

# Fayette County Water Control & Improvement District – Monument Hill

100 Country Club Drive  
La Grange, TX 78945  
(979) 968-5514

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## MINUTES

### of the January 9, 2025

### Regular Board of Directors Meeting

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**Directors Present:** Seth Gunn, President; Ethel “Pennie” Lee, Vice President; Bobby Gilmore, Secretary; Gary Kramer, Treasurer; Chester Johnson, Director

**Directors Absent:**

**Others Present:** Lori Steffek, Office Manager; Terra Williams, Inframark;

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The meeting was called to order by Mr. Seth Gunn, President, at 11:05 a.m. on January 9, 2025, at the Fayette County WCID - Monument Hill District Office located at 100 Country Club Drive in La Grange, Texas.

Agenda Item #1 Public Comments: No public comments were received.

Agenda Item #2 Approval of Minutes from the December 12, 2024 Regular Board of Directors meeting: The Minutes from the December 12, 2024 regular Board of Directors meeting were presented for approval.

Mr. Chester Johnson made a motion, seconded by Mrs. Pennie Lee, to approve the Minutes of the December 12, 2024 regular Board of Directors meeting as presented. The motion passed unanimously with all Directors being present and voting.

Agenda Item #3 Treasurer’s Reports and approval of bills: Mr. Kramer presented the December treasurer’s reports. The December Operating Fund beginning of the month balance was \$238,870.16. Property tax revenue, in the amount of \$29,910.93, was received during the month. Cash receipts for the month totaled \$72,767.01. Expenses for the month totaled \$37,995.27, leaving the district with a total combined end of the month operating fund bank balance of \$273,641.90. The TexPool account earned \$716.66 in valuation changes during the month, and as of 1/07/2025, it was reporting a 7-day yield rate of 4.46%, down from 4.67% in December. Mr. Kramer reviewed Operating Fund disbursements for the period of December 13, 2024 – January 9, 2025, for a total of \$33,877.78. Extraordinary expenses for the month included the repairs made by Deen’s Construction for the period September through November in the amount of \$3,780.00.

Mr. Chester Johnson made a motion, seconded by Mrs. Pennie Lee, to approve the December 2024 Operating Fund Treasurer’s Report, and to pay the Operating Fund disbursements for the period December 13, 2024 – January 9, 2025, as presented for a total of \$33,877.78. The motion passed unanimously with all Directors being present and voting.

Mr. Kramer reviewed the December 2024 Debt Service Fund Report. The combined beginning of the month balance was \$93,834.26. Property tax revenue, including penalties and interest, in the amount of \$33,600.13 was received during the month. The district received \$4.13 in interest income from the RTSB MM Debt Service account. TexPool change in valuation gains of \$357.64 were reported and the daily yield on 01/07/2025 was 4.46% down from 4.67% in December. The RTSB end of the month balance was \$28,999.68. The TexPool end of the month balance was \$98,796.48. The Debt Service Fund had a combined end of the month balance of \$127,796.16.

Mr. Chester Johnson made a motion, seconded by Mrs. Pennie Lee, to approve the December 2024 Debt Service Fund Report with no pending disbursements for the period December 13, 2024 – January 9, 2025. The motion passed unanimously with all Directors being present and voting.

Agenda Item #4 President's Report: No report was given.

Agenda Item #5 Operations Report: Mrs. Steffek reported the following during the Operations Report:

1. Water Plant 1, Well #4: Waiting on Wick Well Service to install the new 4" master meter on Well #4 and the replacement VFD's that failed back in August. All replacement materials have been received.
2. TCEQ: The revenue assessment fees for 2024 were remitted on January 8, 2025.
3. Region K: Curtailment of water is suggested and not mandated. No further research will be done.
4. TX Health Benefits Pool: They will be holding a "Member Forum" in Brownwood, TX on May 21 – 22 and will pay for mileage and hotel accommodations for two individuals from the district to attend.
5. Barcom Technology Solutions / Cybersecurity: Through TRWA's partners, Barcom Technology Solutions, the district has been offered a free cybersecurity vulnerability assessment of its IT infrastructure. This will be conducted virtually on January 15<sup>th</sup>. Barcom offers a wide range of services that the district could benefit from and there will be more information presented on this at the February meeting. Mr. Kramer will try to attend the virtual meeting, as well.
6. W-2's: The 2024 W-2's were distributed on January 9<sup>th</sup> and the required employer forms have been e-filed with the IRS.
7. 1099's: The district's 2024 1099's will be sent out to its contractors and vendors the week of January 13<sup>th</sup> and e-filed with the IRS upon distribution.

