

**DOG RIDGE WATER SUPPLY CORPORATION**  
**7645 FM 2410 Belton, Texas 76513**

Minutes of the Board of Directors Regular Meeting held Monday, November 11, 2024 at 6:00 PM.

**Director's present and MEETING CALLED TO ORDER AT 6:00 PM.**

<i>Present</i>	Mauro Cortez, President	<i>Present</i>	Thomas Daugherty, Vice President
<i>Present</i>	Mark Mahler, Sec. Treas.	<i>Present</i>	Larry Green, Director
<i>Present</i>	Ronald Rice, Director		

Staff Present: Michelle Cortez, Matthew Perrine

Others Present Kelsey Pruett, Scott & Heidi Curtis

**Open Forum:**

Heidi Curtis read an inaccurate statement saying that the board unanimously voted to raise water rates to cover a loan for a line upgrade; the terms of the loan are not known, how did the board calculate the increase to justify it. She also stated that Brian Carroll, a personal friend of Mauro's, is a conflict of interest and not in the best interest of the customers. She stated the Mr. Carroll will protect and look out for the best interest of Mauro, not the member owned corporation. She also accused the board of using stall tactics by submitting to the Attorney General's Office for approval of the documents that she has requested. She also said that she had not ever received anything in writing about her water meter issue that had been voted on; a letter of closure, or anything to indicate that they are no longer in violation. (MUV letter) She was advised that the reason she has not gotten closure, is because there isn't any closure; that when she talked about that, that was in open forum, and decisions are not made on anything in open forum. She asked if DRWS was ever going to release the contract (CTWS). She was told that our attorney decided that we should send it to the Attorney General's Office. When we get their response, the board will respond to her. No written questions were submitted.

**CONSENT ITEMS October 14, 2024**

Presiding Officer

- A. Minutes of the Board Meeting
- B. Directors Report
- C. Financial Summary
- D. Monthly Bills

Motion was made to accept consent items:

Motioned by: Larry Second: Thomas Yea: 4 Nay: 0 Motion Passed

**Operations Report:**

*Result: We had ten (10) leaks totaling a water loss of 731,743 gallons. 81,849 gallons used for monthly flushing. 164,285 gallons used on daily sampling. Total accountable water loss of 977,877 gallons.*

**Unfinished Business from Oct 14<sup>th</sup>, 2024**

- None

**New Business from Nov 11<sup>th</sup>, 2024**

1. AGREEMENT EXECUTION RESOLUTION - Resolution of the Dog Ridge WSC approving financial assistance from the Texas Water Development Board in the amount of \$1,990,000.00 from the Drinking Water State Revolving Fund and execution of a loan agreement in the amount of \$990,000.00, a principal forgiveness agreement in the amount of \$1,000,000.00 and other matters related thereto.

*Result: Ben Rosenberg explained that DRWS is approving USCA Municipal Advisors to obtain the loan, and Brian Carroll must sign off on everything; showing the actual interest rates. DRWS will have a fixed payment for twenty years. Payments to be made on August 15<sup>th</sup> & February 15<sup>th</sup>. Principal payment once a year; interest payments twice a year. Principal & interest payment is in August, interest payment in February.*

Motioned by: Thomas Second: Larry Yea: 4 Nay: 0 Motion Passed

2. USDA Application for Partial Release, Subordination, or Consent.

*Result: Ben Rosenberg explained that USDA consents to allowing DRWS to borrow additional money.*

Motioned by: Mark Second: Thomas Yea: 4 Nay: 0 Motion Passed

3. TWDB Loan and Principal Forgiveness Agreement. (Escrow Agreement)

*Result: Ben Rosenberg explained that this is authorizing the board to accept free money.*

Motioned by: Thomas Second: Larry Yea: 4 Nay: 0 Motion Passed

4. Hydrant Lock Caps. This is due to water theft & tampering from our hydrant on George Wilson Rd committed by Bryan Mazza.

*Result: Board approved to purchase at least 50 hydrant locks & pad locks as needed for future hydrant installs.*

Motioned by: Thomas Second: Larry Yea: 4 Nay: 0 Motion Passed

5. CTWS Contract Amendment regarding Capital Investment Rate Increase.

*Result: Board acknowledged CTWS notification of their rate increase.*

Motioned by: Thomas Second: Larry Yea: 4 Nay: 0 Motion Passed

6. Consider additional actions needed regarding Water Development Board note. (allow the board to act / or delegate authority to continue working through the process to complete the note paperwork)

*Result: Ben Rosenberg explained that this is from the lawyer authorizing him to bring documents back to DRWS for signatures.*

Motioned by: Thomas Second: Mark Yea: 4 Nay: 0 Motion Passed

7. Hold a Special Meeting on Monday, November 25th, 2024 of the attending valid members to conduct a vote for an amendment of the By-Laws for loan acceptance.

*Result: Although it was approved, the meeting had to be moved to December 2<sup>nd</sup>, 2024*

Motioned by: Larry Second: Thomas Yea: 4 Nay: 0 Motion Passed

**BEDC update on I-14 project.**

*Result: Cynthia Hernandez submitted a draft agreement from BEDC & DRWS. October 31<sup>st</sup>, they had bid opening for water & waste water project showing where the lines are. DRWS has a 10" main in FM 1670, going up to IH-14, then going south on 190 LN, where it turns into an 8". This was designed by MRB Group. BEDC had 12 contractors bid on the project. The total project KPA came in at 3.6 million dollars, and the lowest bid came in at 2.7 million. The bids came in under budget. Bell Contractors were awarded the contract by BEDC. BEDC is requesting a formal agreement with DRWS that basically states that BEDC will select a contractor, that they will fund the project, DRWS will have the ability to inspect the project construction as they go along, and costs that DRWS may incur for engineering during construction, will be re-imbursed by BEDC; not to exceed \$91,500.00. Once project is complete, DRWS accepts the water line and maintains it.*

11/11/20

**SET DATE OF NEXT MEETING**

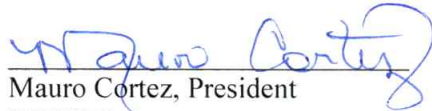
- Board of Directors Meeting

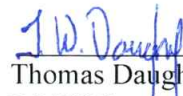
President

December 9, 2024

**ADJOURNMENT: 7:35 PM**

Motioned by: Mark    Second: Thomas    Yea: 4    Nay: 0    Motion Passed

  
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Mauro Cortez, President  
DRWSC

  
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Thomas Daugherty, Vice President  
DRWSC