

PWSD#5 Agenda

04/15/2024

Old Kinderhook Trophy Room 5:30 P.M.

Call to Order 6:33 P.M. at Old Kinderhook Present at the meeting is David Stone, Gail White, Joy Davis, Randy Hill, Rick Johnson, Harvey Mosley, Charlie McElyea, Trey, Aaron Ellsworth, Dave Kreibel and Bonnie Burton by Zoom.

Approval of the 4/16/2024 Meeting Agenda as emailed and amended. Motion to approve was made by Gail and second Joy all in favor.

Approval of the meeting minutes from March 2024 as emailed with correction, motion made by Gail and second by Randy, all in favor.

Financial Reports through 3/31/2024

Balance Sheet

Budget VS Actual

Checks Written in February 2024 – Credit Card and Auto payments

Delinquency Report A motion to approve was made by Gail and second by Joy, all in favor.

Discussion on OK delinquency. It was stated that as of July 1 they will have to pay assessments and at that time, the people in arrears will have to catch up. Bonnie agreed that she will follow up, shut off the connections, it was stated they are underneath their houses. The people that are late will have a shut off installed at the street and their water will be turned off. Bonnie asked about Peer pressure. Post names of people in our newsletter, it was agreed that would not be done That Professional Services would reach out to the past dues. Discussion on the people that pay monthly. Bonnie stated that she has at least 25 people who pay monthly which is why we do not change late fees until they are 1 qtr. Late.

Sign on lot – A motion was made to approve the sign that Stoney was going to have placed on the well lot. Three people responded to the email request, Gail Rick and Joy approved so Stoney can order \$160.

Copper and lead – Bonnie to discuss with LOWS.

The discussion on additional usage of water and irrigation even odd days for OK - or surcharge June July August how many owners irrigate. This topic was tabled.

Aaron Ellsworth on Annexation – Circulated a copy of the petition to Bonnie, Charlie and Gary Smith, Land owners 5 from OK to sign, needs the assessed valuation for the district and the Old Kinderhook, assessor is taking care of that. Territory from Darren. Subdistricts received today. Blue is current district, red is OK. Subdistricts will change, Mission Hills, Clearwater, Cedar Heights and OK will have 2 members.

Developer and Owners are OK with the districting needs to go by court schedule, one judge appellate court wants to get customers on board Thursday is the judge date. Judge has to establish a hearing date May date third Thursday to hear the petition. Notice goes in paper, 21 days published, Judge will rule on what is the best interest of the public. PWSD#5 will need people to make testimony if necessary if its contested. Aaron hopes to have it in by the middle of next week by 9 am get it on file. BOD asked what do you need to get that done in that time frame. Assessor, number of customers, developer needs to say OK. Discussion about sub-districts, current BOD needs to decide who will be removed from the BOD and put into an advisory capacity. 2 will be appointed from OK.

Aaron Ellsworth will get quit claim deals, easements and things of that sort that will be required. Discussion how do we see this working for OK 2 reps, 2 subdistricts residential and commercial. Developer 250 undeveloped lots. All votes by BOD members. BOD members get their water and sewer free. After classes have been taken with MRWA.

Gail White – ARPA and MRWA rate study – Last page is update on how funds have been spent showing how all people have been reimbursed thru the county. A few expenditures, the district picked up because we didn't want to bid out. The district agreed to pick up 40,000 of the costs. Bonnie talked with the well contractor who said that once we know what's going on with the county, we will firm up our contract with Martin, Flynn drilling is well known. We have no worries that it will all work out with them. Contract will be firm as soon as the

**county annexes. Then they will be approximately 3 months out.
Discussion on tap in at the fire hydrant at back entrance.**

MRWA rate study, David Cheek USDA water rates are too low. Last newsletter we will be looking at it. 37 dollars per month for water 40-52 dollars a month for Sewer they felt were about where they should be. USDA current rates, process 3.5% and many hoops to jump through. DNR low interest low 1.5% also resubmitted loan. Region Bank was talked to about possibly doing some of our funding but they are similar to Central Bank no capacity to do loans for construction. Regions Bank said Attorney fees would be astronomical. Lebanon Community Bank, rate was higher. Might consider 1.46 million bonding we can still look at if we feel the need to go to that. We also can use that amount. That would be without a vote, then we could take it to the owners to ask for that. DNR loan 3 million, for connection as well as tower. All funding could go through DNR.

Comments - none

Next meeting May 21,2024 5:30 at Old Kinderhook Trophy Room.

A motion was made to adjourn by Gail and second by Joy all in favor the meeting was adjourned at 7:20 P.M.