Board had unanimously approved the proposed total ad valorem 2022 tax rate, of 0.2253 per \$100 of valuation, at a duly posted, open meeting on August 11, 2022. The proposed rate would satisfy the District’s debt service obligations with a rate of 0.1260 as well as funding a portion of the District’s operations and maintenance budget with a rate of 0.0993.

The public hearing was opened to receive public comments. There were no public comments.

There being no further business on the agenda, Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to adjourn the public hearing on the District’s proposed 2022 tax rate.

The public hearing on the proposed 2022 tax rate was adjourned at 4:03 p.m.



Mr. Bobby Gilmore
Secretary



Mr. Seth Gunn
Vice President

MINUTES
of the September 8, 2022
Regular Board of Directors Meeting

Directors Present:	Dixon McNair, President; Seth Gunn, Vice President; Gary Kramer, Treasurer; Bobby Gilmore, Secretary; Chester Johnson, Director
Directors Absent:	None
Others Present:	Lori Steffek, Office Manager (via telephone); Mary Lou McNair

The meeting was called to order, immediately following the Tax Rate Public Hearing, by Mr. Dixon McNair, President, at 4:04 p.m. on September 8, 2022, at the Fayette County WCID - Monument Hill District Office located at 100 Country Club Drive in La Grange, Texas.

Agenda Item #1 Public Comments: No comments were received.

Agenda Item #2 Approval of Minutes from August 11, 2022 Regular Board of Directors meeting: The Minutes from the August 22, 2022 regular Board of Directors meeting were presented for approval.

Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to approve the Minutes of the August 11, 2022 regular Board of Directors meeting as presented. The motion passed unanimously with all Directors being present and voting.

Agenda Item #3 Treasurer’s Reports and approval of bills: Mr. Kramer reported the following:

The August Operating Fund available beginning of the month balance was \$375,416.53. Total cash receipts for the month were \$48,199.00. Total expenses for the month were \$34,491.84, leaving the district with a total combined end of the month operating fund bank balance of \$389,123.69. Operating Fund disbursements for the period August 12 – September 8, 2022, pending approval, totaled \$29,582.60.

Mr. Bobby Gilmore made a motion, seconded by Mr. Chester Johnson, to approve the August 2022 Operating Fund Treasurer’s Report, and to pay the Operating Fund disbursements as presented for a total of \$29,582.60. The motion passed unanimously with all Directors being present and voting.

The August 2022 Construction Fund beginning of the month combined balance was \$448,773.49. Total interest earned was \$526.91 which reflects interest earned at both TexPool and NBT. Expenses for the month totaled \$54,965.00. The Construction Fund end of the month combined balance was \$394,335.40. Construction Fund disbursements pending approval for the period August 12 – September 8, 2022, pending approval, totaled \$54,965.00 which reflects payment to Electric Motor Service for the purchase of a generator that can be used to operate all three district lift stations, as well as Fayette WSC’s Panarama Plant, during power outages. The purchase of the generator was part of the district’s Mutual Aid Agreement with Fayette WSC.

Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to approve the August 2022 Construction Fund Treasurer’s Report and to pay the pending disbursements as presented for a total of \$54,965.00. The motion passed unanimously with all Directors being present and voting.

The August Debt Service Fund beginning of the month balance was \$115,585.66. No interest was reported during the month. Property tax revenue was \$346.24 during the month of August. The RTSB Money Market Debt Service Fund end of the month balance was \$41,860.11. The RTSB Certificate of Deposit end of the month balance was \$74,071.79. The combined end of the month balance for the money market account and the certificate of deposit was \$115,931.90. Debt Service Fund disbursements, pending approval, for the period August 12 – September 8, 2022 reflect payment of the October 1st bond interest payment in the amount of \$22,811.25, which included a \$250 bond administration fee.

Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to approve the August 2022 Debt Service Fund Report and to approve the pending debt service disbursement in the amount of \$22,811.25. The motion passed unanimously with all Directors being present and voting.

Agenda Item #4 President's Report: Mr. McNair reported that Supak Construction has moved machinery and material into the area behind his and the Koenig's homes and they're working daily.