Mrs. Pennie Lee inquired why there were uncompleted work orders, from years past, on the work order tracking report. It was explained that financial resources have been allocated to more pressing matters, such as the construction of the new ground storage tank at water plant 2; however, non-urgent matters have remained on the district's work order tracking report in order to serve as a reminder that they need to be addressed. Mrs. Steffek stated that the work orders in question would be evaluated and prioritized in order of importance so a plan could be formulated for their completion.

Mrs. Terra Williams reported water produced for the month of December was 1.755M gallons. A total of 1,342,533 gallons of wastewater was sent to the City for treatment during the month. The maximum wastewater flow in one day was 53,612 gallons and minimum flow was 25,410 gallons, producing an average of 43,308 gallons of wastewater being treated per day.

Agenda Item #6 Engineer's Report: No report was given.

Agenda Item #7 Consider and take appropriate action on determining the District's financial auditor for FYE 03/31/2025: Mrs. Steffek presented an audit proposal from Medack & Oltmann, LLP. Medack and Oltmann have been conducting the district's financial audit for the last eleven fiscal years and proposed a cost of \$9,000 for the current year's audit, which represents a \$1,500 increase over last year's audit. Per Medack and Oltmann's representative, the increase was being attributed to the rising cost of software and certifications required to conduct governmental audits.

Mr. Gary Kramer made a motion, seconded by Mrs. Pennie Lee, to have Medack & Oltmann conduct the District's FYE 3/31/2025 annual audit for the amount of \$9,000. The motion passed unanimously with all directors being present and voting.

Agenda Item #8 Discuss, consider, and/or take appropriate action on proposed water & sewer rates for FY 2025-2026: Mr. Kramer reviewed several proposals for water and sewer rates for FY 2025-2026 with the board. Proposals included raising the water base rate from \$47.00 to \$48.00 per month (a 2.1% cost of inflation increase), for a 3/4" x 5/8" residential meter and increasing all tiers of the staggered water rate structure by either 2.5% or 6%. As the rising cost of insurance (property, liability and medical), repair materials and labor, water treatment consumables, etc. were discussed, the suggestion was made to raise the staggered rate structure 9% which would yield an approximate water revenue increase over FY 2024-2025's rates of \$13,000 annually. Other proposed changes were to increase the water



and sewer tap fee from \$600 to \$750 each, as well as increase the vacant house fee to \$48.00. Residential sewer rates charged to the district by La Grange Utilities have increased over 2024 rates and those increased rates will be passed through to the customers. The proposed residential sewer base rate will increase from \$47.36 to \$48.77 per month. The proposed commercial sewer base rate will increase from \$54.68 to \$56.34 per month. The proposed out of district base sewer rate will increase from \$109.36 to \$112.68 per month.

Mrs. Pennie Lee made a motion, seconded by Mr. Chester Johnson, to approve and adopt the following water and sewer rates for FY 2025-2026:

#### WATER RATES

Monthly Service	Base Water Rate
Residential/Commercial ¾" x 5/8" meter	\$ 48.00
Residential/Commercial 1" meter	\$120.00
Residential/Commercial 2" meter	\$384.00
Residential/Commercial 3" meter	\$768.00

Water Usage (\$/1000 Gals.)	From	To	Rate
	0	10,000	\$3.03
	10,001	20,000	\$3.86
	20,001	30,000	\$4.22
	30,001	40,000	\$4.70
	40,001	50,000	\$5.05
	50,001	And up	\$5.89

#### SEWER RATES

Monthly Service (per connection)	Base Sewer Rate
Residential (3,000 gallon allotment)	\$ 48.77
Commercial (3,000 gallon allotment)	\$ 56.34
Special – Nursing Home (250,000 gallon allotment)	\$1,322.96
Out of District (3,000 gallon allotment)	\$ 112.68
Sewer Rate Overage Charges in Excess of Allotment	Charge per 1,000 gallons in excess of allotment
<b>Residential</b> – Customers whose Winter Water Use Average exceeds 3,000 gallons per month will be charged an additional \$7.14 per 1,000 gallons in excess of their City of La Grange allotment	\$7.14
<b>Commercial</b> – Customers whose Winter Water Use Average exceeds 3,000 gallons per month will be charged an additional \$7.79 per 1,000 gallons in excess of their City of La Grange allotment	\$7.79
<b>Special (Nursing Home)</b> – The specified base rate of \$1,322.96 will be charged for monthly water use below the 250,000 allotted gallons. Water use in excess of the sewer allotment will be charged \$7.79 for every 1,000 gallons above the allotment	\$7.79

