

PWSD#5 Agenda

03/19/2024

Mama Citas 5:00 P.M.

Call to Order – The meeting was called to order by David Stone at 5 P.M. Present at the meeting is Gail White, Randy Hill, Terry Reaka, Rick Johnson, Joy Davis, David Stone, Harvey Mosley, Charlie McElyea, Guests were Jim Hepler with LOWS, Dave Kreibel from Kreibel Engineering, Aaron Elsworth PWSD#5 attorney and Bonnie Burton - Clerk

New Member – Rick Johnson will be replacing Terry Reaka after this meeting. A Motion was made to accept Rick to the Board of Directors by Randy, Gail seconded the motion, all in favor, motion passes

New Members and MRWA class – This was not discussed other than to state that any member wanting to be paid for their services in free water and service will be required to take the classes to be paid.

The PWSD#5 Board of Directors, Welcomed Charlie and Harvey to the meeting and thanked them for helping get Old Kinderhook on board with the district. Harvey said that their being there does not mean that they will be the permanent board members at this time.

David Stone asked for an approval of the 3/19/2024 Agenda as emailed Motion was made by Joy, Randy seconded, all in favor

Approval of the meeting minutes 2/20/24 as emailed. Motion was made by Randy, seconded by Joy, all in favor, meeting minutes are approved

Financial Reports through 2/29/2024 motion to approve was made by Randy, seconded by Joy, all in favor. The financials are approved

Balance Sheet

Budget VS Actual

Checks Written in February 2024

Delinquency Report

Discussion on Delinquency and how often notices will be sent and the current delinquency policy - Going forward on the 15th of the month after quarterly billing, it was agreed that Bonnie will send out late notices. When

Bonnie does the delinquency report for the Board of Directors, she will place it on an excel spreadsheet and only 2 quarters late will show. The excel spreadsheet will also total the amount due. Finance charges show on the statements and will be placed after one quarter late on everyone.

2020, 2021 Audit and 2022 Audit approval as emailed – Gail went over the audits for the Board of Directors, The local auditor who we have used since conception was not timely. When Bonnie rushed her to get audits back that she had for over a year and half she gave a laundry list of things that going forward the BOD should do. We have enacted some of them. Going forward the check register will be in the financial reports. We should have voted to retain Aaron, that will be done going forward. Bonnie needs 1099. Thanks to Gails son-in-law he gave us the name of an incredible Audit Company F.E.W. CPAs in St. Louis. The F.E.W. CPAs Company has agreed to do our final audit for 2023 for the same price \$8750. Gail made a motion to approve F.E.W. CPAs doing the 2023 Audit, Terry seconded, all in favor, motion passes. Bonnie to get them the needed information at the end of their tax season.

Jim Heppler with LOWS – The Board of Directors thanked Jim with LOWS for coming to the meeting and updating us on the condition at Old Kinderhook going forward they will use the initials OK . CH and CW both have things that are being worked on. A place out of KC is who is working on the pumps. The well at CH needs to be replumbed, chlorine is eating it up. Jim said that Scotts Well is checking on the pricing. Bonnie to contact them and see if they can hurry things along. Jim thinks that we may need to order a couple of 200-amp pumps. OK is in decent shape, redoing the 2 big lift stations will be new then when they are turned over, they will be in warranty. All equipment for lift stations is in route. New DNR person has been a pain at OK. OK has an effluent counter on the OK systems which they hope will make DNR happy.

Copper and Lead testing is required by October 24 – Jim is not worried about the condos - OK has already been sent theirs to the property management to take care of.

Ozark applicators did the CH visual inspection. Jim explained that they climb above the water, lower cameras in the water see how much sedimentary is in the tank. Every 5 years, they will pressure wash the

tower, take the well off line, drain it down and clean the interior of the well. OK tower was brought up to standard when the tower was off line. No meters for owners but commercial will be metered. CW and CH need additions to the well houses for the chlorinators so they will stop corroding the pipes.

Discussion on the new well and if it will allow tankers from the fire departments to fill their trucks. Bonnie stated that there will be a hydrant placed at the well tower but that the only system around the lake are the cities, Osage Beach, Lake Ozark and Camdenton that can handle the tanker truck. Jim stated that Linn Creek cannot.

Terry Reaka – towers – Terry has been researching water towers as well as ground storage. OK's tower is not set up for a antenna lease and in building a tower they should be because companies will pay large amounts of money to lease space on towers. They can be outfitted after the fact though too. Terry has turned all his research over to Rick and he will get additional information from Terry on lease for antennas, aerials, sprint, tmobile, government, The water district could realize \$5-7000 per month with a 10 year contract. Utilities Services Company does the towers. Speckman USG water solutions does a broad spectrum. Utility Services Inc., is who OK has for their asset management maintenance program. They will give us information for new systems.

Sign – Future home of PWSD#5 Well and tower to change it, email pwsdno5@gmail.com Gail made a motion to amend the motion to change the sign from Future Home of PWSD#5 Well and Tower to include the email address as well. Terry seconded it, all in favor, motion passes.

Aaron Ellsworth on Annexation – Gary Smith is the OK rep. Darren is doing the survey for the annexation of the district. The process takes about 60 days. District areas are CW, CH, MH and we will add OK. We are 5 subdistricts. The annexation will be signed by 5 land owners and one bod member. We will be given a hearing date; publication will probably need to be placed in 3 public places. Once given the hearing date, the judge will say is it in the public interest if it is he will approve it. 75 people were at the OK meeting and probably 80% agreed to it small number not wanting. April we will file the legal description May or June is when we expect approval Aaron needs to get the formal resolution signed for the Developer wants

representation. Meeting at OK with the developer Aaron and Gary should attend.

Gail has been discussing financing with Steve Hite at FSC Bank on construction loan or a loan for the rest of the construction, He has stated that they will work with us. OK may also have source of financing; an owner may be interested in working on a loan.

Well contract – Bonnie explained that the well driller would like a contract for the work to be able to hold prices with his subs. Aaron said he does not recommend that, Bonnie stated that if the contract is contingent on annexation, it should be sufficient, Aaron agreed, Bonnie will give contract to Aaron before it is signed. Gail made a motion to move forward with the annexation contracts, Randy seconded the motion, all in favor, the motion passes.

Gail is keeping the County Commissioners abreast of what we are doing and she submitted revolving fund for DNR with annexation. The regional grants would allow us 50% low interest loan and 50% grant. This would be favorable for the district going forward. October is the date we will have that information on approval.

Comments – no additional comments.

Next meeting April 16th 5:30 at Old Kinderhook Trophy Room

Adjourn – 7:24