Fayette County Water Control & Improvement District – Monument Hill

100 Country Club Drive
La Grange, TX 78945
(979) 968-5514

MINUTES

of the June 11, 2026
Regular Board of Directors Meeting

Directors Present:	Seth Gunn, President; Jay Watson, Vice President; Bobby Gilmore, Secretary; Chester Johnson, Director
Directors Absent:	Mike Wallace, Treasurer;
Others Present:	Bradley Loehr, BEFCO Engineering; Kathy Martire, Inframark; Lori Steffek, General Manager

The regular meeting was called to order by Mr. Seth Gunn, President, at 11:01 a.m. on June 11, 2026, at the Fayette County WCID - Monument Hill District Office located at 100 Country Club Drive in La Grange, Texas.

Agenda Item #1 Public Comments - No public comments were received.

Agenda Item #2 Approval of Minutes from the May 14, 2026 Regular Board of Directors Meeting: The Minutes from the May 14, 2026 regular Board of Directors meeting were presented for approval.

Mr. Chester Johnson made a motion, seconded by Mr. Jay Watson, to approve the Minutes of the May 14, 2026 regular board of directors meeting, as presented. The motion passed unanimously with four Directors being present and voting.

Agenda Item #3 Treasurer's Reports and approval of bills: Mrs. Steffek presented the May treasurer's reports for Mr. Wallace. The May Operating Fund beginning of the month balance was $435,711.65. Property tax revenue, in the amount of $2,735.07, was received during the month. TexPool change in valuation gains of $1,124.19 were reported, with a daily yield of 3.64%. Cash receipts for the month totaled $45,172.02. Expenses for the month of May totaled $32,077.28, leaving the district with a total combined end-of-the-month operating fund bank balance of $448,806.39. Operating Fund disbursements for the period of May 15 – June 11, 2026, pending approval, totaled $30,791.17. No extraordinary expenses were reported during the month.

Mr. Chester Johnson made a motion, seconded by Mr. Bobby Gilmore, to approve the May 2026 Operating Fund Treasurer's Report, and to pay the Operating Fund disbursements for the period May 15 – June 11, 2026, as presented for a total of $30,791.17. The motion passed unanimously with four Directors being present and voting.

Mrs. Steffek reviewed the May 2026 Debt Service Fund Report. The combined beginning of the month balance was $111,282.49. Property tax revenue, including penalties and interest, in the amount of $3,235.38 was received during the month. The district received $1.61 in interest income from the RTSB MM Debt Service account. TexPool change in valuation gains of $331.67 were reported, with a daily yield of 3.64%. The RTSB end of the month balance was $3,079.48. The TexPool end of the month balance was $111,771.67. The Debt Service Fund had a combined end of the month balance of $114,851.15. There were no Debt Service Fund disbursements for the period of May 15 – June 11, 2026.

Mr. Chester Johnson made a motion, seconded by Mr. Jay Watson, to approve the May 2026 Debt Service Fund Report with no Debt Service Fund disbursements pending for the period May 15 – June 11, 2026.

Agenda Item #4 President's Report: No report was given.

Agenda Item #5 Operations Report:

1. Water Plant 1 Chlorination System: Mr. Glenn Goode installed the chlorination system the week of May 25th and conducted training on June 1st.
2. Johnson Lift Station: Repair parts were received the evening before the meeting and Mr. Daniel Wick expects to have the pump repaired and installed within a week. Mr. Wick suggested that given the inflated cost and lead time on Flyght parts, it might be in the best interest of the district to consider replacing the current pump rail system with a more generic rail system that would accommodate Gould's pumps. Total approximate cost to replace the rail systema and purchase two new pumps would be about $15,000. If, for some reason, the Flyght pump can't be repaired with the new parts, it would be Mr. Wick's recommendation that the district go this route since just (1) new Flyght pump costs in excess of $15,000.
3. Well 4: On Saturday, June 6th, Well #4 went down temporarily due to a broken wire that goes into the electrical filter reactor. The filter was temporarily bypassed and then fully replaced on June 8th. No interruption in service occurred.
4. Election of (3) District Directors to be held on November 3, 2026: The Fayette County Election's Administrator, Donna Macik, will not be able to provide the days and times of early voting or the pricing for the elections contract until the week of June 22nd so agenda items #8 and #9 will have to be tabled until the July meeting.
5. TRWA GIS Mapping: For TRWA to capture approximately 116 manhole locations ($12 per location) would increase the mapping project cost by $1,392 ($7,447 vs. $8,839) if they do it at the same time when they're onsite to gather the meter locations, which is scheduled for June 24-26th.
6. TRWA Training & Technical Conference: Mrs. Steffek will be out of the office July 14-16th while attending the conference in Galveston.
7. FYE March 31, 2026 Financial Audit: This will be presented at the July regular meeting.

