

Medina Water Supply Corp
Minutes of Board of Directors Meeting on 03/09/2026
at Medina Community Center

Meeting called to order at 6:07 pm by Board President Dan Poston.

Directors
Dan Poston
Roger Mora
Charles Anderson
David Reed
Mike Guidry
Jon Miller

Kevin Ayers - Contractor
Emerson Arnold – Operator
Jason Smith - Operator

From the community
Bob Buck

There is a quorum present.

Reading of Previous Meeting minutes

Dan polled the directors to see if they had had a chance to review the previous minutes. The board indicated that there were no questions. Mike Guidry moved to accept the minutes as published. This motion was seconded by Charles Anderson and carried with 6 positive votes.

Public Comments (5 minutes per speaker)

Dan Poston recognized Bob Buck and asked if he had any public comments. Bob declined.

Treasurer's Report

Mike Guidry sent out the report ahead of time. See included reports March 2026.

Mike reported a Total income of \$20,470.04, and expenses of \$20,654.22 so we are in the red with a balance of 184.16 for the month. For the year we have a positive balance of \$1,412.28

Mike Guidry highlighted a payment to RGB Resources for \$11,577.88. Kevin Ayers highlighted that we had a couple of hours of tractor time for Emerson Arnold, cleaning up some fill dirt for those repairs in Orchard Park. David Reed pointed out we had another returned check.

Moving on from this, Dan polled the board for questions on the Treasurers Report. Mike Guidry moved to accept the Treasurer's report. The motion was seconded by Roger Mora. The motion was carried by 6 positive votes.

Accounts Report

The Accounts Report was provided in written form by Kevin Ayers. See the attached report titled February 2026

Accounts stayed at 264,
13% or 33 accounts were positive on the 1st.
14% or 36 accounts were late.

On the 20th and at the end of the month, that number was down to 10 or 4%.
Total amount in arrears is 86.52.
Three leak adjustments totalling \$467.
No cutoffs notices sent.

Produced just over 1,285,700 million gallons, sold 1,067,700 gallons.
The water loss for the system was 190,474, which was 14.82%.

The Finch loss amount was 162,146, which is low for that plant.
The Stringtown plan, the loss was 28,328.

System Bacterial test was clear on 2/24/2026.
Well 3 Bacterial test was clear on 12/01/2025

Jason Smith asked about the flushing amounts, Kevin replied that our typical flush amount on a standard month is an estimated 27,000 gallons for all points.

Drought level is now Stage 3.

There were no office closures over 30 minutes this month.

Dan polled the group for questions. Dan Poston made the motion to accept the accounts report. The motion was seconded by David Reed and carried with 6 positive votes.

System Operator's Report

See included reports February 2026 Facilities Report.

Emerson presented the highlights from the report. Emerson spent February working with Jason Smith going over meter reads, flushes, started to show some water lines, valves, et cetera.

There was a new installation on 2/27/26 on CR Moore. Took two attempts with the missiles. This work was finished on Monday 3/2/26, as did another leak repair, but that'll go on the March report.

Dan polled the group for questions. Mike Guidry moved to accept the System Operators report. Motion was seconded by Jon Miller and was carried with 6 positive votes.

At this point Kevin Ayers we discuss Agenda item 2 before Agenda item 1 to make more sense.

Old Business

System Operator Responsibilities and Contract

Jon Miller stated that in talking to other board members and some of our staff. He would like to go back to the contract, have Jason Smith clarify some of the things that are in the contract. Some of us are wondering about call out, what is considered a call out, repairs and that kind of stuff.

There was a discussion about a scenario where the system operator is supervising repairs being conducted by RGB. Different approaches and customer impacts were discussed. Kevin Ayers added that there are about 8 of these instances per year for an estimated 35 hours per year. Jason brought up expectations around long-running repairs where most of the time is spent waiting for parts. Dan stated that with the amount of time at the contracted amount of \$75 per hour, we are talking about an additional \$2500 for Jason to come out and address these issues. Jason mentioned that this cost would be partially offset by the operator tasks that we currently pay Kerr pump for. Kevin mentioned that the main disconnect that is leading to all these questions is all the ancillary

tasks Emerson did to go from 30 hours a month to 55 hours a month. Things like weed eating around the water plants and valves. These tasks will still need to be done.