Agenda Item #5 Operations Report: Mrs. Steffek reported the following during the Operations Report:

1. Generator:
 - a. The new 47KW towable diesel generator to be used for the district's three lift stations, and to power FWSC's Panarama water plant during times of emergency (as part of the district's mutual agreement with FWSC), was delivered by Electric Motor Service to FWSC on August 25th. Mr. Rebecsek, FWSC General Manager, stated it's been placed in their shop for safe keeping. There is still work to be done to their Panarama water plant, as well as the district's three lift station, before it will be ready to be used.
 - b. Electric Motor Service has calculated how much SO 6/4 cord will be needed for the district to operate the generator at its lift stations: (1) 150 ft. cord, at a cost of \$9.92 per foot, will be needed for the View and (1) 50 ft. cord will be shared between the River and Johnson lift stations. Instead of buying (1) 150 ft. cord and (1) 50 ft. cord it was suggested that (1) 100 ft and (1) 50 ft cord be purchased, along with a male plug (\$698) and female connector (\$864), and join the two cords together to create a 150 ft cord. The estimated cost for the (2) cords, plug and connector is \$3,050. These cords will need to be stored away from sunlight for longevity purposes. Rocky has reported that the district's storage buildings could be used for storing the cords once the walls have been fortified to hold the heavy weight of the cords. Mr. Kramer reported that a Google search on the weight of the 150 ft cord appears to be over 600 lbs which will only be manageable by machine. Further information will be needed prior to purchasing the cord materials.
2. Lift Stations:
 - a. Nathan Hess has replaced all the hose bibs and installed the required backflow prevention devices, at the lift stations.
 - b. The driveway at the View lift station has washed out quite a bit making it difficult to operate a vehicle on. Water flow within the cul-de-sac of Kathleen Avenue needs to be analyzed for better, long-term solutions.
3. 145 Spur 92: Nathan Hess has completed the clean-up and surface restoration work as a result of Bluff Manor Apts, Phase 4, sewer tap connection.
4. Catron/Antx Scout / RemoteIQ Monitoring system:
 - a. Electric Motor Service replaced the batteries in all (5) SCADA / Scout units on August 26th
5. November 8, 2022 Election of (3) Directors Eligible for Cancellation:
 - a. The three current district directors whose terms expire in November have been certified as candidates running unopposed enabling the November 8th general election of three district directors to be cancelled. This matter will be addressed later in the meeting.
6. October 13, 2022 Meeting: Mrs. Steffek reported that she will be out of town for the October regular meeting. Mr. Kramer commented that he would also be unavailable.

Agenda Item #6 Engineer's Report: Mrs. Steffek presented the Engineer's Report due to Mr. Loehr's absence:

1. 2022 River Lift Trunk Sewer Line Replacement Project: Supak Construction is in the brush clearing stage. All materials should be onsite excluding a couple manholes. Supak plans to begin with the most difficult part of the project first, while the weather is still decent

Agenda Item #7 Consider and take appropriate action on adopting the proposed 2022 Ad Valorem tax rate of .2253 for operations & maintenance and debt service: Mr. McNair presented the “Order Levying Ad Valorem Taxes for 2022” for consideration and adoption. The board had approved the proposed tax rate of 0.2253 per \$100 of valuation at the August 11, 2022 regular meeting and held a public hearing at 4 p.m. on September 8, 2022 to receive public comments. The tax rate is broken down into two parts: maintenance / operations and debt service. The portion of the .2253 tax rate that would fund maintenance / operations would be 0.0993 and the portion of the tax rate that would fund debt service would be 0.1260.

Mr. Gary Kramer made a motion, seconded by Mr. Bobby Gilmore, to adopt the 2022 tax rate of .2253 per \$100 of valuation. The motion passed unanimously with all Directors being present and voting. The “Order Levying Ad Valorem Taxes for 2022” was signed and executed.

Agenda Item #8 Consider and take appropriate action on accepting the “Certification of Unopposed Candidates” for three district Directors running unopposed in the November 8, 2022 General Election: Mr. Bobby Gilmore, as Secretary of the Fayette County WCID-Monument Hill Board of Directors, and as the authority responsible for having the official ballot prepared, presented to Mr. Dixon McNair the signed “Certification of Unopposed Candidates” certifying that the following candidates are unopposed for election to office of Director, for the election scheduled to be held on November 8, 2022:

<u>OFFICE</u>	<u>CANDIDATE</u>
Director	Bobby Gilmore
Director	Seth H. Gunn
Director	Chester Johnson

Mr. Gary Kramer made a motion, seconded by Mr. Bobby Gilmore, to accept the “Certificate of Unopposed Candidates” as prepared by the Secretary of the Board. The motion passed unanimously with all Directors being present and voting.

