

Approval of Minutes from  
November 20, 2023  
Board Meeting

**REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LUMBERTON MUNICIPAL UTILITY DISTRICT**

The regular meeting of the Board of Directors of the Lumberton Municipal Utility District was held on Monday, November 20, 2023, at 6:30 p.m. at the offices of the District pursuant to notice duly posted in accordance with the law. The following members of the Board were present:

Jimmy Burk

David Desormeaux

Roger Smith

David Pitchford

Nick Carter

Also present were Robb Starr, Carla McGallion, Mike Tywater and Benny Lewis as employees of the District, Jared Defrancis of LJA Engineering and Guy Goodson of Germer PLLC as legal counsel for the District.

Agenda Item No. 1: Prayer and Pledge. A quorum being present, the meeting was called to order where the prayer was led by Director Smith and pledge was led by President Carter.

Agenda Item No. 2: Public Comments of Agenda Items. None.

Agenda Item No. 3: Minutes. The Minutes of October 16, 2023 meeting were approved as presented.

Agenda Item No. 4: Presentation by Engineers – Wastewater Plant and Collection System Improvements Update - LJA Engineering. The Board recognized Jared Defrancis who reviewed the wastewater treatment plant expansion project and advised LJA representatives and District staff were focusing around design of the chlorine contact basin, the chemical storage and feed systems, the chemical building and the tertiary filters. Mr. Defrancis noted two changes to the site plans and advised that District staff and LJA had received on November 16 a revised TCEQ Permit and upon

completion of the public comment period, the new permit would be provided by TCEQ. Mr. Defrancis stated the TWDB environmental review was still not complete, but once complete, it would have to be advertised for public comments for an additional 30 days before final approval. Mr. Defrancis made a brief review of the sanitary sewer collection system projects and provided mapping showing the revised schematic layout of the wastewater treatment plant facilities. Mr. Defrancis closed with a presentation of the project design schedule and the summary of probable costs. The Board thanked Mr. Defrancis for his presentation.

Agenda Item No. 5: **Set Effective Date for Resolution 2023-04 a Resolution establishing a new fee structure to be charged for Water, Sewer Taps, and other Services.** The Board recognized Mr. Starr who stated the District simply needed to assign an effective date for Resolution 2023-04. After discussion and upon motion duly made by Director Burk and seconded by Director Desormeaux, the Board unanimously approved the effective date for Resolution 2023-04 as January 1, 2024.

Agenda Item No. 6: **Resolution 2023-05 a Resolution approving customer classification of water services to Emergency Service Districts.** The Board recognized the District Manager who advised the intent was to create a customer classification to provide a water billing rate to emergency service districts at \$0.23 per 1,000 gallons of usage up to 100,000 gallons and \$0.45 per 1,000 gallons over 100,001 gallons per month. Mr. Starr reviewed the prior relationship between the District and the emergency service district and the close collaboration both entities had in service to concurrent residents in Lumberton. Mr. Starr reviewed the stations and sites of the Hardin County Emergency Service District No. 2 and noted the ESD may consolidate services and eliminate multiple minimum bills for which the ESD was currently paying seven. Questions followed from the Board including Director Pitchford as to the providing of services for firefighting through meters and without charge.

Legal counsel noted the District could not provide free service, but that was for water and related services for consumption, and the District was providing water service for emergency services through the ESD. After discussion and upon motion duly made by Director Desormeaux and seconded by Director Burk, the Board unanimously approved Resolution 2023-05.

Agenda Item No. 7: Manager's Report.

**A. Presentation of Financial Statement and Accounts Payable.** The Board recognized Carla McGallion who presented the financial statements and accounts payable. Ms. McGallion began with providing a notice of reported deposits and pledges with Wells Fargo Bank and PNC Bank showing the closeout of certain accounts and the transition to First Financial Bank. Ms. McGallion then reviewed accounts payable in the amount of \$356,672.52 followed by a presentation of the budget showing revenues of \$822,079.18 and disbursements of \$666,789.91 for a net income for the month of \$155,289.27. A brief review was also made of the capital and operating budgets. Ms. McGallion reviewed the 5-year to month averages followed by a review of customer refunds. Questions followed as to the \$9,185.81 adjustment for Mansfield Properties, 4384 Quail Valley. Mr. Starr provided information concerning issues with the water meter and the adjustment based upon a review of prior service to this account. The Board was then presented with the financial graphs and charts for the month, and the Board thanked Ms. McGallion for her report.

**B. Presentation of Production Report and Operations Report.** The Board recognized Benny Lewis who noted that during the month of October, there were no wastewater treatment plant exceedances and no issues with the water treatment plant, but did note one recorded accident with no loss time involving one District employee. Mr. Lewis then presented the overtime comparison for the month followed by the monthly production report as well as the customer service and system

charts and graphs. The report was concluded with a presentation of the vehicle mileage and maintenance report and the log of complaints. The Board thanked Mr. Lewis for his report.

**C. Presentation of Current Projects**

1. **Heart Smart.** The Board recognized Mike Tywater concerning the Heart Smart request to provide a free evaluation of District employees for heart disease screening. Following questions from the Board, Mr. Tywater stated that staff would be advised of the proposed service and determine if the staff was interested in pursuing the heart disease screening.

2. **Parking Lot Striping.** It was noted the District would be requesting service quotes for the restriping of its parking lot.

3. **TXDOT Proposed Route.** The Board recognized Mr. Starr who provided a mapping of the TxDOT route of proposed highway extension 287 west through undeveloped areas in the District. Mr. Starr closed his remarks with noting the date of the District's Christmas party.

**D. Presentation of Directors' Reports.** None.


Agenda Item No. 8: Public Comments. None.

Agenda Item No. 9: Payment of Bills. After discussion and upon motion duly made by Director Pitchford and seconded by Director Burk, the accounts payable were approved for payment as presented.

Agenda Item No. 10: Adjournment. There being no further business, the meeting was adjourned at 7:20 p.m.

ATTEST

Secretary of the Board

  
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President of the Board