Ms. Martire reported total water produced for the month of May was 2.132M gallons, with the average daily production rate being 69,000 gallons. Maximum water production for one day was 91,000 gallons and minimum production was 40,000 gallons. It was reported that 1,693,969 gallons of wastewater were sent to the City of La Grange for treatment during the month of May. The maximum wastewater flow in one day was 108,063 gallons and minimum flow was 49,536 gallons, producing an average of 58,413 gallons of wastewater per day being sent to the city for treatment. No bulk water was purchased during the month. Rainfall received during May totalled 9.0 inches. Ms. Martire also reported that the fire hydrant repairs approved at the April board meeting were underway and should be completed within two weeks.

Agenda Item #6 Engineer's Report: Mr. Loehr reported that the district's new HACH chlorine analyzer was installed at the end of May and after a few system tweaks and one minor chlorine leak, everything appears to be working well. The district's handheld chlorine analyzer was calibrated and corresponds correctly to the chlorine analyzer reading in the control room. He also reported that Mr. Glenn Goode adjusted the SCADA chlorine alarm rates to 1.2 ppm on the low end and 4.0 ppm on the high end.

Agenda Item #7 Consider and take appropriate action on approving "The Notice of Deadline to File an Application for Place on the Ballot for Cities, School Districts and Other Political Subdivisions" (Texas SOS Form 2-1): Mrs. Steffek presented the Notice of Deadline to File an Application for Place on the Ballot for cities, School Districts and Other Political Subdivisions for the upcoming election of the (3) district directors whose terms are expiring in November 2026 (Bobby Gilmore, Seth Gunn and Chester Johnson). All (3) of the directors whose terms are expiring will be seeking re-election. The election will be held on November 3, 2026. Applications for a place on the general election ballot will be received from July 18th – August 17th, 2026. She reported that more information and action on the election would be presented at the July 9th regular meeting.

Mr. Jay Watson made a motion, seconded by Mr. Chester Johnson, to approve The Notice of Deadline to File an Application for Place on the Ballot for Cities, School Districts and Other Political Subdivisions" (Texas SOS Form 2-1) as presented. The motion passed unanimously with four Directors being present and voting.

Agenda Item #8 Consider and take appropriate action on the Calling / Ordering of a General Election on November 3, 2026 for (3) District Directors: This matter was tabled until the July 9th regular meeting.

Agenda Item #9 Consider and take appropriate action on approving the contract with the Fayette County Elections Administrator for the handling of the district's November 3, 2026 General Election of (3) Directors: This matter was tabled until the July 9th regular meeting

Agenda Item #10 Consider and take appropriate action on approving Sewer Adjustment charge for the property located at 211 Rolling Hill Dr.: Mrs. Steffek reviewed with the board the Sewer Charge Adjustment Application she received from the property owner at 211 Rolling Hill Dr. The winter water use average for this property was 38,000 gallons yielding a $310.26 monthly sewer rate due to the owner running the sprinkler system during the averaging period. The property is currently vacant and for sale by owner. The owner understands that only one adjustment every five years can be made for sprinkler system use. Mrs. Steffek recommended to the board that the owner's winter water use average be reduced to 4,000, based on review of the last 5 years of historical monthly use, and their fixed sewer rate be adjusted to $57.60 per month, retroactively to April 1, 2026. This would result in a one-time credit reimbursement of $507.85 to be applied to the property owner's account.

