

**BLUFF DALE WATER SUPPLY CORP**  
**Special Called Board Meeting**  
**February 5, 2024**

Recitation of Authority

Bluff Dale Water Supply Corporation's monthly board meeting was held on February 5, 2024, at 5:30 pm. at the Bluff Dale Community Center, 175 Holt St., Bluff Dale, Texas 76433.

Quorum

The Officers present at such meeting were:

DENNIS MCNAUGHTEN – PRESIDENT  
FRANK MADDY – VICE PRESIDENT  
DEBORAH MORRIS – SEC/TREASURER  
RICHARD SKINNER – DIRECTOR  
LANELL MCNAUGHTEN – DIRECTOR

Lou Stone passed away.

Quorum was present. Dennis called the meeting to order at 5:32 pm.

No other visitors or members attended.

**Groundwater Rights – Don Wright:**

Richard asked the question of having a written agreement with Don Wright instead of just a verbal agreement. Deborah asked the question if we needed to purchase the 5 acres of land the new well will sit on as well. Dennis and Richard answered there was no need to purchase the 5 acres of land, as we already will have the water rights and own the well. LaNell made a motion to get a written agreement with Don Wright to purchase the 32 acres of water rights with Josh Brown handling the paperwork. Frank Maddy seconded the motion and the motion carried 5 – 0.

**Options to Consider on Loan for \$125,000.00:**

- 1) Interbank will do a bridge loan.
- 2) From the state – Interest 5.1% - Part of the application Engineer will have to fill out.
- 3) TWDB – Takes 6 to 8 months

#### 4) WFX – Bridge Loan

##### **Title Company to handle Wright Groundwater Rights Purchase:**

Frank made a motion to use Thomas Lowell from King Title Company to handle the title work on the groundwater rights purchase.

##### **AMPSS:**

The board decided after the AMPSS meeting on January 24, 2024, on the three options for Contract Managers to use. The selection will be with who can accept us.

##### **Survey for Groundwater Right Purchase:**

Richard made a motion to use Price Surveying to survey the property for the groundwater rights purchase. Frank seconded the motion. The motion passed 5 – 0.

##### **WFX Zoom Meeting:**

Lia and Rubio from WFX met with the board by Zoom.

Lia's starting question was how Bluff Dale Water handles the existing debt and how will they handle the additional loan debt.

WFX can offer a bridge note for \$125,000.00 for 3 – 5 years. They can also help in getting the additional from TWDB. They may speed up the process by supplying WFX with good reasons why an increase in the loan is needed. Bluff Dale will need to make a good case that can be presented to the TWDB board and that a quick response is needed.

Rubio stated that BDWS could also try for a 100% grant. The grant is for up to \$400,000.00. BDWS will need to fill out a project information form and get it submitted. It will be for a Small System grant.

State Revolving fund is due by March 1, 2024. BWDS will need to provide information on why the gap is needed. Just as much information as you can provide will help WFX with the case.

Question: Frank asked about the cost we would be charged by WFX for using their service.

Answer: Lia stated it is pro bono to BDWS. Their cost would be compensated by federal funding.

**Steps to getting started:**

- 1) Project Application – submitted from the original loan application.
- 2) Project Description – All additional funds explained.
- 3) Signed and Sealed Cost Estimate from the Engineer.
- 4) Sign off on \$125,000.00.
- 5) Information on System.
- 6) What the plan is?
- 7) DBE project

Having trouble hearing what was being said on Zoom. Lia will send the recording of the meeting and the chat off the Zoom meeting for BDWS.

Question: Frank asked what the rate was on a TWDB loan.

Answer: Rubio stated that the rate changes as the market changes. At present the rate is 2.43%.

Frank made the motion to use WFX to obtain a loan or grant for infraction overlay and for buying groundwater rights for \$200,000.00. LaNell seconded the motion. The motion passed 5 – 0.

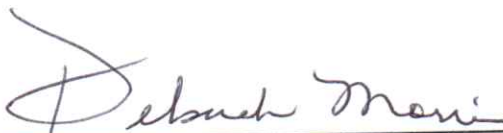
The regular monthly Board meeting will be on February 21, 2024 at 6:00 pm at the Bluff Dale Community Center.

Question: Dennis asked if the meter for the Trinkle RV Park had been installed.

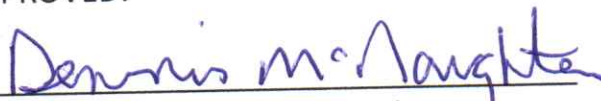
Answer: Yes, it is complete.

The meeting adjourned at 7:02 pm

DATED: February 5, 2024

  
Deborah Morris – Secretary/Treasurer

APPROVED:

  
DENNIS MCNAUGHTEN, President