

MAURICEVILLE MUNICIPAL UTILITY DISTRICT
BOARD MEETING MINUTES
Tuesday, May 21, 2024

BE IT REMEMBERED that a meeting was held on Tuesday, May 21, 2024, in the Board Room of the Mauriceville Municipal Utility District with the following in attendance:

Board Members: Mike West, President
Ted Williams, Director
Russell Love, Director

Others Present: Joey Willis
Pete Bensler
Brad Haeggquist, General Manager
Jeremy Walton, Assistant General Manager
Christy Davis, Office Manager
Glenda Davis, Billing Clerk

The meeting was called to order at 6:05 p.m. Ted Williams led the Pledges of Allegiance and gave the Invocation.

1. Approval of minutes from the April 3, 2024, Board Meeting.

Motion made by Ted Williams to approve minutes from April 3, 2024, seconded by Russell Love.

All Voted AYE: Motion Carried

2. Open floor to members of the public or of the governing body for inquiries about a subject not listed on the agenda. Speakers shall be requested to limit their remarks to three (3) minutes or less. Specific information, or existing policy, may be stated in response to an inquiry. Any deliberation or discussion about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Pete Bensler from 945 Andy Lane presented his dispute on being charged for services not being used. The house is under construction from being flooded during Harvey and Imelda. It is not ready for water or wastewater services to be turned on. He uses his neighbor's water when he is working on the house and periodically pays for his neighbor's bill. Brad will investigate the history of the account and get back with Mr. Bensler. If Mr. Bensler is not satisfied with the outcome, then he will be put on the next board agenda to seek board action.

3. Discussion and or possible action on leak adjustments.

Shelly Savant or her representative did not show for the meeting.

Joey Willis: Motion by Ted Williams to approve leak adjustments for March's bill, seconded by Mike West for Joey Willis, account number 484160.

All Voted AYE: Motion Carried

4. Expense accounts and bills for payment.

Brad brought to the board's attention that there is a pending paycheck for a deceased employee that has not been issued or cashed due to the estate of the employee not having an executor. Sometime in the future the board will need to advise the best course of action. George may need to research legal options.

Brad reported the issue with stolen district checks. Checks were stolen from the post office system. 71 checks were either stolen or reissued in the month of April. PNC Bank was the depository of the stolen checks. Katina and Christy worked very hard to resolve the issue. First State Bank of Texas was also very helpful and caught some of the checks before they were honored. Everyone involved went above and beyond to remedy the issue. The District closed the account and ordered new checks for another existing checking account at First State Bank of Texas. The District was able to reissue the checks from the First Financial checking account as the new checks were in the process of being delivered.

5. Swearing in of board members elected during the 2024 Mauriceville Municipal Utility District Board Election.

Ted Williams and Russell Love executed the Oath of Office administered by Christy Davis. Jay Scheiderer executed the Oath of Office, administered by Christy Davis on 5/24/2024.

6. Discussion and or possible action on MMUD Board of Directors Reorganization.

Motion made by Ted Williams, to keep the Board of Directors' officers the same for one year, keeping Mike West as President, Jay Scheiderer as Vice President and Ted Williams as Treasurer, seconded by Russell Love.

All Voted AYE: Motion Carried

7. Discussion and or possible action on approving a 2-million-dollar bank loan with FIRST STATE BANK OF TEXAS effective August 10, 2024. The funds are to be used August 10, 2024, to pay off the existing loan with FIRST STATE BANK OF TEXAS.

Motion made by Ted Williams to approve a 2-million-dollar bank loan with FIRST STATE BANK OF TEXAS effective August 10, 2024, seconded by Russell Love.

All Voted AYE: Motion Carried

Motion made by Russell Love to approve financial resolution number 1 as presented, seconded by Ted Williams.

All Voted AYE: Motion Carried

Motion made by Ted Williams to approve financial resolution number 2 as presented, seconded by Ted Williams.

All Voted AYE: Motion Carried

8. Discussion and possible action on ongoing board approved projects.

- The fence at the Wastewater Treatment Plant has been completed. This is 2.2 miles of fence required to be installed from the last TCEQ Wastewater inspection.
- Lead and Copper inventory required to be completed by October 16, 2024, will be completed in the next few weeks. Other than less than 10 galvanized service lines that will be replaced and 2 locations with galvanized lines and lead solder that will have a double check valve installed, there are no lead or galvanized requiring replacement found in the system.
- Capacity study for the Truck Stop, Motel and RV Park at the corner of I-10 and FM 1136 has been completed. The recommendation by the engineer is that the customer construct their own lift station for the wastewater and connect it to the district's 6-inch line. The water will connect to the looped 6-inch line from the concrete plan to Burton Estates.