Mr. Jay Watson made a motion, seconded by Mr. Chester Johnson, to approve the sewer charge adjustment request for the property owner of 211 Rolling Hill Dr.; to reduce the existing winter water use average from 38,000 to 4,000; to retroactively lower the monthly sewer charge from $310.26 to $57.60; and to issue a one-time credit in the amount of $507.85 for sewer charges paid for the months of April and May 2026. The motion passed unanimously with four directors being present and voting.

Agenda Item #11 Consider and take appropriate action on items to be placed on the next agenda: Items were identified and placed on the agenda for the next regular Board of Directors meeting currently scheduled for Thursday, July 9, 2026 at 11 a.m. at the District offices, located at 100 Country Club Drive, La Grange, Texas.

There being no further business to come before the Board, Mr. Bobby Gilmore made a motion, seconded by Mr. Jay Watson, to adjourn the meeting. The motion passed unanimously with four Directors being present and voting.

The meeting was adjourned at 11:43 a.m.

Mr. Bobby Gilmore
Secretary

Mr. Seth Gunn
President

Fayette County WCID-Monument Hill
Operating Fund Report
May-26

		Annual Budget	To Date Budget	To Date Actual	% FY	Monthly Budget	This Month Actual
Operating Fund Report							
Receipts:							
4100	Water	300,000.00	50,000.00	45,553.82	0.15	25,000.00	21,334.81
4200	Sewer	228,000.00	38,000.00	38,546.94	0.17	19,000.00	17,900.30
4300	MHPOA (clerical services)	17,600.00	2,933.33	2,944.62	0.17	1,466.67	1,472.31
4320	Property Tax	68,000.00	11,333.33	6,284.82	0.09	5,666.67	2,735.07
5391	Interest on Deposits	-	0.00	21.64	0.00	0.00	10.87
5392.1	TexPool Op Fund Acct Change in Valuation	9,400.00	1,566.67	2,202.73	0.23	783.33	1,124.19
Total Budgeted Receipts:		$ 623,000.00	$ 103,833.33	**$ 95,554.57**	**0.15**	$ 51,916.67	**$ 44,577.55**
4101	Bulk Water Sales			0.00			0.00
4110	Taps-Water			0.00			0.00
4111	Customer Svc Inspection-Water			0.00			0.00
4120	Reconnection Fees			50.00			50.00
4210	Taps-Sewer			0.00			0.00
4330	Pen & Int. Service			521.52			62.01
4331	Pen. & Int. Standby			0.00			0.00
4322	Pen. & Int. Maint Tax			581.75			287.98
2114	Utility Tax			405.95			194.48
3951	Trans from Savings			0.00			0.00
3953	Trans from Capital			0.00			0.00
2151	Renters Deposit			0.00			0.00
3957	Bank Loan			0.00			0.00
5380	Miscellaneous			0.00			0.00
Total Receipts:				**$97,113.79**			**$45,172.02**
Operating Fund Beginning of Month Balance							$435,711.65
Available Operating Funds:		**1-May-26**					**$480,883.67**
Disbursements:							
Water Expenses							
6100	Bulk Water Purchased	2,000.00	333.33	4,978.59	2.49	166.67	0.00
6134	Contract Labor Water	56,000.00	9,333.33	8,810.78	0.16	4,666.67	4,405.39
6135	Maint & Repair Water	30,000.00	5,000.00	3,853.56	0.13	2,500.00	482.46
6136	Meter Installation Water	-	0.00	0.00	#DIV/0!	0.00	0.00
6137	Meter Reading	1,000.00	166.67	993.40	0.99	83.33	0.00
6141	Electric Utility Water	25,000.00	4,166.67	3,570.11	0.14	2,083.33	2,013.83
6142	Chemicals Water	13,000.00	2,166.67	2,216.86	0.17	1,083.33	1,665.83
6143	TCEQ Compliance Expense	10,000.00	1,666.67	0.00	0.00	833.33	0.00
6143.1	Generator Maintenance & Inspection	4,000.00	666.67	0.00	0.00	333.33	0.00
6144	Repair Materials Water	17,000.00	2,833.33	931.33	0.05	1,416.67	508.00
6145	Meter Expense	1,000.00	166.67	0.00	0.00	83.33	0.00
6151	Telephone Water	3,500.00	583.33	211.38	0.06	291.67	105.69
6175	Inspection Expense Water	3,500.00	583.33	0.00	0.00	291.67	0.00
Sewer Expenses							
6201	Sewage Treatment	118,000.00	19,666.67	18,902.60	0.16	9,833.33	9,451.30
6201.1	Sewage Treatment - Overage	20,000.00	3,333.33	2,352.04	0.12	1,666.67	845.55
6234	Contract Labor Sewer	14,000.00	2,333.33	2,202.68	0.16	1,166.67	1,101.34
6235	Maint & Repair Sewer	13,000.00	2,166.67	838.78	0.06	1,083.33	605.26
6241	Electric Utility Sewer	3,500.00	583.33	505.06	0.14	291.67	261.86
6244	Repair Materials Sewer	4,000.00	666.67	115.66	0.03	333.33	93.63
6251	Telephone Sewer	3,000.00	500.00	0.00	0.00	250.00	0.00
General Expenses							
1317	Furniture & Fixtures	-	0.00	0.00	#DIV/0!	0.00	0.00
6310	Director's Fees	7,000.00	1,166.67	800.00	0.11	583.33	400.00
6311	Salaries & Wages	52,245.00	8,707.50	8,037.69	0.15	4,353.75	4,018.84
6313	Group Insurance Premiums	18,000.00	3,000.00	2,866.12	0.16	1,500.00	1,433.06
6314	Employers Tax Expense	5,500.00	916.67	804.86	0.15	458.33	338.02
6315	Workers Comp Premiums	1,300.00	216.67	179.16	0.14	108.33	89.58
6320	Legal Fees	3,000.00	500.00	0.00	0.00	250.00	0.00