There was also a discussion about maintaining a local inventory of common parts, and a small selection of pipes to speed the repairs. The discussion then turned to break-fix work and calling out Watersmith for leak repairs, and what was the expectation around Watersmith and the repairs. Dan stated that this was a different operating model for MWSC and Watersmith. Operating and maintaining the system is straightforward and predictable. Even though we paid an individual for 60 hours a month to do that previously, we are paying Watersmith for Operating and Maintaining the system regardless of how long it takes. In addition to Operating and Maintaining, the contract calls for him to supervise outside repair work.

David Reed asked about repairs that Jason Smith undertakes himself, not in a supervisory capacity. Dan responded that just like the work RGB does is not covered under the contract, it is not covered under the contract with Watersmith. While it is the same to MWSC if RGB or Watersmith repairs it, it will be faster if Watersmith makes the repair.

At this point Dan Poston summarized the conversation as follows. Jason doesn't see a problem with supervising or showing up to supervise and signing off on whatever work is accomplished by an outside contractor. Jason doesn't see a problem in doing repairs on the call-out side, where heavy equipment is not needed. The board can address anything that is abnormal, as a one-off situation and come to an agreement about what we're going to do. Jon Miller added while we don't need to worry about hours, we have the understanding that if it's just a two- or three-hour repair job, you're going to come out without it being a call out. To this Jason agreed with the condition that it was RGB doing the work.

Next the discussion turned to when all this takes place, what is after hours, and what is call out. Dan stated that times before 8:00AM and after 5:00PM are after hours. Dan reminded the board that we shouldn't dwell on the time it takes to do the work, but rather on the outcome. We no longer pay for hours; we pay for the results.

After another round of discussion about repairs and triggers and rates, supervising repairs during normal hours (8:00AM to 5:00PM) is included in the monthly fee. Doing the work, or effecting the repair, would be \$75 per hour. There are no after-hours multipliers such as time and a half.

At the end of it all, it breaks down like this

Cost Structure			
Supervising Party	Repairing Party	8:00 am - 5:00 pm	5:01pm - 7:59am
Watersmith	RGB	RGB Rates	\$75 plus RGB Rates
Watersmith	Watersmith	\$75 per hour	\$75 per hour

The stocking of supplies, maintaining an inventory of supplies

Next Dan brought up the idea of maintaining an inventory of supplies for repairs. Jason created a list and presented an estimated cost of \$5,836.20, plus a few pipes of the various sizes used in the system. Jon Miller brought up the fact that we need to store this out of the sun, so we would have to go through the Connex and get rid of a bunch of stuff. Jason offered a few ways that we could determine the disposition of the old supplies

Purchase of new equipment – Tractor

Dan stated the next thing to discuss was the issue of equipment. Jon Miller did some research and discovered that John Deere or Kubota is going to be expensive for new equipment. When discussing mini-excavators, the cost for both would be between 35,000 and 42,000 depending on warranty packages, down payment amounts. According to Jon's research the sweet spot was a midsize tractor with around 40HP. With the backhoe and bucket loader, the cost would be around 65,000. A backhoe would be usable without an additional trailer (though it was mentioned the trailer could be used to haul material.) Some specific options were discussed. It was discussed and decided against to not spend an additional 30,000 for the next class up, but rather on jobs that required heavier equipment, contract RGB for that repair. Jon also brought up the need for a facility improvement to build a shelter for the tractor to keep it out of the weather. Carports, Quonset huts, and government shelter kits were discussed. The topic was tabled until Jason Smith could contact the tractor salesman and ask some technical questions.

Quick discussion on the PIF

Dan has been monitoring communication between Kevin Ayers and Jonathon at Ardurra regarding our PIF. Our submission has already rolled over without issue and Kevin is working with Jonathon over the next few months to see what can be done to gain more points in our standing, like we did with the socio-economic survey that was conducted. Kevin specifically called out an asset management audit.

New Business

Kerr Pump Licensed Operator

This item was tabled for one month. Kevin wants to give them adequate notice, but Dan suggested we hold off for a month until the transition from Emerson Arnold to Watersmith was complete. Emerson Arnold informed us that this would be the end of March.

Dan Poston polled the group for other discussion topics. Hearing none, Roger Mora moved to adjourn the meeting. The motion was seconded by Jon Miller and was passed with 6 positive votes.

Meeting adjourned at 7:42 PM.

Minutes approved as _____distributed_____amended.