Agenda Item #9 Consider and take appropriate action on adopting the “Order of Cancellation” for the November 8, 2022 General Election of three District Directors – Mr. Dixon McNair presented the Board with an “Order of Cancellation” for the director election scheduled to be held on Tuesday, November 8, 2022. Mr. Gary Kramer made a motion, seconded by Mr. Bobby Gilmore, to adopt the order of cancellation of the November 8, 2022 General Election for three (3) District Directors. The motion passed unanimously with all directors present and voting.

Agenda Item #10 Consider and take appropriate action on declaring elected three District Directors: Mr. Seth Gunn made a motion, seconded by Mr. Gary Kramer, to declare Mr. Bobby Gilmore, Mr. Seth H. Gunn and Mr. Chester Johnson elected, for a four-year term, to the position of Director of the Fayette County WCID – Monument Hill, effective November 8, 2022. The motion passed unanimously with all Directors being present and voting.

Agenda Item #11 Consider and take appropriate action on executing the retainer agreement with Napoli Shkolnik PLLC for participation in the PFAS cost recovery program in the event the District tests positive for PFAS water contamination now or in the future: This matter was tabled until the next regular meeting.

Agenda Item #12 Consider and take appropriate action on matters related to the 2022 River Lift Station Trunk Replacement Line Project: No business to be discussed at this time.

Agenda Item #13 Consider and take appropriate action on matters related to the Series 2017 Bond projects and all other associated projects: No business to be discussed at this time.

Agenda Item #14 Consider and take appropriate action on items to be placed on the next agenda: Due to staff and director availability, the October 13, 2022 regular meeting was cancelled. Items were identified and placed on the

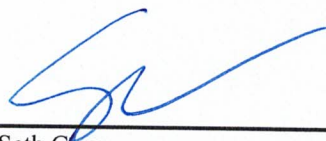
agenda for the next regular Board of Directors meeting scheduled for Thursday, November 10, 2022 at 4 p.m. at the District offices, located at 100 Country Club Drive, La Grange, Texas.

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

The meeting was adjourned at 4:45 p.m.



Mr. Bobby Gilmore
Secretary



Mr. Seth Gunn
Vice President

**Fayette County WCID-Monument Hill
Operating Fund Report
Aug-22**

Operating Fund Report

Receipts:		Annual Budget	To Date Budget	To Date Actual	Monthly Budget	This Month Actual
4100	Water	230,000.00	95,833.33	113,512.67	19,166.67	29,790.27
4200	Sewer	192,000.00	80,000.00	81,658.14	16,000.00	16,644.83
4320	Property Tax	59,000.00	0.00	5,406.25	0.00	267.48
4300	MHPOA (clerical services)	13,200.00	5,500.00	5,500.00	1,100.00	1,100.00
5391	Interest on Deposits	400.00	166.67	404.15	33.33	13.42
Total Budgeted Receipts:		\$494,600.00	\$181,500.00	\$206,481.21	\$36,300.00	\$47,816.00
4101	Bulk Water Sales			0.00		0.00
4110	Taps-Water			0.00		0.00
4111	Customer Svc Inspection-Water			0.00		0.00
4120	Reconnection Fees			0.00		0.00
4210	Taps-Sewer			0.00		0.00
4330	Pen & Int. Service			625.35		155.52
4331	Pen. & Int. Standby			0.00		0.00
4322	Pen. & Int. Maint Tax			(132.81)		3.54
2114	Utility Tax			948.26		223.94
3951	Trans from Savings			0.00		0.00
3953	Trans from Capital			0.00		0.00
2151	Renters Deposit			0.00		0.00
3957	Bank Loan			0.00		0.00
5380	Miscellaneous			1,768.15		0.00
Total Receipts:				\$209,690.16		\$48,199.00

Operating Fund Beginning of Month Balance

\$375,416.53

Available Operating Funds:

1-Aug-22

\$423,615.53

Disbursements:

		Annual Budget	To Date Budget	To Date Actual	Monthly Budget	This Month Actual
Water Expenses						
6100	Bulk Water Purchased	4,000.00	1,666.67	0.00	333.33	0.00
6134	Contract Labor Water	24,000.00	10,000.00	12,000.00	2,000.00	4,000.00
6135	Maint & Repair Water	30,000.00	12,500.00	6,735.78	2,500.00	1,569.26
6136	Meter Installation Water	-	0.00	0.00	0.00	0.00
6137	Meter Reading	-	0.00	0.00	0.00	0.00
6141	Electric Utility Water	28,000.00	11,666.67	9,911.48	2,333.33	2,310.00
6142	Chemicals Water	6,000.00	2,500.00	4,789.66	500.00	1,214.86
6143	Small Tools	120.00	50.00	0.00	10.00	0.00
6144	Repair Materials Water	12,000.00	5,000.00	4,445.28	1,000.00	608.25
6145	Meter Expense	1,500.00	625.00	0.00	125.00	0.00
6151	Telephone Water	3,000.00	1,250.00	1,850.00	250.00	1,370.00
6175	Inspection Expense Water	2,000.00	833.33	1,040.00	166.67	0.00
Sewer Expenses						
6201	Sewage Treatment	120,000.00	50,000.00	50,347.24	10,000.00	10,105.23
6234	Contract Labor Sewer	12,000.00	5,000.00	6,000.00	1,000.00	2,000.00
6235	Maint & Repair Sewer	10,000.00	4,166.67	6,424.47	833.33	1,012.90
6241	Electric Utility Sewer	2,700.00	1,125.00	1,067.49	225.00	222.40
6242	Chemicals Sewer	-	0.00	0.00	0.00	0.00
6244	Repair Materials Sewer	7,500.00	3,125.00	2,867.59	625.00	293.97
6251	Telephone Sewer	2,200.00	916.67	1,875.00	183.33	1,875.00
General Expenses						
1317	Furniture & Fixtures	-	0.00	0.00	0.00	0.00
6310	Director's Fees	7,000.00	2,916.67	2,100.00	583.33	500.00
6311	Salaries & Wages	47,745.00	19,893.75	20,199.83	3,978.75	5,509.05
6313	Group Insurance Premiums	10,000.00	4,166.67	3,769.54	833.33	565.38
6314	Employers Tax Expense	4,200.00	1,750.00	1,717.64	350.00	(39.26)

Disbursements:

	Annual Budget	To Date Budget	To Date Actual	Monthly Budget	This Month Actual
6315 Workers Comp Premiums	220.00	91.67	0.00	18.33	0.00
6320 Legal Fees	3,500.00	1,458.33	3,237.50	291.67	0.00
6321 Audit	7,000.00	2,916.67	7,000.00	583.33	0.00
6322 Engineering Fees	10,000.00	4,166.67	2,460.00	833.33	75.00
6324 Laboratory Expense	4,500.00	1,875.00	494.40	375.00	0.00
6325 Election Expense	1,500.00	625.00	0.00	125.00	0.00
6326 Permit Fees	750.00	312.50	0.00	62.50	0.00
6330 Appraisal District Fees	3,600.00	1,500.00	1,492.11	300.00	620.11
6332 Service Acct Collection (ACH)	200.00	83.33	80.00	16.67	15.00
6334 Contract Labor/Temp. Expense	1,000.00	416.67	0.00	83.33	0.00
6335 Maint. & Repairs Office Bldg	1,000.00	416.67	120.00	83.33	0.00
6338 Legal Notices	750.00	312.50	1,223.79	62.50	0.00
6340 Printing & Office Supplies	3,500.00	1,458.33	1,334.95	291.67	21.87
6350 Postage	2,000.00	833.33	1,080.30	166.67	(269.66)
6351 Phone/Internet Office	2,000.00	833.33	727.95	166.67	145.59
6353 Insurance & Bond Premiums	7,300.00	3,041.67	0.00	608.33	0.00
6354 Travel & Per Diem	2,000.00	833.33	961.11	166.67	707.26
6362 Dues & Subscriptions	3,600.00	1,500.00	1,902.66	300.00	59.63
7395 Miscellaneous	3,215.00	1,339.58	345.00	267.92	0.00
3957 Payments on Notes	33,000.00	13,750.00	32,696.13	2,750.00	0.00
Total Budgeted Disbursements	424,600.00	\$176,916.67	\$192,296.90	\$35,383.33	\$34,491.84