		Annual Budget	To Date Budget	To Date Actual	% FY	Monthly Budget	This Month Actual
6321	Audit	9,000.00	1,500.00	0.00	0.00	750.00	0.00
6322	Engineering Fees	8,000.00	1,333.33	1,120.00	0.14	666.67	800.00
6324	Laboratory Expense	13,000.00	2,166.67	935.40	0.07	1,083.33	135.70
6325	Election Expense	2,000.00	333.33	0.00	0.00	166.67	0.00
6326	Permit Fees	650.00	108.33	0.00	0.00	54.17	0.00
6330	Appraisal District Fees	4,500.00	750.00	984.00	0.22	375.00	984.00
6332	Service Acct Collection (ACH)	200.00	33.33	10.00	0.05	16.67	20.00
6334	Contract Labor/Temp. Expense	-	0.00	0.00	#DIV/0!	0.00	0.00
6335	Maint. & Repairs Office Bldg	2,000.00	333.33	0.00	0.00	166.67	0.00
6338	Legal Notices	2,500.00	416.67	47.00	0.02	208.33	0.00
6340	Printing & Office Supplies	4,000.00	666.67	113.12	0.03	333.33	0.00
6350	Postage	3,300.00	550.00	461.37	0.14	275.00	0.00
6351	Phone/Internet Office	2,200.00	366.67	324.96	0.15	183.33	162.45
6353	Insurance & Bond Premiums	18,000.00	3,000.00	2,429.18	0.13	1,500.00	1,214.59
6353.1	Director & Personnel Bond Premiums	500.00	83.33	50.00	0.10	41.67	0.00
6354	Travel & Per Diem	2,000.00	333.33	42.00	0.02	166.67	0.00
6359	Information Technology	3,000.00	500.00	366.50	0.12	250.00	183.25
6362	Dues & Subscriptions	5,000.00	833.33	23.88	0.00	416.67	0.00
7362	Interest on Notes	-	0.00	0.00	#DIV/0!	0.00	0.00
7395	Miscellaneous	1,605.00	267.50	550.00	0.34	133.75	550.00
3957	Payments on Notes	33,000.00	5,500.00	32,647.36	0.99	2,750.00	0.00
Total Budgeted Disbursements		543,000.00	$90,500.00	**$103,275.43**	**0.19**	$45,250.00	**$31,869.63**