The District's other fees remain unchanged and are as follows:

Connection & Reconnection Fees	Water	Sewer
Connection (Tap)	\$750.00 min	\$750.00 min
Reconnection <30 days	\$ 50.00	

>30 days	\$125.00	
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Other Fees & Charges	
Vacant House charge per month	\$ 48.00
Renter's Deposit	\$250.00
Customer Service Inspection Fee	\$125.00
Meter Tampering & Diversion Penalty	\$100.00
Returned Check Fee	\$ 25.00
Late Fees	10%, \$10 minimum


The FY 2025-2026 water and sewer rates will be effective April 1, 2025. The motion passed unanimously with all directors being present and voting.

Agenda Item #9 Consider and take appropriate action on generator location and/or maintenance provider: The board discussed how the district is going to comply with TCEQ mandated generator maintenance requirements. A suggestion was made to move the generator from Fayette WSC's warehouse to their Panorama water plant, as that's where the greatest need for a generator existed. The perfect situation would be to hook it up to automation at Fayette WSC's water plant, where it would be routinely tested and run under a load. Mrs. Steffek was asked to contact Mr. Ronnie Wick, General Manager for Fayette WSC, to determine if this was something they might be interested in doing.

Agenda Item #10 Consider and take appropriate action on items to be placed on the next agenda: Items were identified and placed on the agenda for the next regular Board of Directors on Thursday, February 13, 2025 at 11 a.m., at the District office, located at 100 Country Club Drive, La Grange, Texas.

There being no further business to come before the Board, Mr. Chester Johnson made a motion, seconded by Mrs. Pennie Lee, to adjourn the meeting. The motion passed unanimously with all Directors being present and voting.

The meeting was adjourned at 12:21 p.m.

  
 Mr. Bobby Gilmore  
 Secretary

  
 Mr. Seth Gunn  
 President



**Fayette County WCID-Monument Hill**  
**Operating Fund Report**  
**Dec-24**

**Operating Fund Report**

**Receipts:**

		Annual Budget	To Date Budget	To Date Actual	Monthly Budget	This Month Actual
4100	Water	293,000.00	219,750.00	196,389.63	24,416.67	21,263.47
4200	Sewer	192,000.00	144,000.00	168,242.86	16,000.00	18,587.89
4300	MHPOA (clerical services)	17,600.00	13,200.00	13,405.32	1,466.67	1,472.31
4320	Property Tax	61,700.00	0.00	35,968.67	0.00	29,910.93
5391	Interest on Deposits	-	0.00	84.45	0.00	11.41
5392.1	TexPool Op Fund Acct Change in Valuation	10,000.00	7,500.00	7,469.26	833.33	716.66
<b>Total Budgeted Receipts:</b>		<b>\$ 574,300.00</b>	<b>\$ 384,450.00</b>	<b>\$ 421,560.19</b>	<b>\$ 42,716.67</b>	<b>\$ 71,962.67</b>

4101	Bulk Water Sales			0.00		0.00
4110	Taps-Water			0.00		0.00
4111	Customer Svc Inspection-Water			0.00		0.00
4120	Reconnection Fees			0.00		0.00
4210	Taps-Sewer			500.00		0.00
4330	Pen & Int. Service			1,905.26		610.06
4331	Pen. & Int. Standby			0.00		0.00
4322	Pen. & Int. Maint Tax			671.38		0.00
2114	Utility Tax			1,786.09		194.28
3951	Trans from Savings			0.00		0.00
3953	Trans from Capital			0.00		0.00
2151	Renters Deposit			0.00		0.00
3957	Bank Loan			0.00		0.00
5380	Miscellaneous			0.00		0.00
<b>Total Receipts:</b>				<b>\$426,422.92</b>		<b>\$72,767.01</b>

