

PBUWCD
Board of Directors Meeting
MINUTES
July 27, 2023
REGULAR BOARD MEETING

1. The President established quorum and called the meeting to order at 7:29pm. Present were President Richie Tubb, Members Raymond Straub and Ed Miller, and Amy Bush and Ray Brady.
2. Public Comment (Limited to 5 minutes and may speak on any agenda item). There was no public comment.
3. The Board will consider approval of the minutes from the board meeting and executive session on June 27, 2023. Raymond Straub made the motion to approve the minutes. Ed Miller seconded and the motion passed unanimously.
4. The Board will consider approval of a report on the district's financial status and bills incurred since last meeting. Ed Miller made the motion to approve the financials with Raymond Straub seconding and all voting aye.
5. The Board will discuss and consider taking action on the District's financial policy and/or procedures. No action.
6. The board will consider signing approved past minutes. All minutes were signed last meeting. No action.
7. The Board will consider approval of applications, extensions, and amended permits received since the last meeting. After consideration of permits, Ed Miller made the motion to approve them. Raymond Straub seconded the motion and it passed unanimously.
8. Discuss and take action regarding current well spacing requirements and district rules. Ed Miller made the motion to table this item. Raymond Straub seconded the motion and it passed unanimously.
9. Discuss and take action on compliance matters in the District and set formal hearing for next Board meeting regarding Emma Jenkins wells. After much discussion, Ed Miller made the motion to table this item one more month. Raymond Straub seconded the motion and it passed unanimously.
10. Discuss and take action on setting hearing date for Amended Management Plan for approval prior to August 17, 2023. Amy Bush reported the only issue with the management plan that needed to be amended was an error on TWDB's part, and Mike Gershon had advised her this removed the District from the August 17th deadline, and from any long publishing requirements. He had advised Amy to set it as a regular board agenda item at the next meeting. No action was necessary.
11. The Board will discuss the District's budget. The Board discussed the recommendations from Tiffany Sayles at the Howard County Tax Assessors office to move the District to a large taxing entity status. The Board agreed this was a good idea and instructed Amy to begin the process. Because no final action can be taken on this until after notice is published regarding taxes and budget, no action was required at this time.
12. Manager's Report. Amy reported that all references from the general manager applicant's had been checked. She ordered the In-Situ equipment and it should be in sometime in August. Prosperity Bank verified they had some securities pledged for the District, the District does not have any plans to have

over FDIC amount in that bank, but Amy left that alone just in case. She reported Gil Van Deventer would be at the next meeting to give his report on the monitoring wells. Amy reported that Shain had checked the issue on Blaygrave not meeting spacing and he was not producing out of that well, everything in that whole field had been disconnected and he wasn't selling water at all right now. Amy reported that in order to close the CD's at West Texas National Bank, we need John Campbell's death certificate. She has been attempting to coordinate with his daughter to obtain that. Amy reported that 12 wells were drilled for Viva Land Group without a permit, the Board instructed her to take the next steps and send a letter on that issue. Shain asked if he could lift the new truck as it is lower than the previous one. The Board did not feel that was a good idea due to liabilities and possible insurance and warranty issues. Amy reported that replacing the garage bay lighting for LED lights was in the budget but she wanted to make sure the Board didn't have an issue before doing it. The Board agreed it needed to be done. Amy reported Shain had contacted a plumber regarding corroded faucets. We are waiting to hear back. Amy asked the Board if they wanted the new chairs discussed last time to be in this year's budget or next. The Board said to go ahead. The staff had asked if they could order shirts with the District logo for PR events, the Board thought that was a good idea. Richie needs to call to release the info from the last retirement plan and authorize Allison as a user so she can get the final report so we can complete the audit. He was given their phone number. Amy had discussed several issues with the attorney, including the Management Plan as reported above. Also, he said a show cause notice for Emma Jenkins required a 10 day notice. Also Mike has submitted our info to SOAH to schedule a preliminary hearing and he expects James will have the written report done soon so we can proceed on that. Mike also researched the Board seat issue, and it is county based, not precinct based. Amy asked if it would be ok if she spent a little money on someone to help teach Quickbooks to the office staff since there are so many issues that we do not know how to solve. The Board said that was a good use of funds. They also were ok with the District purchasing a lawnmower lift and table top aquifer model as long as there were funds available in the budget. Amy said she knew the Board did not have to approve every purchase when there were budgeted funds, but being the interim manager, she wanted to be extra transparent about any money spent that wasn't regular bills. Ed Miller moved to accept the Manager's Report, with Raymond Straub seconding and all approving.

13. Hydrologist's Report. The only thing to report here is the District has received all of the draft reports of the monitoring wells from Gil Van Deveneter and Ray Brady has begun reviewing them. Gil will be at the next meeting to deliver a verbal report. Raymond Straub reported the Crown Quest has eight unused monitoring wells on the Wilkinson Ranch that he would like to check with regarding allowing the District to use. No action needed.
14. The Board will consider adjourning into Executive Session in accordance with the Open Meeting Act, Texas Government Code 551.074 (A) (1) 1.
 - a. Adjourn to Executive Session to discuss personnel matters.
 - b. Adjourn to Executive Session for Legal CounselEd Miller moved to adjourn to executive session at 9:49 pm, with Raymond Straub seconding and all approving.
15. The Board will reconvene in Open Session. Ed Miller made the motion to reconvene into open session at 11:03 pm with Raymond Straub seconding.
16. The Board may take action on items discussed in Executive Session. Ed Miller moved that Amy make the offer to Angela Lance and send an offer letter. Raymond seconded the motion and it passed unanimously.
17. Adjourn. The board decided to meet next on August 24, 2023. Ed Miller made the motion to adjourn at 11:05 pm. Raymond Straub seconded the motion and it passed unanimously.

Richie Tubb

President Richie Tubb

8-24-23

Date

Brad Tunnell

Secretary Brad Tunnell

8/24/23

Date