6171	Tap Connection-Water		0.00	0.00
6271	Tap Connection-Sewer		0.00	0.00
7306.01	Capital Outlay - Johnson Lift Station	0.00	0.00	0.00
7306.02	Capital Outlay - Chlorine Building	0.00	0.00	0.00
7306.03	Capital Outlay - WP Facility Imprvmnts	15,000.00	0.00	0.00
7306.04	Capital Outlay - AMR System	0.00	0.00	0.00
7306.05	Capital Outlay - LS Facility Improvmnts	0.00	0.00	0.00
7306.07	Capital Outlay-Pumphouse Repairs	0.00	0.00	0.00
7306.08	Capital Outlay-Painting Pressure Tanks	0.00	0.00	0.00
7306.09	Capital Outlay-Fire Hydrants	21,000.00	0.00	0.00
7306.10	Capital Outlay-WP2 GST	0.00	0.00	0.00
7306.11	Capital Outlay-SS Eval / Improvements	0.00	0.00	0.00
7306.12	Capital Outlay-Sewer pumps/rebuild	12,000.00	0.00	0.00
7306.16	Capital Outlay - Well #4	0.00	0.00	0.00
7306.17	Capital Outlay -Tank Mixers	0.00	0.00	0.00
7306.19	Capital Outlay - Water Lines	4,000.00	0.00	0.00
7306.20	Capital Outlay-Well #3	0.00	0.00	0.00
7306.22	Capital Outlay-Sewer Lines	28,000.00	0.00	0.00
7306	Capital Outlay-Total		**0.00**	
3915	Renters Deposit Return		106.91	106.91
4310	Overcharge Return		0.00	0.00
2114	Utility Tax Payment		0.00	0.00
4311	Returned Checks		(146.90)	100.74
Total Disbursements:			**$103,235.44**	**$32,077.28**

Operating Fund Cash Balance **31-May-26** **$448,806.39**

Account Balances And Locations

Operating Accounts

	NBT	RTSB	TexPool	Total
Beginning of Month Balances	$66,928.91	$9,045.39	$359,737.35	$435,711.65
Receipts, Interest, Valuation Changes	$41,023.21	$3,024.62	$1,124.19	$45,172.02
Disbursements	$32,077.28	$0.00	$0.00	$32,077.28
Transfers	$0.00	($9,000.00)	$9,000.00	$0.00
Ending Month Balances	$75,874.84	$3,070.01	$369,861.54	$448,806.39

Account balances reflect the balance at the maturity day during the month or the end of the month balance.

*TexPool balances are invested in compliance with the Public Funds Investment Act (PFIA). The TexPool daily yield on 06/03/2026 was 3.64%.

Prepared By: _____, Treasurer Date: 6.11.26

Fayette County WCID - Monument Hill
Operating Fund
Board Approval of Disbursements May 14 - June 11, 2026

