

# Fayette County WCID – Monument Hill NEWSLETTER

FALL 2018

## District Office

100 Country Club Drive  
La Grange, TX 78945  
Telephone: (979) 968-5514  
E-Mail: fcwcid@yahoo.com  
Website:  
www.monumenthillwater.com

### Office Hours:

Monday-Thursday 8 am—12

## Board of Directors

Dixon McNair	President
Seth Gunn	Vice-Pres.
Bobby Gilmore	Secretary
James Benes	Treasurer
Chester Johnson	Director

Lori Steffek,  
Office Manager

Wayne Kocian, Inframark Operator

The Board invites all members of the District to attend its monthly Board of Directors meetings held on the second Thursday of every month at 4 p.m. at the District office, located at 100 Country Club Drive. Please note that due to scheduling conflicts, however, sometimes the meetings need to be moved to another day or time. Please contact the District office (968-5514) to verify that the meeting will be held on its regular date and time. If someone would like to address the Board during a meeting, the District requests that they notify the office no later than 72 hours prior to a scheduled meeting so they can be added to the meeting agenda.

## News & Updates

- ◆ Water Well #4 was completed in April after more than 8 months of waiting and recovery post Hurricane Harvey. On July 9, 2018, Well #4 was engaged and its water placed into the District's distribution system.
- ◆ The District began a Sanitary Sewer Evaluation & Study (SSES) with National Works in December 2017. The study was completed in August 2018, and identified problem areas that will be addressed over the next coming months and years. Several missing manholes, located during the evaluation, have been restored and three isolated sections of sewer line have already been repaired. The significant problem areas that will be considered for sewer line replacement include Lookout Drive, below Valley View Drive and Lookout Drive, Rolling Hill near Park Drive and Rolling Hill Drive at Valley View Drive. The Board has prioritized the projects based on urgency of needed repairs and is currently waiting on cost estimates. Once estimates are received, the Board will be able to better determine exactly what projects can be accomplished by using funds designated for waste water system improvements, as part of the 2017 bond sale.
- ◆ The District continues to battle the problem of elevated total trihalomethanes (TTHMs) in its water, most specifically water from Well #3. The Board took action at its August meeting to engage the services of Water Equipment & Treatment Services, Inc. (WETS) to conduct a pilot study of the water from both its wells, #3 and #4, to aid in determining the best method of reducing and/or eliminating TTHMs. The District took its own independent TTHM samples on Well #4's water in mid-August, and results for both monitoring locations were below 34 mg/L with the allowed maximum contaminant level being 80 mg/L. This is such great news! Board approved projects should be funded by the proceeds from the 2017 bond sale designated for solving the TTHM problem. ➡



## Annual Winter Water Use Averaging Begins Dec. 1st

Don't forget that annual winter water use averaging begins December 1st and extends through February 2019. Each homeowner's winter water use average during the three month period of December, January and February will be used in determining their sewer rate for the twelve month period beginning April 2019 and extending thru March 2020. If you have any questions or want to review the way sewer rates are calculated, please contact the District's Office Manager, Lori Steffek.

# News & Updates

(Cont'd from page 1)

- ◆ In February, after on-going issues with the Sensus Iperl “smart” water meters and Itron radios, the Board voted to participate in a small water meter trial using Kamstrup water meters and READy Manager meter reading software. Initially, the District purchased and installed (25) meters where non-working and/or poorly working meters were located. After several months of successful, headache free use, and armed with the knowledge that their existing Itron meter reading equipment, and software, were being phased out over the next two years, the Board made the decision, at the July meeting, to proceed with phasing out the Sensus Iperl water meters, used in conjunction with the Itron radios and software, and to begin purchasing and installing twenty Kamstrup water meters every two months over the next two years. The benefits to the Kamstrup meters over the Sensus meters are (1) the radios are integrated into the water meter. No more separate radios needing to be pulled and re-wired or cords to be replaced, at a cost of \$15 per cord; (2) The annual subscription cost of the READy Manager software is approximately \$750 vs. \$2,700 for the Itron software; (3) the Kamstrup meters have demonstrated thus far, a lower failure rate as compared to the Sensus meters which fail at a rate of about 6 per month; (4) the READy Manager meter reading software is incredibly easy to use and only requires the use of a tablet (\$99) vs. a complicated, expensive (\$15,000) handheld radio transmitter that is also being phased out and would need to be replaced with a new handheld. Making the transition to new water meters and software seemed the most economical and prudent decision.

## District Adopts New Property Tax Rate for 2018

The District recently held a duly posted public hearing on September 13, 2018, to receive public comments on its proposed 2018 ad valorem tax rate which funds the District's debt service associated with its 2017 bond sale as well as funding a portion of its operations and maintenance budget. The proposed 2018 tax rate of 0.2600 per \$100 of valuation, represents an annual increase of \$27.34, or 5.36%, on the average priced home. The Board of Directors proceeded to adopt, via Resolution, the tax rate of 0.2600 for 2018.



*If you're sewer clean out drain cover looks like this one, it's time to replace it! If you need a cover that has a flat top, instead of the usual protruding square nut head cover, please drop by the office, and we'll be happy to provide you with one....free of charge!*



The next regular Board of Directors meeting is scheduled for Thursday, October 11, 2018 at 4 p.m., at its office located at 100 Country Club Drive, La Grange, Texas.

The District offices will be closed in observance of Veteran's Day on Monday, November 12, 2018; for Thanksgiving on Thursday & Friday, November 22-23, 2018; for Christmas on Monday & Tuesday December 24-25, 2018; and for New Year's on Tuesday, January 1, 2019.

## Emergency Alerts

After the devastation brought about last August by the flooding caused by Hurricane Harvey, it's never been more important that everyone sign up to receive emergency alerts from the Water District. In order to sign up for alerts and/or emails, please visit the District's website at [www.monumenthillwater.com](http://www.monumenthillwater.com), and from our homepage, click on the orange "Sign Up for Alerts" button on the right side panel of the screen. Your mailbox will NOT be flooded with junk mail. Need help subscribing? Not sure if you've already subscribed? Please contact Lori Steffek at (979) 968-5514 and she will gladly assist you.

## Pay Your Water Bill Via Auto Bank Draft

This service is offered at no charge and as a courtesy to our members. If interested, visit the District's website at [www.monumenthillwater.com](http://www.monumenthillwater.com) for the "FCWCID ACH Draft Authorization Form", fill it out and return it to the District office or contact Lori Steffek at (979) 968-5514 for assistance.

## DID YOU KNOW?

That the board of directors does NOT receive free water for their service on the board? More than 20 years ago, it was a true statement that the Directors received "free" water for their service, however, they were always issued a 1099 for the amount of "free" water they received annually and were, therefore, responsible for paying taxes on that amount. Back in the late 1990's, the Texas Legislature declared that this was an unsuitable practice. House Bill 3214 (effective June 20, 2003) states that directors can receive up to \$150 per day for each day the director actually spends performing the duties of a director. Normally, each Fayette County WCID-Monument Hill director receives \$100 per month for the countless hours they devote each month to serving their community.

## WORKING FOR YOU

Dixon McNair ~ President: (713) 805-0261  
Seth Gunn ~ Vice President: (979) 968-3473  
Bobby Gilmore ~ Secretary: (979) 968-5686  
James Benes ~ Treasurer: (979) 968-3058  
Chester Johnson ~ Director: (979) 966-9669  
Wayne Kocian ~ Operator: (512) 848-0041  
Lori Steffek ~ Office Manager: (979) 968-5514 (office)  
(979) 208-9173 (Emergencies)