**Operating Fund Beginning of Month Balance**

\$238,870.16

**Available Operating Funds:**

**1-Dec-24**

**\$311,637.17**

**Disbursements:**

		Annual Budget	To Date Budget	To Date Actual	Monthly Budget	This Month Actual
<b>Water Expenses</b>						
6100	Bulk Water Purchased	30,000.00	22,500.00	25,792.05	2,500.00	0.00
6134	Contract Labor Water	50,000.00	37,500.00	37,432.90	4,166.67	4,204.70
6135	Maint & Repair Water	34,000.00	25,500.00	27,305.34	2,833.33	3,802.33
6136	Meter Installation Water	-	0.00	0.00	0.00	0.00
6137	Meter Reading	-	0.00	0.00	0.00	0.00
6141	Electric Utility Water	26,000.00	19,500.00	14,185.10	2,166.67	1,771.82
6142	Chemicals Water	11,000.00	8,250.00	7,273.82	916.67	2,478.96
6143	TCEQ Compliance Expense	10,000.00	7,500.00	9,353.23	833.33	0.00
6144	Repair Materials Water	19,000.00	14,250.00	5,977.34	1,583.33	140.70
6145	Meter Expense	4,000.00	3,000.00	357.93	333.33	0.00
6151	Telephone Water	3,500.00	2,625.00	2,192.76	291.67	105.69
6175	Inspection Expense Water	4,000.00	3,000.00	1,534.05	333.33	0.00
<b>Sewer Expenses</b>						
6201	Sewage Treatment	107,000.00	80,250.00	80,723.81	8,916.67	9,206.54
6201.1	Sewage Treatment - Overage	33,000.00	24,750.00	18,064.03	2,750.00	1,532.40
6234	Contract Labor Sewer	12,500.00	9,375.00	9,358.19	1,041.67	1,051.17
6235	Maint & Repair Sewer	20,000.00	15,000.00	6,345.00	1,666.67	710.00
6241	Electric Utility Sewer	3,000.00	2,250.00	1,949.50	250.00	198.52
6242	Chemicals Sewer	-	0.00	0.00	0.00	0.00
6244	Repair Materials Sewer	8,000.00	6,000.00	10.61	666.67	0.00
6251	Telephone Sewer	2,500.00	1,875.00	1,875.00	208.33	0.00
<b>General Expenses</b>						
1317	Furniture & Fixtures	-	0.00	0.00	0.00	0.00
6310	Director's Fees	7,000.00	5,250.00	3,000.00	583.33	300.00
6311	Salaries & Wages	52,245.00	39,183.75	40,188.47	4,353.75	6,028.28
6313	Group Insurance Premiums	14,000.00	10,500.00	11,590.02	1,166.67	997.28
6314	Employers Tax Expense	6,000.00	4,500.00	2,958.17	500.00	(7.55)
6315	Workers Comp Premiums	2,000.00	1,500.00	0.00	166.67	0.00

**Fayette County WCID-Monument Hill**  
**Operating Fund Report**  
**Dec-24**

		Annual Budget	To Date Budget	To Date Actual	Monthly Budget	This Month Actual
6320	Legal Fees	5,000.00	3,750.00	0.00	416.67	0.00
6321	Audit	8,000.00	6,000.00	7,500.00	666.67	0.00
6322	Engineering Fees	12,000.00	9,000.00	1,920.00	1,000.00	0.00
6324	Laboratory Expense	8,000.00	6,000.00	1,662.90	666.67	186.30
6325	Election Expense	2,000.00	1,500.00	0.00	166.67	0.00
6326	Permit Fees	650.00	487.50	619.85	54.17	0.00
6330	Appraisal District Fees	4,000.00	3,000.00	2,739.03	333.33	0.00
6332	Service Acct Collection (ACH)	200.00	150.00	85.00	16.67	25.00
6334	Contract Labor/Temp. Expense	-	0.00	0.00	0.00	0.00
6335	Maint. & Repairs Office Bldg	2,000.00	1,500.00	671.62	166.67	0.00
6338	Legal Notices	3,000.00	2,250.00	1,383.75	250.00	0.00
6340	Printing & Office Supplies	4,000.00	3,000.00	1,663.56	333.33	154.70
6350	Postage	3,000.00	2,250.00	2,053.15	250.00	864.65
6351	Phone/Internet Office	2,200.00	1,650.00	1,436.13	183.33	159.57
6353	Insurance & Bond Premiums	13,000.00	9,750.00	8,272.02	1,083.33	1,168.37
6354	Travel & Per Diem	2,000.00	1,500.00	554.90	166.67	174.03
6362	Dues & Subscriptions	7,000.00	5,250.00	4,184.35	583.33	2,375.23
7395	Miscellaneous	2,005.00	1,503.75	605.00	167.08	475.00
3957	Payments on Notes	33,000.00	2,750.00	32,696.13	0.00	0.00
<b>Total Budgeted Disbursements</b>		<b>569,800.00</b>	<b>\$405,350.00</b>	<b>\$375,514.71</b>	<b>\$44,733.33</b>	<b>\$38,103.69</b>

