

**FLYING L PUBLIC UTILITY DISTRICT  
REGULAR MEETING – SEPTEMBER 11, 2023  
M I N U T E S**

**CALL TO ORDER:** The September 11, 2023 regular meeting, of the Flying L Public Utility District; is called to order by President Judd Ryan at 6:39 PM. Additional Board Members in attendance are Steve Childers, Leslie Rector, and Larry Marsh. Will Dietrich arrived at the meeting at 6:50 PM. **A quorum was established.** Also, in attendance is the MOC Representative John Montgomery

**Guest(s) in Attendance:** Michaela Hevenor, John Goode, Gary Geldart, Nichole Lawliss, Jan Brooks, Megan Ryan, and Rayla Childers. And Katherine Lee on Zoom

**PUBLIC COMMENTS:** None

**APPROVE MINUTES FROM PREVIOUS MEETING:** After a review of the August 25, 2023 Special Meeting Minutes on the proposed tax rate, **a motion** was made by Rector, 2<sup>nd</sup> by Childers to approve the Special Meeting Minutes on August 25, 2023 as written. **Unanimous**

**FINANCIAL REVIEW:** Steve Childers went over the Financial Reports which includes the July through August Profit & Loss, the August Profit & Loss Year Comparison, the Balance Sheet, and the Expenses by Vendor Summary. Revenue was up, expenses were in-line – financially doing well.

**REVIEW AND PAY MONTHLY BILLS:** After reviewing and discussing the reports a **motion** was made by Rector, 2<sup>nd</sup> by Childers to accept the reports and pay the monthly bills totaling \$29,774.84 with a transfer of \$22,000 from Deposit Account #266 to Deposit Account #816, both at Bandera Bank. **Unanimous**

**REVIEW AND DISCUSS OPERATIONS:** John from MOC went over his monthly Operations Report noting total receipts collected from services, water & sewer connections and the water tests taken, one routine and one special – both results “good”, and the water usage by the community. An E. coli test will be taken next month. John will look into the 120-day late payments amount totaling \$351.18 to get that cleared up. The parts were received for the Air Release Valve (a vent to release air pressure from the water line) for 489 Glenvalley. A pipe will be placed by the vent to help protect it. MOC repaired the PUD water line on Shady Oak. They worked on the leak in between Valley Oak and Whartons Dock, it’s leaking again. Will go back with a longer clamp. A sewer tap line was adjusted to obtain the proper grade. The chlorinators at both wells have not had preventive maintenance (PM) in two years. They should be done every year. They will be serviced ASAP.

Judd asked about the propane levels in the generators. MOC will check the levels. Leslie asked about the hydrant flushing schedule. John said all dead-end hydrants are flushed monthly, the ones that are considered hot spots are done as needed, and done during annual maintenance.

**ADMINISTRATOR’S REPORT:** Steve said two builders wanted taps but have not supplied the proper paperwork with the county approved septic systems as yet. He reported that the well levels have stabilized in the month of August after dropping an unprecedented 70 feet in one month. He attributed the drop to the Resort’s irrigation of the golf course. It appears that multi people contacted the River Authority about the water usage by the Resort. That may have been the reason the Resort backed off the constant irrigation. Leslie asked Steve if he would send out an informational alert about not dumping grease down the drains which will cause unnecessary costly maintenance and additional chemicals to counter-act the grease. These costs will be passed on to the sewer customers. Also, complement the residents that are doing a great job in conserving our water supply and let the other 90 residents that were at 10,000 to 30,000 gallons last month that they need to do better. John Montgomery said he has a “grease” flyer (do’s and don’ts) he will send over to Steve for publication. Leslie mentioned possible agenda items for November 1. Rework the Water Maintenance Plan (Drought) 2. Irrigation Policy 3. Back-flow Policy/Procedures & others.

## **OLD BUSINESS (Discuss & Consider)**

**Commercial Sewer Rates and Grease Trap Procedures & Cost:** The PUD currently uses a flat rate system for commercial sewer rates. Steve created a chart showing what the cost is for the Resort using the current flat rate system, then using a base plus usage cost, and comparing sewer systems cost breakdowns in Bandera, Kerrville, and Boerne which all use the usage cost system. **A motion** was made by Childers, 2<sup>nd</sup> by Marsh to go to the proposed rate of \$55 base and \$6.50 per 1,000 water usage. **Unanimous** The Board will verify 3 or 4 locations to make sure they are being charged properly. This new rate will begin on the next billing cycle. Once the rate sheet is drawn up two Board members will arrange to meet with the Resort owners to notify them of the requirement to have proper grease traps and sample wells, procedures, cost of monitoring once a month, and maintaining a manifest log. The size of the grease trap is determined by the number of units in the facility such as drains. The resort will be building a new kitchen where the cart barn was, it will be important to let them know the requirements before that begins.

## **NEW BUSINESS (Discuss & Consider)**

**Set Tax Rate:** Steve presented the newspaper ad indicating the proposed tax rate. Having no further discussion, **a motion** was made by Rector 2<sup>nd</sup> by Marsh to set this year's tax rate lower than last year's at \$0.383083 per \$100 assessed value. **Unanimous**

**Executive Session:** The meeting was adjourned at 7:19 PM to enter into ES to interview all the applicants for the Administrator Position. The applicants are Michaela Hevenor, Jan Brooks, Nicole Lawlis, and Gary Geldart. Each one submitted a resume and met individually with the Board. The Board tentatively made a decision and is waiting for one more piece of information before finalizing it.

## **Open Meeting was reconvened at 7:45 PM**

**Zoom Meetings:** After hearing the opinions of the Board Members, **a motion** was made by Rector, 2<sup>nd</sup> by Marsh to discontinue the use of Zoom Meetings. **Unanimous**

**Trash Policy & Rates:** The Steve presented his concerns about the new trash policy. After much discussion the trash policy will remain the same and **a motion** was made by Marsh, 2<sup>nd</sup> by Dietrich to raise the garbage rate from \$12 to \$15 effective on the next billing cycle. **Unanimous**

**Next Meeting:** The next month's regular meeting date for the Flying L PUD is scheduled for Monday, October 9, 2023 at 6:30 PM at the PUD Building

**Adjourn:** Having no further business, the meeting was adjourned at 8:15 PM

Presented for review and approval,  
Leslie L. Rector, Secretary/Treasurer for the Flying L Public Utility District