

RUBY RANCH WATER SUPPLY CORPORATION  
Meeting Minutes for June 8, 2023

Attendees: Thomas Doebner  
Marcus Krause  
Raul Saldivar  
Kevin Rodriquez  
Dale Olmstead  
Chris Whittenhall

Excused: Lynn Blackmore

Professional Consultants:  
Tim Young (PGMS)

Public: Steven Selger  
Al Gmitter

Meeting opened for business at 7:05 pm, via Zoom Conference and Video Call

1. Raul Saldivar called the meeting to order and determined a quorum had been established.
2. The minutes for the April 6<sup>th</sup>, 2023 were approved. Thomas Doebner and seconded by Chris Whittenhall. Vote was 6-0
3. The annual meeting minutes for the April 6<sup>th</sup> were approved. Chris Whittenhall seconded by Thomas Doebner. Vote was 6-0
4. Tim Young provided the Board with the Monthly Water System Operations and Pumping Report dated April and May, 2023. Just over 2 million gallons pumped, and sold, and the water consumption is down 800-900K gallons compared to last year same months. Bact-T samples came back good for both months.
5. Tim stated there are 73 backflow certifications needed and letters go out in June billing cycle to renew certifications.
6. Meter Replacement Project: There are currently 41 at or above one million gallons and 2 that are over 2 million. PGMS has meters in hand, and the meter change-out program will proceed, and 9 more have been changed recently. Wait time for new meters from suppliers has come down significantly to a 4-week lead time.
7. Tim stated changes are coming to force the move from analog to digital meters. Thomas Doebner requested the cost comparison between the meters, and if that change out could start now. This would be phased in and prioritize the meters over the 1 million gallon mark. Tim stated he would prefer to do batches of 30 meters a month to get the 249 accounts switched over in a timely manner. Dale Olmstead asked about the technology compatibility, to which Tim stated the technology is not compatible between different manufactures, but the meters are as accurate at analog. Tim stated that the batteries in the digital meters last 10 years with a manufacturer warranty for replacement. Dale Olmstead asked if the digital meters can be read by

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the homeowners. Tim stated the digital meters can be read by homeowners, with the built-in alarms for leak detection and backflow (RG3 and Neptune meters).

8. Tim from PGMS stated that mid-month in May, the chlorine levels were off at plant 1 with well #1 pressure extremely high. PGMS traced the line to find a double 90 elbow section that was almost completely clogged with calcium and iron. The PVC section was replaced. Based on reduced usage the neighborhood could run off plant #2. Dale Olmstead asked if the system produced a message indicating something was wrong, versus a manual inspection. Tim stated that Zach with PGMS found the issue and progressed with the fix to address it.

9. Thomas Doebner, asked if PGMS would adjust their operations language to monitor our usage biweekly and adjust the usage to avoid monthly fines. Dale Olmstead stated the rules changed around 18 months ago, and there is no desire from the regulatory body to move away from monthly fines.

10. Pressure Plane Project: Tim referenced his run-time graph to show what happens to the pressures when switching plants. The goal is to manage plant #2 run period to have more stored water from Well 5 placed into the system, helping reduce any water pumping overages from the Edwards Aquifer. Dale Olmstead asked to add Pressure Plane operation directions to the plant manual. Tim from PGMS stated he can do that.

11. TCEQ emergency preparedness plan approval has not occurred, and Dale Olmstead asked that PGMS reach back out to TCEQ to get status updates. We need a timeline of when we will install the generator, switch gear, and items with Don Rauschuber taking the lead on engineering diagrams. Dale Olmstead will take the lead on reaching out to Don to get the plans started. Thomas Doebner, asked about timing for site prep versus ordering the generator and tanks etc. so install can happen immediately.

12. Tim stated that PGMS did clean up the leak repair area on Ruby Ranch Road. There is another tree limb at plant #1 that is cracked but no danger to the plant. Just needs a trim to clean up the plant. Dale Olmstead stated there are dead/dying trees at plant #2. There is large oak by the plant with limbs growing between fences, with a concern of limbs damaging one or the other fences. Tim will look at possibilities to address the safety of branches based on who's responsibility of the tree, using an arborist.

13. Tim stated that extraction samples were completed early and all results look good, and numbers for results are stable from previous readings same time last year. Iron (Fe) was up but still in range, with all numbers recorded in the full report. This is good despite the increased pumping at well 5 indicating a consistent bubble of Edwards water from ASR.

14. Tim stated well usage for April was split 50/50 between plant #1 and #2. At plant #1 well 3 produces more water than well 1 and 2 combined. If we bring well 3 down, it will bring 1 and 2 down, as well 3 is 2x well 2 and 5x the rate of well 1. May usage is accurate; however, plant 1 was down for a while, as plant 2 took 86% of usage for the month, thus lean on plant 2, to keep off 1-3 wells.

15. Thomas Doebner asked about the status on the metal drought signs to hang on the traffic sign posts. Tim stated that he has ordered the signs, and will pick up new ones and install by the end of June 2023.

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16. Thomas Doebner presented the Cash Flow through April 2023, while waiting on deposits information for May. Thomas stated the Corporation was in good financial standing. Thomas asked about contract timing for rate increases either for April or May. In the absence of the contract dates, he needed to pay PGMS bills. Thomas paid the bill for work done in April with old rates, and then a higher/new rate payment for May that will be made in June. Thomas stated the May financials are good, with drought rates leading to higher payments working on slowing water usage. We have four 24-month CDs staggered so that 1 CD matures every 6 months. We should be able to get better interest rates in the coming months.

17. Dale Olmstead asked about the cost to purchase and install emergency equipment, and the remaining balance to cover other costs if needed. Thomas stated the funds would come from current checking account balance rather than having to use CD funds.

18. It was determined to have the next RRWSC Zoom Meeting on Thursday August 17th, 2023, at 7:00 PM.

19. The Zoom Meeting motion to adjourn from Thomas Doebner, and seconded by Dale Olmstead, and meeting adjourned at 8:12 PM.

Respectfully submitted,

Marcus Krause, Secretary