

Board of Directors Meeting
February 22, 2022

Present: Randy Reznicek, Janet Frazier, Kathy Dodd, Nanci Essary and Cole Lilley.

Guests: Lesa Schenkel, Janet Hamilton, Tanner Adair, Stephen Hilborn, Norma White White Hennig and Mike Hennig.

Call to Order: Open Meeting convened at 7:00 pm. Mr. Reznicek presiding.

Public Comments: None

Review and Approve Minutes from previous meeting: Ms. Dodd made a motion to accept the minutes of the January 25, 2022, meeting. Ms. Frazier seconded. All approved. Motion carried.

Drawing for Ballot Positions: Nanci put the names of each candidate in a box. Cole Lilley pulled each name from the box. Position number 1 went to Harold Ross, Position number 2 went to Stephen Hilborn, Position number 3 went to Lesa Schenkel, Position number 4 went to Janet Hamilton and Position number 5 went to Tanner Adair.

Non-standard Service Agreement between Rose Hill SUD and Terrell RV Park: Nanci explained to the board that Terrell RV Park had extended its facilities to a 5 acre parcel of land facing CR 305 and was serving Rose Hill water to 47 RV spaces and a maintenance facility on that 5 acre parcel without Rose Hill's consent; violating the existing non-standard agreement that was currently in place. Nanci presented three meter options to the board for serving the RV Park which would include the addition of the "extended portion". None of the options would be sufficient to comply with current TCEQ regulations but any of the options would help towards connection count and compliance with the state agency. Mr. & Mrs. Hennig spoke about what little amount of water each RV consumes and that the RVs cannot handle a lot of pressure. They mentioned that the current 2" meter serving their 110 spaces, residence, office and other facilities gives them plenty of water. They stated that if they had to get another meter they wanted it on the 5 acre parcel on CR 305. Nanci explained it would probably be another year before the line was constructed on CR 305 and so a meter was going to have to be set on Champion as a temporary solution. Also, a new non-standard service agreement would have to be entered into between Rose Hill and Terrell RV park. Mrs. Hennig stated she wanted her attorney to review the agreement before she would sign. The board was asked to decide on which meter should serve the property; an additional 2", one 4" or one 6" meter. The board asked Mrs. Hennig for clarification on how many more spaces could be added to her existing two parcels of land on Champion Rd. along with the 5 acres on CR 305. Mrs. Hennig stated without city/district sewer she could not add more spaces. However, if she was able to get city/district sewer the City of Terrell has approved her for an additional 10 spaces on the two parcels of land facing Champion Rd. Ms. Dodd made a motion for the RV park to set a 4" meter to serve all 110 connections. Mr. Reznicek asked Nanci for her suggestion on the meter size. Nanci stated an additional 2" meter along with the existing 2" meter seemed fair considering the RV park was in existence before the new TCEQ regulations on connection count, the RV park currently does not have any issues with water supply, and it was likely the connection count regulation could be revised in the next legislative session. Ms. Dodd rescinded the motion for a 4" meter, Ms. Frazier seconded. All approved. Ms. Dodd made a motion for the RV park to have an additional 2" meter set to serve the facilities that were extended beyond the original parcels of land covered by the existing non-standard service agreement. Ms. Frazier seconded. All approved. Motion carried.

Resolution 2022-02; Contract with Kaufman County to administer Director Election: Kaufman County did not have the contract ready. Item tabled.

New Floor in Office Building: Mr. Reznicek requested additional information on the type of floor being quoted on. Nanci stated she would contact the companies for the needed information. Item tabled.

Dunaway/DBI Engineering: Nanci stated it was time to consider a new engineering firm to finish the CR 305 pump station since once again the project had stalled. Nanci explained that KSA Engineering was willing to complete the job and help with getting the USDA loan. Mr. Reznicek stated he just needed a motion to make it happen. Ms. Dodd made the motion to terminate Dunaway/DBI Engineering and hire KSA Engineering to complete the pump station project. Ms. Frazier seconded. All approved. Motion carried.


Executive Session: Ms. Dodd made the motion to adjourn to closed session at 8:44pm to discuss real property. Ms. Frazier seconded. All approved. Motion carried.

Open Meeting: Ms. Dodd made the motion to reconvene the open meeting at 9:15pm. Ms. Frazier seconded. All approved. Motion carried.

Executive Session Motion: No Action.

Manager's Reports: Ms. Frazier made a motion to accept the manager's reports. Ms. Dodd seconded. All approved. Motion carried.

Mr. Reznicek made a motion to adjourn the meeting at 9:24pm. Ms. Dodd seconded. All approved. Motion carried.



President, Randy Reznicek



Secretary/Treasurer, Harold Ross