6171	Tap Connection-Water			0.00		0.00
6271	Tap Connection-Sewer			0.00		0.00
7306.01	Capital Outlay - Johnson Lift Station	0.00		0.00		0.00
7306.02	Capital Outlay - Storage Bldg Chlorine	0.00		0.00		0.00
7306.03	Capital Outlay - WP Facility Imprvmnts	0.00		0.00		0.00
7306.04	Capital Outlay - AMR System	0.00		0.00		0.00
7306.05	Capital Outlay - LS Facility Improvmnts	0.00		0.00		0.00
7306.07	Capital Outlay-Pumphouse Repairs	0.00		0.00		0.00
7306.08	Capital Outlay-Painting Pressure Tanks	0.00		0.00		0.00
7306.09	Capital Outlay-Fire Hydrants	20,000.00		0.00		0.00
7306.10	Capital Outlay-WP2 GST	208,000.00		191,232.66		0.00
7306.11	Capital Outlay-SS Eval / Improvements	0.00		0.00		0.00
7306.12	Capital Outlay-Sewer pumps/rebuild	10,000.00		0.00		0.00
7306.16	Capital Outlay - Well #4	0.00		5,251.00		0.00
7306.17	Capital Outlay -Tank Mixers	5,000.00		2,883.70		0.00
7306.19	Capital Outlay - Water Lines	0.00		0.00		0.00
7306.20	Capital Outlay-Well #3	0.00		0.00		0.00
7306.22	Capital Outlay-Sewer Lines	0.00		0.00		0.00
7306	Capital Outlay-Total			<b>199,367.36</b>		
3915	Renters Deposit Return			250.00		0.00
4310	Overcharge Return			0.00		0.00
2114	Utility Tax Payment			0.00		0.00
4311	Returned Checks			(493.75)		(108.42)
<b>Total Disbursements:</b>				<b>\$574,638.32</b>		<b>\$37,995.27</b>

Operating Fund Cash Balance 31-Dec-24 **\$273,641.90**

Funds Transfers **\$0.00** **0**

Operating Fund Cash Balance 31-Dec-24 **\$273,641.90**

**Account Balances And Locations**

Operating Accounts	NBT	RTSB	TexPool*	Total
Beginning of Month Balances	\$68,353.45	\$10,470.13	\$160,046.58	\$238,870.16
Receipts, Interest, Valuation Changes	\$42,135.69	\$29,914.66	\$716.66	\$72,767.01
Disbursements	\$37,995.27	\$0.00	\$0.00	\$37,995.27
Transfers	(\$25,000.00)	(\$14,000.00)	\$39,000.00	\$0.00
Ending Month Balances	\$47,493.87	\$26,384.79	\$199,763.24	\$273,641.90

Account balances reflect the balance at the maturity day during the month or the end of the month balance.

\*TexPool balances are invested in compliance with the Public Funds Investment Act (PFIA). The TexPool daily yield on January 5, 2025 was 4.46%.

