

RUBY RANCH WATER SUPPLY CORPORATION
Meeting Minutes for July 17, 2025

Attendees: Thomas Doebner
Dale Olmstead
Chris Whittenhall
Raul Saldivar
Lynn Blackmore

Excused: Marcus Krause
Kevin Rodriguez

Professional Consultant:
Tim Young (PGMS)
Patrick King (PGMS)

Public: Steven Selger
Al Gmitter

Meeting opened for business at 7:03 pm, via Zoom Conference and Video Call.

1. Chris Whittenhall called the meeting to order and determined that a quorum had been established.
2. A motion was made by Thomas Doebner and seconded by Dale Olmstead to approve the minutes for the June 19, 2025 Regular Meeting. Motion carried 5-0.
3. Tim Young provided the Board with the Monthly Water System Operations Report dated July 17, 2025. RRWSC pumped 1,694,000 gallons with 1,645,900 gallons sold in June. There was 2.21% net water loss for June.
4. Tim Young stated there were 2 regular bacteriological samples taken from the distribution system during the month of June 2025 indicating no coliform organisms found.
5. Tim Young stated there were 247 active connections in June 2025 with a total current charge of \$31,536.10.
6. BPAT Certification Compliance status, with the 2025 Backflow cycle started, 54 passing certificates and photographic evidence of one BFP removal have been received thus far. PGMS has drafted the 2025 third/final request letter that will be sent with the next water bills.
7. Tim Young brought the Board up to date on the Advanced Meter Infrastructure (AMI) Replacement Project. June 25, 2025, the first in a series of bi-weekly meetings is scheduled between PGMS, RVS and VertexOne, though RVS will not be a regular attendee of the future meetings. These bi-weekly meetings are necessary for the validation and accuracy of billing and usage information sent by RVS. Once the customer information is validated, it will be added to the customer portal.

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8. June 30, 2025 PGMS and VertexOne requested past customer information from RVS for 13-24 months past period. This will be added to the previously received 1-12 months' information and uploaded to the customer portal. This will give customers two full years of historic use available to review. RVS pushed back some indicating that this may take much longer to produce a 24 month file as they would have to go through billing backups and create the spreadsheet manually. Ryan of RVS says that the additional time would have to be billed to RRWSC. The Board agreed to limit it to 12 months rather than 24 months.

9. July 2, 2025 RRWSC rate codes were uploaded to VertexOne.

10. July 10, 2025 VertexOne requested a logo favicon to be placed on the on-line VertexOne customer portal webpage. The Board agreed to have Lindsey from PGMS create a logo. Thomas Doebner mentioned there had been a design originally prepared for Ruby Ranch Subdivision with RR written inside the shape of the State of Texas and could be found on every mail-box in the subdivision.

11. PGMS has received several customer inquiries about the AMI meters and customer portal. These inquiries include "how does the meter work?", "what information is available?", "what can we do with it?", and "when will the portal be ready?". PGMS answered each inquiry as they came up with any available information. Additionally, approximately 20 customers have been contacted regarding possible leaks or outdoor irrigation, based on the Neptune 360 Utility Software. As a result, no single connection used 25,000 gallons, or more, of water in the last month.

12.

Pre-Phase- CIS develop data files COMPLETED

Phase 1- Data accuracy check (target by 6/26) COMPLETED

Phase 2- Development and QC of system (3-4 weeks) (target by 7/22)

Phase 3- System review and validation with Ruby Ranch team, training and launch preparation (target by 8/8)

13. Tim Young stated he has reported AMI progress to BSEACD after each RRWSC Board Meeting.

14. Tim Young will find out the status of the two master meters that have yet to be installed.

15. Tim Young stated the auto debit program continues to work as planned. ACH payments were initiated on July 9th with no issues, with debits from 129 accounts.

16. Tim Young stated Advanced Water Well Technologies installed a new pump and motor to Well #1 on Tuesday, June 10th. The installation was completed without issue. However, when completing their standard flush-out and pumping test, the well drew down to the bowls and began cavitating. AWWT recommended throttling back the well by 20%-30% until the aquifer recovers. Alternatively, a combination VFD and Transducer may be installed like Well #4. Until that is installed or the aquifer recovers, the well will be manually throttled to avoid cavitation and subsequent damage. As of this report Well #1 remains turned off.

