

**THE BOARD OF DIRECTORS OF PUBLIC WATER SUPPLY DISTRICT NO. 3
OF JOHNSON COUNTY**

Met January 21, 2025 at 5:30 pm in the office at
106 SE 421 Rd, Warrensburg MO 64093

BOARD MEMBERS PRESENT: Ken Nugent, Terry Schell, Larry Wright, Alan Davis and Keith Buzzanga

BOARD MEMBERS ABSENT: none

EMPLOYEES PRESENT: David Streeter and Angie Sanders

Board President Mr. Wright called meeting to order at 5:30 p.m.

BOARD ELECTION: Mr. Alan Davis was the only candidate to file for the vacant board position of Sub-District No. 2. No candidate filed for the vacant board position of Sub-District No. 3. Mr. Wright made a motion to recognize Mr. Davis as the representative for Sub-District No. 2. Mr. Schell seconded the motion. Mr. Schell made a motion to appoint Mr. Nugent to fill the vacant position for Sub-District No. 3. Mr. Wright seconded the motion. Mr. Davis and Mr. Nugent both read, signed and submitted the Public Water Supply District No. 3 of Johnson County Board Member oaths. Mr. Davis has been reinstated as the representative for the PWSB No. 3 Board of Directors Sub-District No. 2 and Mr. Nugent has been reinstated as the representative for the PWSB No. 3 Board of Directors Sub-District No. 3.

BOARD OFFICERS: Mr. Streeter informed the Board that this is the month we elect Board officers. Mr. Davis made a motion to continue with our current officers of Mr. Wright as the Board President, Mr. Schell as the Board Vice-President, Mr. Reginald Nelson as the Treasurer, and Ms. Angie Sanders as the District Clerk. Mr. Buzzanga seconded the motion. The motion carried unanimously. Mr. Wright, Mr. Schell, Mr. Nelson, and Ms. Sanders accepted their positions for another term.

MINUTES: Minutes of the December 17, 2024 Board Meeting were presented. Mr. Wright asked if there were any corrections. Mr. Nugent made a motion to accept the minutes as presented. Mr. Davis seconded the motion. The motion carried unanimously.

FINANCIAL REPORTS: The December 2024 financial reports were presented. Mr. Wright asked if there were any concerns with the financials. Mr. Wright made a motion to accept the financial reports as presented. Mr. Schell seconded the motion. The motion carried unanimously.

PAYABLES: The December 2024 monthly payables were presented. Mr. Davis made a motion to accept the payables as presented. Mr. Buzzanga seconded the motion. The motion carried unanimously. The payables signature page was signed by each attending board member.

NEW WELL – PUMP STATION: Mr. Streeter presented an email correspondence from Mr. Cary Sayre, Allstate Consultants, regarding a conflict with attending our Tuesday, January 21, 2025 Board meeting. Mr. Streeter also presented environmental clearance letters that we

submitted to the required agencies. Four of the six have been returned indicating no issues. Mr. Streeter informed the Board that we are slowly making progress. No action needed by the Board.

WELL NO. 3 REHAB PROJECT: Mr. Streeter informed the Board that we had 2 companies bid on the well no. 3 rehab project. Flynn Drilling was the lowest bidder at a cost of \$291,939. We will be able to utilize the remaining Johnson County ARPA funds in the amount of \$123,557.14 for this project. We anticipate having funds from the KNSP project on hand within the near future and we plan on using these funds as our match portion. Mr. Streeter presented the Notice of Award to proceed with this project. We anticipate beginning in the spring. Mr. Nugent made a motion to accept the lowest bid and award the well no. 3 rehab project to Flynn Drilling Co. Mr. Davis seconded the motion. The motion carried unanimously. The Notice of Award was signed by the Board President, Mr. Wright.

WASTEWATER TREATMENT PLANT EXPANSION PROJECT: Mr. Streeter informed the Board that we signed the contract for MECO Engineering to proceed with the wastewater treatment plant expansion project last month. Missouri Department of Natural Resources (MoDNR) had a few changes to the contract they would like to see implemented. MECO Engineering is in the process of making these revisions and will have an amendment to the contract that we will need to sign. No action needed by the Board.

5 YEAR PLAN: Mr. Streeter informed the Board that MECO Engineering has sent us a draft plan that we are in the process of reviewing. No action needed by the Board.

KNOB NOSTER STATE PARK (KNSP) WATER & WASTEWATER PROJECT: Mr. Streeter informed the Board that we had an excellent meeting with all parties involved with the KNSP project to answer questions. We have submitted an invoice for 75% of the total project to be paid in advance. Mr. Streeter has determined a time schedule for this 2 year project. He has also met with F & C Bank to discuss our options on earning interest on the upfront payment of \$3,121,749.13. Mr. Streeter would like to spread this large lump sum payment between money market accounts and CD's that coincide with the timeline for when funds will be needed for each aspect of the total project. We anticipate receiving these funds within the next 30 days. Per Eric Hibdon, Missouri Facilities Management Design & Construction Project Manager, financial reports for this project will not need to be submitted. However, we will be keeping detailed bookkeeping records for internal use and potential future audit information. Per our meeting we will begin with the water tower demolition project. The KNSP already has approval to remove 4 of the 6 water towers. They are working on the approval for the remaining 2. To allow access for the crane in certain areas we will need to remove trees. Mr. Streeter will be marking trees for removal later this week. Once we receive approval for tree removal and final permits to remove all towers we will begin this project. That will allow us to begin drawing funds from the initial lump sum payment made by the state. No action needed by the Board.