Prepared By:  , Treasurer Date: **1.9.25**



# Fayette County Water Control and Improvement District Monument Hill

**Board Approval of Disbursements December 13, 2024 - January 9, 2025**

Operating Fund Disbursements		Check		Veri-		Not
Account	Vendor	Number	Amount	fied	Paid	Paid
6332	NBT - Acct Svc Collection	EFT	20.00	X	X	
6310	Chester Johnson - directors fees	14020	92.35	X	X	
6310	Gary Kramer - directors fees	14021	92.35	X	X	
6310	Pennie Lee - directors fees	14022	92.35	X	X	
6135	Deen Const - water repairs	14023	3,240.00	X	X	
6125	Deen Const - sewer repairs	14023	540.00	X	X	
6350	Quadient Leasing - postage meter lease	14024	164.97	X	X	
6311	L Steffek - paycheck	DD	1,244.23	X	X	
6350	Quadient - postage funding	EFT	699.68	X	X	
6313	TX Health Benefits Pool - Emp & Dep Ins Premium	14025	2,187.26	X	X	
6362	TRWA - annual membership dues	14026	500.00	X	X	
7395	TRWA - donation to legal & disaster relief funds	14026	475.00	X	X	
6142	PVS DX - chlorine	14027	1,151.26	X	X	
6311	L Steffek - paycheck	DD	1,244.23	X	X	
6134	Inframark - contract water operations	14028	4,204.70	X	X	
6234	Inframark - contract sewer operations	14028	1,051.17	X	X	
6141	FEC-Well# 1	14029	839.46	X	X	
6241	FEC-River lift pump	14029	79.56	X	X	
6141	FEC-Booster tank	14029	297.16	X	X	
6241	FEC-Johnson Lift Station pump	14029	84.81	X	X	
6141	FEC-Well# 3	14029	345.61	X	X	
6314	IRS - employer/employee 941 taxes	EFT	1,612.68	X	X	
6314	TWC - TX unemployment taxes	EFT	10.40	X	X	
6201	LG Utilities - sewer treatment	14030	9,206.54	X	X	
6201	LG Utilities - Overage	14030	157.70	X	X	
6241	LG Utilities - The View Lift Station electricity	14031	37.69	X	X	
6353	TML IRP - monthly property, liability ins premium	14032	1,168.37	X	X	
6351	Sparklight - office phone / internet	14033	159.57	X	X	
6324	Inframark - bacT samples	14034	50.60	X	X	
6135	Hess Landscape - water plant mowing	14035	215.00	X	X	
6235	Hess Landscape - sewer plant mowing	14035	120.00	X	X	
6353	CNA Surety - S Gunn Directors Bond Renewal	14036	50.00	X	X	
2114	TCEQ - Utility Tax payment	EFT	2,337.39	X	X	
6151	Lori Steffek - reimb cell phone/tablet expense	14037	105.69	X	X	
<b>Total for Paid</b>			<b>33,877.78</b>			
<b>Total for Unpaid</b>			-			
<b>Total Operating Fund Disbursements</b>			<b>\$33,877.78</b>			

Disbursements listed above are approved for payment by the action of the Board of Directors

Director's Signature 

Date: 1.9.25

# Fayette County WCID - Monument Hill

## Debt Service Fund Report

### Dec-24

#### Debt Service Fund Report

Receipts:		To Date Actual	This Month Actual
4325	Property Tax Revenue (I&S)	40,430.01	33,600.13
4326	Property Tax - Interest & Penalty	739.28	0.00
5391.2	Debt Service Fund Interest	25.72	4.13
5392.3	TexPool Debt Svc Acct Change in Valuation	3,687.31	357.64
<b>Total Receipts:</b>		<b>44,882.32</b>	<b>\$33,961.90</b>

#### Debt Service Fund Beginning of Month Balance

1134	Round Top State Bank MM		\$12,395.42
1135	Round Top State Bank CD		\$0.00
1114	TexPool Debt Service Account		\$81,438.84
<b>Total Fund Deposits</b>		<b>1-Dec-24</b>	<b>\$93,834.26</b>

**Available Debt Service Funds:** **Dec-24** **\$127,796.16**

Disbursements:		To Date Actual	This Month Actual
6332.2	Debt Svc Fund Bank Charges	0.00	0.00
6340.2	Debt Svc Fund Printing Charges	0.00	0.00
3956	Series 2017 Bond Sale Debt Service	21,633.77	0.00
7363	Bond Administration Fees	250.00	0.00
<b>Total Fund Disbursements</b>		<b>21,883.77</b>	<b>0.00</b>

**Debt Service Fund End of Month Balance** **31-Dec-24** **\$127,796.16**

#### Account Balances And Locations

Debt Service Fund Account	RTSB MM	RTSB CD	TexPool	Total
Beginning of Month Balances	12,395.42	-	81,438.84	\$93,834.26
Receipts, Interest, Valuation Changes	\$33,604.26	\$0.00	\$357.64	\$33,961.90
Disbursements	\$0.00	\$0.00	\$0.00	\$0.00
Transfers	(\$17,000.00)	\$0.00	\$17,000.00	\$0.00
End of Month Balances	\$28,999.68	\$0.00	98,796.48	<b>\$127,796.16</b>

Account balances reflect the balance at the maturity day during the month or the end of the month balance.