6171 Tap Connection-Water			0.00		0.00
6271 Tap Connection-Sewer			0.00		0.00
7306.01 Capital Outlay - Johnson Lift Station	0.00		0.00		0.00
7306.02 Capital Outlay - Storage Bldg Chlorine	0.00		0.00		0.00
7306.03 Capital Outlay - WP Facility Imprvmnts	5,000.00		0.00		0.00
7306.04 Capital Outlay - AMR System	0.00		0.00		0.00
7306.05 Capital Outlay - LS Facility Imprvmnts	0.00		0.00		0.00
7306.07 Capital Outlay-Pumphouse Repairs	0.00		0.00		0.00
7306.08 Capital Outlay-Painting Pressure Tanks	0.00		0.00		0.00
7306.09 Capital Outlay-Fire Hydrants	0.00		0.00		0.00
7306.10 Capital Outlay-GST rehab/replacement	0.00		0.00		0.00
7306.12 Capital Outlay-Sewer pump rebuild	10,000.00		0.00		0.00
7306.19 Capital Outlay-Water Lines	5,000.00		0.00		0.00
7306.20 Capital Outlay-Well #3	0.00		0.00		0.00
7306.21 Capital Outlay-New GST	50,000.00		0.00		0.00
7306.22 Capital Outlay-Sewer Lines	0.00		21,238.11		0.00
7306 Capital Outlay-Total		21,238.11			
3915 Renters Deposit Return			0.00		0.00
8000 Base Water Rate CR (Winter Strm 2021)			0.00		0.00
4310 Overcharge Return			0.00		0.00
4400 Utility Tax Payment			0.00		0.00
4311 Returned Checks			0.00		0.00
Total Disbursements:			\$213,535.01		\$34,491.84

Operating Fund Cash Balance

31-Aug-22

\$389,123.69

Account Balances And Locations

Operating Accounts

	Nat'l Bank & Trust	Round Top State Bank	End of Month Balances
(a) Nat'l Bank & Trust Now	103,945.81		103,945.81
(b) Round Top State Bank Money Market		285,177.88	285,177.88
Totals	\$103,945.81	\$285,177.88	\$389,123.69

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:  Treasurer Date: 9.8.22

Fayette County WCID - Monument Hill Construction Fund Report Aug-22

Construction Fund Report

Receipts:		To Date Actual	This Month Actual
5391.1	Construction Fund Interest	1,191.75	526.91
Total Receipts:		1,191.75	\$526.91

Construction Fund Beginning of Month Balances

1112	National Bank & Trust Acct	45,510.51
1113	TexPool Acct	\$403,262.98
Total Fund Deposits		448,773.49

1-Aug-22

Available Construction Funds:

Aug-22

\$449,300.40

Disbursements:

	Annual Budget	To Date Actual	This Month Actual
6332.1	Construction Fund Bank Charges	0.00	0.00
7201	Bond Issue Expense	0.00	0.00
7305	Capital Outlay-Interest Expense	0.00	0.00
7306.06	Capital Outlay-SCADA	0.00	0.00
7306.11	Capital Outlay-SSES & Improvements	325,000.00	7,602.58
7306.13	Capital Outlay-Generator	145,000.00	54,965.00
7306.14	Capital Outlay-Well #3 VFD	-	0.00
7306.16	Capital Outlay-Water Well #4	-	0.00
7306.17	Capital Outlay-Tank Mixers	-	0.00
7306.18	Capital Outlay-Aerator Rework	-	0.00
Total Fund Disbursements		470,000.00	62,567.58

54,965.00

Construction Fund Cash Balance

31-Aug-22

\$394,335.40

Account Balances And Locations

Construction Fund Accounts		Nat'l Bank & Trust	TexPool	End of Month Balances
(a)	Nat'l Bank & Trust Now	30,551.60		30,551.60
(b)	TexPool		\$363,783.80	363,783.80
Totals		\$30,551.60	\$363,783.80	\$394,335.40

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:  , Treasurer Date: 9.8.22

Fayette County WCID - Monument Hill Debt Service Fund Report Aug-22

Debt Service Fund Report

Receipts:	To Date Actual	This Month Actual
4325 Property Tax Revenue (I&S)	6,857.33	341.06
4326 Property Tax - Interest & Penalty	(196.15)	5.18
5391.2 Debt Service Fund Interest	289.20	0.00
Total Receipts:	6,950.38	\$346.24

Debt Service Fund Beginning of Month Balance

1134 Round Top State Bank MM		41,513.87
1135 Round Top State Bank CD		74,071.79
Total Fund Deposits	1-Aug-22	115,585.66

Available Debt Service Funds: **Aug-22** **\$115,931.90**

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	0.00	0.00
7363 Bond Administration Fees	0.00	0.00
Total Fund Disbursements	0.00	0.00

Debt Service Fund End of Month Balance **31-Aug-22** **\$115,931.90**

Account Balances And Locations

Debt Service Fund Account	Round Top State Bank MM	Round Top State Bank CD	End of Month Balance
(a) Round Top State Bank MM Debt Svc	41,860.11		41,860.11
(b) Round Top State Bank CD		74,071.79	74,071.79
Totals	41,860.11	74,071.79	\$115,931.90

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

Prepared By: , Treasurer Date: 9.8.22