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Tim Young returned June 26th to Well #3 to complete a more thorough drawdown test. The static aquifer level was 147.3' below ground level at the onset. At this depth, the well produced 103 GPM. When the well was started, aquifer level readings and GPM were collected once per minute for 10 minutes, then every 5 minutes for 50 minutes, and finally every 15 minutes for 45 minutes. The aquifer lost 100 feet of water in the first 10 minutes of running and production dropped to 90 GPM. Continuing, the decrease slowed but never ceased and at 72-minute mark, the well broke suction and cavitated. This happened at 378 feet below ground level. The well's production dropped to 74 GPM immediately prior to cavitation.

With this information, Tim Young manually choked back the flowrate of the well to 80 GPM. This should keep the well from breaking suction and extend its life until aquifer levels return to "normal."

17. The Board discussed methods to protect Wells 1, 2 and 3 from reaching cavitation and destruction of the well pumps. Tim mentioned three options, one install a VFD, two install a Franklin Subtrol and three throttle back each well manually. A meeting will be scheduled for Monday, July 21st with Joe Vickers, Keith Seibert, Tim Young, Thomas Doebner and Dale Olmstead to discuss what options should be utilized. The Board agreed to have the work done immediately to be sure to protect the well pumps.

18. During the month of June, RRWSC used water from Wells #2, #3, #4 and #5. The Plant duty timers have been reset to give Plant #2 additional runtimes to allow additional water to be pulled and used from Well #5. Despite moving additional hours to Plant #2, the gallons pumped barely moved. PGMS believes that the ten-hours Plant #1 was set to run occurred during the busiest part of the day while Plant #2's fourteen-hours happened during the low demand period, including overnight. PGMS has swapped the cycles of the two plants in an effort to put the busiest part of the day onto Plant #2. Thomas Doebner stated he definitely wants Plant #2 to be utilized more often.

19. Well #5 has been blended with Well #4 at a 43/57 rate. PGMS will continue to adjust the blend to allow the extraction of as much Well #5 water as possible and maintain compliance with arsenic, iron and sulfates. The most recent collected sample of the Well #5 water indicated arsenic concentrations had increased but are still well below the actionable limit. Future sampling will include metals and minerals collected from both raw Well #5 water and distribution water. PGMS shall adjust the blend ratio as needed to maintain compliance with TCEQ and BSEACD arsenic concentration limits.

20. The Board directed PGMS to correct, as soon as possible, the well pumping data they supplied to BSEACD for June; its erroneous to such an extent that the District would most likely fine RRWSC for over pumping our June limit when in fact we did not.

21. Tim Young stated Maguire inspected the Plant #1 pressure tank and GST #2 and no issues were found. PGMS will report that the pressure tank was in great shape. There were minimal signs of corrosion. In fact, the water line was barely visible. Maguire then inspected Plant #2 GST #1 where no issues were noted. They will return to inspect Plant #1 GST #1 and Plant #2 PST and GST #2. The scheduling has been tempered by the failure of Well #2 and now Well #1.

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22. Treasurer Thomas Doebner provided the Board with the RRWSC 2025 Cash Flow thru June 2025 and stated there was nothing unusual and the Corporation was in good standing. Thomas stated he had to move \$30,000 from one of the RRWSC 4 CD's to the RRWSC checking account.

23. The Board stated that the PGMS staff has been doing a great job producing letters and making phone calls with the goal of reducing the number of high-water users. Well done!

24. Thomas Doebner requested Tim Young to provide him with a copy of the signed contract with Core and Main to make sure payments match the contract numbers.

25. It was determined to have the next RRWSC Zoom Meeting on Thursday, August 21, 2025, at 7:00 pm.

26. A motion was made by Lynn Blackmore and seconded by Raul Saldivar to adjourn. Motion carried 5-0 and the meeting adjourned at 8:45 PM.

Respectfully submitted,

Steven Selger, Public Secretary