

Westwood Shores MUD Board Meeting Update

April 19, 2024

Thank you to all the customers who attended our regular meeting and Bond Authorization Election Forum both held on April 15. Below are some highlights. Board minutes will be posted on our website after approval at our May 20th meeting (www.westwoodshoresmud.com – see District Information Tab).

Bond Authorization Election:

- **Bond Authorization Election: Saturday, May 4, 2024.** Early voting dates are weekdays during **April 22-30**. There will be a ballot item giving voters the opportunity to vote in Favor or Against whether the district can issue bonds.
- Voting will take place at the MUD Office, 75 Cottonwood. Polling will be overseen by Trinity County election officials. Visit their website to view a sample ballot and other election related documents. (<https://www.co.trinity.tx.us/page/trinity.Elections2>)
- The Board is requesting authorization to borrow up to \$7,000,000. Detailed information including Voter Information Forms, the Engineer's Report and a copy of the materials presented at the April 15 Bond Authorization Election Forum are posted on our website (<https://westwoodshoresmud.com/bond-authorization-election>).
- We will hold a second public forum **Saturday, April 20 at 10:00am** at the Westwood Shores Clubhouse.

Engineer:

- The following two projects included in the Engineer's update at our regular meeting were also discussed during the Bond Authorization Election Forum. Both projects will need to be completed by the District. If we receive voter approval for additional bond authorization, we intend to finance them via tax bonds.
 - Urgent repair is needed of a sanitary sewer line on a segment in a wooded area which crosses a creek running between Horseshoe Lake and Lake Livingston. The Board approved a not to exceed (NTE) budget of \$10,000 for engineering and surveying to prepare a plan of action and cost estimates for the project. An additional NTE budget of \$8,000 for urgent tree removal. See photo on page 11 in the Bond Authorization Election Forum presentation.
 - Our funding application for Lead Service Line replacement is under technical review by the Texas Water Development Board (TWBD). If approved this will allow us to borrow approximately \$1,590,000; 51% of which will be forgiven. A detailed map of the locations in which we plan to investigate and replace lead service lines as needed, is included on page 14 of the Bond Authorization Election Forum presentation.
- Lift Stations 2 and 12: Improvements will be funded by bonds issued in 2020. Estimated project costs are \$390,000. The contractor is scheduled to mobilize on April 22. Lift Station 2 is located near Salt Creek Acres Drive behind Greenway Drive. Lift Station 12 is located on Twisting Creek near Lakeway Drive.
- The ground storage tank and pressure tanks at Water Plant 2 ("WP2") require inspection. The plant will be offline for several days. Because we are supplying water to the District from our two wells at Water Plant 1 ("WP1"), this activity at WP2, is not anticipated to cause a disruption in our service.
- The Board authorized a NTE budget of \$10,000 for air quality testing to monitor potential hydrogen sulfide gas emissions at WP1. Monitoring results will determine if we need to take any mitigating action. Results are expected at our June meeting.

Operations:

- Our water supply/demand statistics are as follows (in thousands of gallons):

Supply (Mar 1-30)	Gallons ('000)	Usage	Gallons ('000)	Accounted For:
Wells	3,275	Billed	2,184	
TRW	53	Maintenance	719	
		Wastewater Treatment Plant	100	
Total	3,328	Total	3,003	90%

- Precision completed several major projects including manhole repairs, paddlewheel replacement at the wastewater treatment plant, and a sewer line break at a lift station.
- Precision has begun work on approximately 35 repair items with an approved budget of \$342,000 identified in their 90 Day Assessment presented in January.
- Precision is working to complete our annual 2023 Water Loss Audit (due May 1) and 2023 Consumer Confidence Report (due July 1).
- Obtained temporary tags for the District’s jet-vac truck and delivered it for inspection/repairs.

Bookkeeper:

- We track our books across three major fund areas: General Operating, Capital Projects, and Debt Service. A detailed description of the purpose of each fund is covered in the Customer Update distributed on February 28, 2024.

Fund Book Balances as of March 31, 2024:

General Operating	\$1,289,315
Capital Projects	\$2,041,270
Debt Service	\$ 521,511

- Budget: Below is fiscal year spending from July 1 – March 31 versus the budget. We expect an increase in the pace of expenditures as Precision begins work on newly approved repairs.

Budget Category	7/1/23 – 3/31/24 Actuals	7/1/23 - 6/30/24 Budget
Operating Income	\$ 2,102,310	\$ 2,426,000
Operating Expenses	\$ 1,509,786	\$ 2,083,992
Other Expenses	\$ 4,958	\$ 340,000
Total Expenses	\$ 1,514,744	\$ 2,423,992
Net Income	\$ 587,566	\$ 2,008

- The bookkeeper is in the process of preparing a draft 2025 budget for the May regular meeting.

Administrative:

- After completing a multiple bid RFP process, Westwood Shores Lawn Care has been selected to provide mowing and landscaping upkeep of District facilities.
- We are getting closer to implementing Neptune my360, an app to help some customers monitor water usage remotely. The next step is office staff training.
- We authorized the District’s Delinquent Tax Attorney to pursue non-payment of taxes by current customers.
- We hope to determine the financial practicality of entering a contract with the City of Trinity to provide us water; we are waiting for the City to draft a contract and present us with their terms.
- There will be an election for three Director positions in November 2024. The timeline for filing to be placed on the ballot will be July 20, 2024, through August 19, 2024. There will be further communication or requirements as those dates get closer.
- Our next regular meeting is expected to be Monday, May 20, 2024, at 9:30am.