Operating Fund Disbursements

Account	Vendor	Check Number	Amount	Verified	Paid	Not Paid
6332	NBT - ACH Acct Service Collection	ACH	20.00	X	X	
6314	IRS - employer/employee 941 taxes	EFT	1,147.46	X	X	
6310	Bobby Gilmore - directors fees	14435	92.35	X	X	
6310	Seth Gunn - directors fees	14436	92.35	X	X	
6310	Chester Johnson - directors fees	14437	92.35	X	X	
6310	Mike Wallace - directors fees	14438	92.35	X	X	
6330	FCAD - 3rd Qtr 2026 Tax Collection	14439	984.00	X	X	
6313	TX Health Benefits - Emp & Dep Ins Premium	14440	2,249.50	X	X	
7395	TRWA - Tech Training Conf (L Steffek)	14441	550.00	X	X	
6311	L Steffek - paycheck	DD	1,240.20	X	X	
6142	PVS/DX - chlorine	14442	441.03	X	X	
6144	Accurate Meter - 3/4" & 1" brass flares	14443	508.00	X	X	
6134	Inframark - May contract water operations	14444	4,405.39	X	X	
6234	Inframark - May contract sewer operations	14444	1,101.34	X	X	
6141	FEC-Well# 1	14445	1,380.72	X	X	
6241	FEC-River lift pump	14445	111.28	X	X	
6141	FEC-Booster tank	14445	405.02	X	X	
6241	FEC-Johnson Lift Station pump	14445	124.03	X	X	
6141	FEC-Well# 3	14445	82.06	X	X	
6311	L Steffek - paycheck	DD	1,240.20	X	X	
6201	LG Utilities - sewer treatment	14446	9,481.75	X	X	
6201	LG Utilities - overage sewer treatment	14446	2,036.71	X	X	
6241	LG Utilities - The View Lift Station electricity	14447	45.44	X	X	
6353	TML IRP - monthly property, liability ins premium	14448	1,214.56	X	X	
6315	TML IRP - worker's comp ins premium	14448	89.58	X	X	
6235	Inframark - non contract sewer labor	14449	64.48	X	X	
6244	Inframark - sewer repair materials	14449	22.03	X	X	
6324	Inframark - bacT samples	14449	165.60	X	X	
6351	Sparklight - office phone/internet	14450	162.45	X	X	
6359	Barcom - Managed IT / Backup (Jun)	14451	183.25	X	X	
6135	Hess Landscape - May mowing water plants	14452	430.00	X	X	
6235	Hess Landscape - May mowing sewer plants	14452	240.00	X	X	
6142	PVS/DX - cylinder rental	14453	110.00	X	X	
6322	BEFCO Eng - May PE Fees	14454	80.00	X	X	
6151	Lori Steffek - reimb cell phone/tablet expense	14455	105.69	X	X	
	Total for Paid		**30,791.17**			
	Total for Unpaid		-			
	Total Operating Fund Disbursements		**$30,791.17**			

Disbursements listed above are approved for payment by the action of the Board of Directors

Director's Signature _____ Date: 6.11.26

Fayette County WCID - Monument Hill
Debt Service Fund Report
May-26

Debt Service Fund Report

Receipts:

		To Date Actual	This Month Actual
4325	Property Tax Revenue (I&S)	6,731.14	2,927.17
4326	Property Tax - Interest & Penalty	624.51	308.21
5391.2	Debt Service Fund Interest	3.55	1.61
5392.3	TexPool Debt Svc Acct Change in Valuation	637.33	331.67
Total Receipts:		7,996.53	**$3,568.66**

Debt Service Fund Beginning of Month Balance

1134	Round Top State Bank MM		$9,342.49
1135	Round Top State Bank CD		$0.00
1114	TexPool Debt Service Account		$101,940.00
Total Fund Deposits		**1-May-26**	$111,282.49

Available Debt Service Funds: **May-26** **$114,851.15**

Disbursements:

		To Date Actual	This Month Actual
6332.2	Debt Svc Fund Bank Charges	0.00	0.00
6340.2	Debt Svc Fund Printing Charges	0.00	0.00
3956	Series 2017 Bond Sale Debt Service	0.00	0.00
7363	Bond Administration Fees	0.00	0.00
Total Fund Disbursements		**0.00**	**0.00**

Debt Service Fund End of Month Balance **31-May-26** **$114,851.15**

Account Balances And Locations

Debt Service Fund Account	RTSB MM	RTSB CD	TexPool	Total
Beginning of Month Balances	$9,342.49	$0.00	$101,940.00	$111,282.49
Receipts, Interest, Valuation Changes	$3,236.99	$0.00	$331.67	$3,568.66
Disbursements	$0.00	$0.00	$0.00	$0.00
Transfers	($9,500.00)	$0.00	$9,500.00	$0.00
End of Month Balances	$3,079.48	$0.00	$111,771.67	**$114,851.15**

Account balances reflect the balance at the maturity day during the month or the end of the month balance.
*TexPool balances are invested in compliance with the Public Funds Investment Act (PFIA). The TexPool daily yield on 06/03/2026 was 3.64%.

Prepared By: _____, Treasurer Date: 6.11.26