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**MINUTES**  
of the January 10, 2019  
Regular Board of Directors Meeting

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**Directors Present:** Dixon McNair, President; Seth Gunn, Vice President; Bobby Gilmore, Secretary; James Benes, Treasurer; Chester Johnson, Director

**Directors Absent:**

**Others Present:** Lori Steffek, Office Manager; Bradley Loehr, Engineer

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The meeting was called to order by Mr. Dixon McNair, President, at 4:00 p.m. on January 10, 2019, at the Fayette County WCID - Monument Hill District Office located at 100 Country Club Drive in La Grange, Texas.

The Minutes from the December 13, 2018 regular Board of Directors meeting were presented for approval.

Mr. James Benes made a motion, seconded by Mr. Chester Johnson, to approve the Minutes of the December 13, 2018 regular Board of Directors meeting as presented. The motion passed unanimously with all Directors being present and voting.

Mr. Benes reviewed the December 2018 Operating Fund Treasurer's Report with the Board. Available beginning of the month balance was \$188,941.04. Total cash receipts for the month were \$36,645.40. Total expenses for the month of December were \$23,530.16, leaving the District with a total combined end of the month operating fund bank balance of \$202,056.28. Mr. Benes reviewed Operating Fund disbursements pending approval for a total of \$23,400.67. Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to approve the December 2018 Operating Fund Treasurer's Report, and to pay the Operating Fund disbursements as presented for a total of \$23,400.67. The motion passed unanimously with all Directors being present and voting.

Mr. Benes reviewed the December 2018 Construction Fund Report with the Board. The beginning of the month combined balance was \$519,609.59. Total interest earned was \$861.70. Total expenses for the month were \$2,387.50. The combined end of the month balance was. Mr. Benes reviewed the pending Construction Fund disbursements for \$3,116.53. Disbursements include payments to Zapata Electric for the final payment for the radio to radio communication system (\$1,895.28) and payment for the installation of the water meter pulse modules (\$650.00); payment to BEFCO Engineering for engineering on improvements to the Sanitary Sewer system (\$571.25). Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to approve the December 2018 Construction Fund Treasurer's Report and to approve the pending disbursements in the amount of \$3,116.53. The motion passed unanimously with all Directors being present and voting.

Mr. Benes reviewed the December 2018 Debt Service Fund Report with the Board. The beginning of the month balance was \$91,924.95. The District received \$21.46 in interest income during the month and \$15,145.58 in property tax revenue and penalties. The debt service fund end of the month balance was \$107,091.99. Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to approve the December 2018 Debt Service Fund Report as presented with no pending disbursements to be approved. The motion passed unanimously with all Directors being present and voting.

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

1. Needed District Road Repair – Repairs were begun on January 9, 2019

2. River Drive - Repairs are still planned by the County
3. Fire Hydrant Repair / Replacement – Deen’s Construction will meet with Mrs. Steffek to review all (6) hydrants needing to be replaced and will get the specifications to so the hydrants can be ordered. Currently Mr. Deen is working on the LG ISD project. Once that’s completed, he will begin the hydrant replacements.
4. River Lift Station – Continues to run for extended periods of time every time a significant rain event occurs.
5. Office Tree Removal Needed – Colter Zoch of Tatonka Trees has been contacted to remove a tree along the back fence next to the Billings’s due to its limbs hanging over their roof. He will also trim the tree within the Lift Station fence that hangs low over the parking area.

Mrs. Steffek reported the following during the Operations Report:

1. Water Meter Replacement – (30) meters should be replaced this month and next (February) since none were replaced in December
2. TCEQ –
  - a. TTHMs –
    - i. The required Public Notice due to our 3Q2018 TTHM LRAA Violation was mailed on December 27<sup>th</sup> with the water bills, as well as the certificate of delivery to TCEQ.
    - ii. 4Q2018 TCEQ TTHM samples were excellent at 35.3 mg/L (DBP2-01) and 33.6 mg/L (DBP2-02).
  - b. Well #4 Certification –
    - i. Chemical Samples should be collected sometime in 1Q2019. These samples will determine if our water treatment process needs to be altered.
    - ii. Lead & Copper –Still working on obtaining additional lead and copper sample sites since some properties on our approved list are vacant and inaccessible. Sample bottles were ordered in November but never received. They were re-ordered on December 12<sup>th</sup> and still have not been received.
    - i. Water Quality Parameters – still waiting on Antea Group for pricing information for the taking of quarterly water quality parameters.
3. Water Plant #1 / Well #4 / Well #3 –
  - a. Zapata Electric completed installation of the new pulse meter modules at the end of December.
  - b. Waiting on Glenn Goode to install the water plant 1 GST level and pressure transmitters. He was on vacation the last two weeks of December.

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

1. No update on the TTHM Well #3 Pilot Study from WETS.
2. Sewer System Improvements – Mr. Loehr should have more firm pricing for the Board at the February meeting. He will also review bond funds spent to date in order to determine how much remains to be spent on proposed sanitary sewer improvements and present this to the Board at the February meeting.
3. The View Lift Station – Mr. Loehr inspected the layout and the drainage that is going down the lift station driveway. It appears to need 2”-4” of base. The Lamza’s drainage pipe is also draining to our driveway creating more washout. We need to move water over our driveway to the Hwy 77 side of it and follow the line of drainage that was originally established. We need to install a rock lined flume, with geo-textile cloth beneath the rock, to the right of the driveway.
4. Water Plant 1 is in need of road and driveway repairs.

Mrs. Steffek asked the Board for permission to renew the website for another year at a cost of \$357.50 of which the MHPOA would pay half, \$178.75.

Mr. Chester Johnson made a motion, seconded by Mr. James Benes, to renew the District’s website with Rural Water Impact for a period of one year at a total cost of \$357.50, of which the Monument Hill Property Owners Association would pay half in the amount of \$178.75. The motion passed unanimously with all directors being present and voting.

Mrs. Steffek reported that the District's membership with Texas Rural Water Association (TRWA) is up for renewal at a cost of \$400. The Board reviewed other TRWA related entities that could benefit from a donation by the District, such as TRWA's building fund, disaster relief fund, foundation and the legal fund. Mrs. Steffek reported that last year the District donated \$100 to the disaster relief fund, in 2017 they donated \$100 to the legal defense fund and in 2016 a \$100 to the disaster relief fund.

Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to renew the District's membership with TRWA and to make a \$100 donation to TRWA's voluntary disaster relief fund and a \$275 donation to the voluntary legal defense fund. The motion passed unanimously with all directors being present and voting.

Mr. Benes informed the Board that it had been almost four years since the District had made a voluntary contribution to the La Grange Volunteer Fire Department. After a brief discussion concerning how much the District historically donates, Mr. Bobby Gilmore made a motion, seconded by Mr. James Benes, to make a \$1,200.00 donation to the La Grange Volunteer Fire Department. The motion passed unanimously with all directors being present and voting.

Mr. Benes discussed with the Board his suggestion of opening a \$70,000 Certificate of Deposit (CD) with Round Top State Bank for funds currently sitting in the Debt Service Fund Money Market account at RTSB. After a brief discussion Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore to open a \$70,000 CD at Round Top State Bank with funds from the Debt Service Fund. The motion passed unanimously with all Directors being present and voting.

Items were identified and placed on the agenda for the next regular Board of Directors on Thursday, February 14, 2019 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. 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 5:00 p.m.

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Mr. Bobby Gilmore  
Secretary

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Mr. Dixon McNair  
President