Mr. Streeter informed the Board that he met with Mr. Scott Wilson and Mrs. Hannah Wilson in regards to installing a wastewater lift station on their property. The Wilson family owns the property along the north side of SE DD Hwy that would be our ideal location to install a lift station. To install this lift station we would need to purchase a minimum of 160 square feet tract of land located at the SE corner of their property. Mr. Streeter presented a letter of demands from Scott and Hannah Wilson. The majority of their requirements are acceptable and PWSD No. 3 will have no issue complying. There is a small existing driveway for access that we will contact

MoDOT to inquire about approval to enlarge the driveway. The Wilson family is requesting compensation in the amount of \$25,000. Mr. Streeter does believe this amount to be high but not outrageous. Mr. Davis made a motion that we counteroffer at \$20,000 and accept anything under \$25,000. If they insist \$25,000, Mr. Streeter will present their firm offer for Board approval. Mr. Buzzanga seconded the motion. The motion carried unanimously. Mr. Streeter will draft a letter of intent with the counteroffer to send to Mr. & Mrs. Wilson.

MAWC – SERVICE AREA: Mr. Streeter presented the Agreement for Purchase of Certain Water System Assets between PWSD No. 3 and MAWC. Mr. Streeter informed the Board that attorneys for each party have reviewed this agreement. Mr. Davis made a motion to accept and sign the MAWC agreement to purchase a portion of our service area. Mr. Buzzanga seconded the motion. The motion carried unanimously. The purchase agreement was signed by the Board President, Mr. Wright.

HAY RENTAL PROPERTY: Mr. Streeter presented terms for a 5 year lease agreement from the University of Central Missouri (UCM) to rent our remaining 40 acre property for hay. In these terms they are requesting PWSD No. 3 assist in the reconstruction of a new 6 strand barbed wire fence located along shared property boundary. Our contribution would be to utilize our machines to clear brush and debris for the installation of said fence. PWSD No. 3 does have plans to potentially build a new office on the SE corner of this property. Mr. Nugent made a motion to retain 5 acres for this future office building site and only rent out 35 acres to UCM. He would also change item no. 11 to state “cancellation of this contract can be made by either party with a 60 days written notice.” Mr. Davis seconded the motion. The motion carried unanimously.

CYBER EMAIL SCAM: Mr. Streeter informed the Board that we have received all funds from our cyber insurance companies. This incident has been resolved. No action needed by the Board.

TERESA COLSTER CPA 2025 CONTRACT: Mr. Streeter presented a new contract from our CPA firm for Quarterly accounting. Mr. Streeter would like to continue this service with this company. The previous rate for this service was \$550 and the new rate will be \$577. There are several benefits that we feel justify the expense. Mr. Davis made a motion to accept and sign the 2025 contract to continue utilizing Teresa Colster CPA, LLC to perform quarterly financial reviews. Mr. Nugent seconded the motion. The motion carried unanimously.

PWSD NO. 2 INTERCONNECT: No updates to report.

LIBERTY LINK ANTENNA RENTAL AGREEMENT: Mr. Streeter informed the Board that Tower Network Services, Inc., has sold to Liberty Link. The new company would like to continue with the existing contract we had in place with Tower Network Services. Mr. Streeter would like to add the statement “Any unused equipment must be removed within 30 days of activating new equipment.” Mr. Schell made a motion to accept and sign the new tower rental agreement with Liberty Link with the recommended sentence added. Mr. Davis seconded the motion. The motion carried unanimously. The rental agreement was signed by the Board President, Mr. Wright.

CITY OF LEETON: Mr. Davis informed the Board that he inquired with the city of Leeton on the potential permanent connection to PWSD No. 3. The City of Leeton was able to repair their water system and began producing their own water. They have not utilized the emergency interconnect since August 2024. The Board decided that no action is needed at this time.

PROJECTS: Mr. Streeter updated the Board on the status of all current and future projects for this year.

SE Y Hwy: Mr. Streeter informed the Board that the water main has been installed.

SE 251 Rd: Mr. Streeter informed the Board that we are waiting on 1 easement from Mr. Robert Fitterling. We will meet with Mr. Fitterling on site when weather permits.

SE 1000 Rd (Gard): Mr. Streeter informed the Board that this project has been completed.

ADJOURNMENT: Mr. Wright asked if there was any other business. Mr. Buzzanga made a motion to adjourn. Mr. Davis seconded the motion. The motion passed unanimously.

MEETING SCHEDULE: Next regularly scheduled meetings are **February 18, 2025** and **March 18, 2025**. Meetings regularly start at 5:30 PM.

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Larry Wright, Board President

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Angie Sanders, District Clerk