\*TexPool balances are invested in compliance with the Public Funds Investment Act (PFIA). The TexPool daily yield on January 6, 2025 was 4.46%.

Prepared By:  , Treasurer Date: 1.9.25



**Fayette County - Water Control and Improvement District  
Monument Hill**

**FY 25-26 Water & Sewer Rates & Fees  
ADOPTED January 9, 2025; EFFECTIVE April 1, 2025**

<b>Monthly Service</b>		
	Base Water Rate	Base Sewer Rate
<b>Residential (Homes)</b>		
Residential 3/4" Meter	\$ 48.00	\$ 48.77
Residential 1" Meter	\$ 120.00	\$ 48.77
Vacant	\$ 48.00	\$ -
<b>Residential (Apartments)</b>		
Bluff Manor Apts, 3" Meter (121) (35 apts)	\$ 768.00	\$ 1,707.09
Bluff Manor Apts, 2" Meter (118) (14 apts)	\$ 384.00	\$ 682.84
Parkview Apts, 1" Meter, (175) (13 apts)	\$ 120.00	\$ 634.06
<b>Commercial</b>		
Bluff Manor Apts Washateria, 3/4" Meter (127)	\$ 48.00	\$ 56.34
Kreische Brewery Historic Site, 1" Meter (174)	\$ 120.00	\$ 112.68
Frisch Auf! Country Club, 2" Meter (170)	\$ 384.00	\$ 112.68
Frisch Auf! Country Club, Golf Course (179)	\$ 48.00	\$ -
Your C Store #3/XS, 3/4" Meter (26)	\$ 48.00	\$ 112.68
Kenmar Residential Svc - sewer only (176)	\$ -	\$ 112.68
Los Pinos Imports-sewer only (239)	\$ -	\$ 112.68
<b>Special</b>		
Monument Hill Nursing Ctr. 2" Meter (293)	\$ 384.00	\$ 1,322.96

<b>Water Usage (\$/1000 Gals.)</b>			
	From	To	Rate
Water - Residential & Commercial	0	10,000	\$ 3.03
	10,001	20,000	\$ 3.86
	20,001	30,000	\$ 4.22
	30,001	40,000	\$ 4.70
	40,001	50,000	\$ 5.05
	50,001	and up	\$ 5.89

<b>Connection and Reconnection Fees</b>			
	Water	Sewer	
Connection (Tap)	\$750.00 min	\$750.00 min	
Reconnection	< 30 Days	\$ 50.00	
	> 30 Days	\$ 125.00	

<b>Other</b>	
Vacant House fee	\$ 48.00
Renters Deposit	\$ 250.00
Customer Service Inspection Fee	\$ 125.00
Meter Tampering & Diversion Penalty	\$ 100.00
Returned Check Fee	\$ 25.00
Late Fees	10%, \$10 Minimum

These rates adopted by action of the Board of Directors during a duly posted, open meeting held on January 9, 2025.

Directors Signature: 

Date: 1.9.25

### Sewer Rates

Type Acct	Res	Comm	Special
Base Sewer Rate	\$48.77 <sup>(1)</sup>	\$56.34 <sup>(1)</sup>	\$1,322.96 <sup>(2)</sup>
City of LG Gallon Allotment	3,000	3,000	250,000
Charge per 1000 Gals. in excess of allotment	\$7.14	\$7.79	\$7.79

<sup>(1)</sup> Residential customers whose *Winter Water Average* exceeds 3,000 gallons per month will be charged an additional \$6.77, and Commercial customers will be charged \$7.38, per 1,000 gallons in excess of their allotment. This higher amount then becomes their fixed monthly sewer charge for the next 12 months.

<sup>(2)</sup> "Special" customers do not use *Winter Water Averaging*. The specified Base Rate will be charged for monthly water use below 250,000 gallons. Water use in excess of the allotment will be charged \$7.38 for every 1,000 gallons.