

Lake Forest Estates Clean Water District

Board of Trustee Meeting
December 8, 2022 at 6:00 pm
lfecwd.office@gmail.com
Next Meeting: January 12, 2023

Call to Order: Chairman Mark Basler

Roll Call: Mark Basler, Jim Donze, Bruce Giesler, Don Kuehn
Absent with notice: Eric Kelley

Approval of Agenda: Motion made by Don Kuehn. Seconded by Bruce Giesler. Motion passed with all in favor.

Approval of Previous Meeting Minutes: Motion made by Jim Donze. Seconded by Bruce Giesler. Motion passed with all in favor

Office Administrator: Julie Orrick

- Our DNR ARPA application was denied. Our application score was 50.00 out of 370.00. What this means is that there are many communities that **need** water and wastewater upgrades for the health of their community. Our application was for DNR recommendations of a fence around the water tank and security cameras installed at the well houses, water tank and treatment center. We will continue to apply for grants through the Missouri Department of Natural Resources – State Revolving Fund. This program also offers 50% grant money for our projects.
- 2023 1st quarter invoices will be mailed/emailed the week of December 19th with a due date of January 20, 2023
- An example of the EPA questioner was handed out, a copy will also be on the LFE website. This questioner will be filled out by Tom Duro during the meter install.

Property Manager: Tom Duro

Well's Report: #1 572,000 gallons #2 651,800 gallons Total gallons used: 1,223,800 gallons

- The lagoons are normal. We have an aerator that is working slow, we will continue to monitor it
- CE Contracting began the valves and hydrants on 11/29/22. These are all installed except for 4 additional installs on Hilltop and Lakeview. The meter pits will begin on Cedar Circle next week.
Q: Will the pits be dug by hydro?
A: CE will use hydro to open them up and then dig.
- We will need to supply the connect fittings (for the meters) at about \$50.00 each, this was expected as we did not know what size fitting was needed for each home. So far, we have four different sizes for four different types of material.

Treasurer's Report: Don Kuehn

- Total Assets: \$115,967.44 This amount includes the checking account \$94,373.07
- Total Expenses: \$9,199.90
- Motion to approve financials made by Jim Donze. Seconded by Bruce Giesler. Motion passed with all in favor

Communication Received: Don Kuehn

1. Thanks for all the communication. You've done a great job and are very much appreciated. I have never been under a boil water order before and never really thought about a lot of what that entailed – but ultimately a little inconvenience, some paper products and a lot of bottled water isn't the end of the world! Have a great day and I hope it all goes smoothly from here on out. (email)
2. Thank you for these communications. They are very helpful for planning. We appreciate everyone's work on behalf of our community! (email)

3. Central States Water Resources wants to buy our water and wastewater utility so they can manage it. This is not the first time we've been approached about the sale of our facility. We've decided in the past that we will not sell our utility. Although the program is good, these companies need to make a profit also, meaning our utility bills would go up in order for that to happen.

Open Forum: Don Kuehn

- Q: Rory Shelton: On the EPA questioner, how do we know what to answer on some of these if we don't know what type of pipes, fittings or when they were installed.

A: Tom Duro: CE Contracting has the date the home was built and what was the common material used during that timeframe. There are a couple of "unknown" answers on the form, we will use that if we can't find the answer.

Old Business: Mark Basler

- The setters and remaining lids were delivered on Tuesday. We have all the materials needed except the Corp stops, PVC saddles and the connectors. The connectors will come out of our pocket since we didn't know what size and how many to order until we being installing the meters. The approximate cost of the connectors will be \$50.00 each for 290 homes.
- The cutoff to register for Don Kuehn's seat on the Board of Trustees is December 29, 2022. Don will be running again as he wants to see these projects through to completion. But if you would like to run for this position, you will need to register at the court house by 12/29/22

New Business: Mark Basler

- We suggest having some bottled water on hand, we had a water boil advisory for approximately 4 days, it's better to be prepared.
- We are communicating with everyone by email and text regarding the construction and possible water shut offs. If you don't receive these messages, please call Julie at 573-483-9833 to be added to the list.
- When the CWD originally applied with Missouri state for the business license, a box was left unchecked. The CWD caught this and sent paperwork to Missouri state immediately. The state contacted the CWD office in November to notify us of the correction and to let the office know that state taxes no longer need to be collected for the sale of water. The amount the CWD has paid in the year 2022 will be applied as a credit towards the sale of water for the county taxes. The quarterly amount due of \$129.53 will not change, the \$2.03 (state tax amount) will be applied to the water budget for the new equipment. Motion was made by Don Kuehn. Seconded by Bruce Giesler. Motion passed with all in favor.
- Mike Hartman with the USDA has accepted a position with Washington DC in another capacity. He will call the office with the name of our replacement but in the meantime, he covered some topics the Board has questions on regarding our USDA loan for the wastewater project.
 1. The CWD will need three accounts for wastewater only.
 - a. The loan account: at the end of construction, this account will need \$159,828.00 for the first sweep. This can also be our wastewater operating account.
 - b. Debt Service Account: This account is needed (per our contract) as reserve in case we are unable to make our USDA payment(s). This account can be interest bearing.
 - c. Short Lived Assets: This account is for the replacement or repair of the equipment. This account can also be interest bearing.
 2. The monthly payment to the USDA is \$13,319.00 for the loan, \$1,332.00 for the Debt Service Account and \$3,175.00 for the Short-Lived Assets. This equals \$82.00 per month, per home. The Board will work on a spreadsheet to explain the payments and how to take the residents from paying \$26.15 per month to \$82.00 per month by the end of construction (for wastewater only).
 3. The Board appreciates everyone's patience during this time, it's new for all of us.

Motion to adjourn: Motion made by Bruce Giesler. Seconded by Jim Donze. Motion passed with all in favor.

Please note that the Board of Trustees may adjourn to close sessions pursuant to the Revised Statues of the State of Missouri to discuss legal, confidential or privileged attorney-client pursuant to Section 310.021 (1), real estate matters pursuant to Section 610.021 (17) or for any other reason allowed by Missouri Law