9. General Managers Report.

- Mike asked about the difference in the leak/flushing numbers on the two reports for February and March. There was a big leak on Hwy 62 in February.
- Wastewater Treatment Plant investigation. Christy received a call from an EPA representative stating that the district had not replied to a TCEQ Notice of Enforcement. The EPA representative emailed Christy the notice. The District has yet to receive the official notice from the TCEQ. The alleged violations were the Total Ammonia/Nitrogen exceedance during the drought in 2023 and no chlorine residual in September 2023, due to there being no flow for one day. The response was sent on 5/15/2024 to TCEQ Austin, TCEQ Beaumont and the EPA Representative. All documentation, including pictures, were kept by the district about these issues during the drought of 2023. The district did everything possible to alleviate the issues, including pumping water into the settlement ponds to reduce the loss of vegetation.
- There were a few severe storms causing major flooding that required constant lift station bypassing. Approximately 30 grinders were lost which is close to a cost of \$40,000.
 - During these storms the T and 3 12-inch valves were broken at the FM 1130 lift station. All 12 employees either manned the lift stations or were involved in the repair. The repair required the entire system to be shut down. The repair was accomplished within an hour due to careful planning by the employees. Virgil was hurt during the repair. The 12-inch valves that were purchased from Porter for \$250 a piece saved the district money. The cost of this project was close to \$4,000.
 - Power surges at the FM 1130 well site cause well booster pumps to crack which bent the shaft and tore up the motors. The well went down for a time until repairs could be made. This was claimed on insurance.
 - Normal sampling was done around May 7th and the raw sample at FM 2802 well site came back present. Samples were collected the following day at all 5 wells and upstream and downstream of the FM 2802 well site. The well site was taken off line

in an abundance of caution. Additional samples in the system upstream and downstream of the well site all came back absent. The raw samples at FM 2802 and FM 1130 well sites came back present. The FM 1130 well site was also taken down in an abundance of caution.

- During one of the severe storms' electricity was lost to all 5 wells for a few hours. The generator at FM 1130 was running, but the generator at Old Champion had issues that prevented the well from coming online. FM 1130 was the only well running for a few hours. If Bilbo had not come online, it would have been necessary to bring FM 2802 back online, which would have caused a system wide boil water notice due to the issues with the sampling.
- Old Champion's boosters were damaged by power surge.
- During this time several samples of FM 2802 and FM 1130 came back present. Eventually both wells were sampled until they came back absent.
- FM 1130 pumps have been repaired and the well is back online.
- Old Champion should be fixed within the week.
- The crew was pushed and worked very hard during this time.
- Mike asked if there was a way to fix the power surging issues. Brad said he has already been in touch with electrical vendors about the issue. The cost to install a phase control at Old Champion with a 3-year warranty is \$4,800.
- Brad emphasized the significant need for generators at all 5 well sites.
- STI is planning to build headquarters for 80-90 employees at the corner of I-10 and FM 1136, across from the truck stop being built. They are requesting a 6-inch water line for a fire hydrant.
- Barry Hill, a developer, contacted Brad about the possibility of building 1,600 homes on the Southeast side of Wade Road. He is asking for a PID, to create a district for the purpose of having bonds to pay for infrastructure. Brad suggested he contact the county. The infrastructure that is already in place can handle the additions.
- The district purchased a 2009 diesel truck with a utility bed and pipe rack for \$8,000. The City of Beaumont replaced trucks and this truck was found at a lot in Vidor. Initial repairs are \$700 with additional repairs to be made later. It needs some work on the engine.
- Brad has encouraged the on-call crews not to go out after midnight except for emergencies. The management team met with a woman who was very upset that we would not go out after midnight on a normal, nonemergent grinder call. Mike stated that it should be at the manager's discretion if and when on call crews went out after midnight.
- The management team met with Neptune suppliers after it was discovered that they have a partnership with First Net. It is possible that the district can start purchasing and installing Cloud based meters in the near future. The District will not go back to Badger meters due to their adherent customer service and subpar merchandise.
- Brad will start requesting bids for painting the towers at FM 1130 first, then FM 2802. Suggestions on color is same blue as the administration building and slogan of "Mauriceville, A Great Place to Live". Mike suggested involving the local school children in an art contest.

10. Closed meeting to deliberate with legal counsel on confidential employee matters.

No closed meeting.

11. Set and confirm the next regular or special meeting date, time, and place.

Board Meeting set for Tuesday, July 16, 2024, 6:00pm.

12. Comments and Adjourn.

Motion by Ted Williams to adjourn meeting, seconded by Mike West.

All Voted AYE: Motion Carried

MEETING ADJOURNED AT 7:45 pm.



MMUD PRESIDENT



MMUD BOARD DIRECTOR