

**MINUTES OF A PUBLIC HEARING & REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HARDIN COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1**

A public hearing and regular meeting of the Board of Directors of the Hardin County Water Control & Improvement District No. 1 was held on Monday, September 8, 2025, pursuant to notice duly posted in accordance with law. The meeting was held at 333 Commercial Drive, Hardin County, Texas.

The following members of the Board were present:

Jack Maddox

Ben Fox

Buddy Hughes

Allen Davis

Absent: Tim Jones

Also present were Wayne Turk, Joey Keel of Keel Enterprises, Guy N. Goodson of Germer PLLC as legal counsel to the District as well as Derrick Thomas, a resident of the District.

AGENDA ITEM NO. 1: Call to Order. A quorum being present, the meeting was called to order by President Maddox at 6:31 p.m.

AGENDA ITEM NO. 2: Public Hearing on 2025 Tax Rate. The Board recognized Wayne Turk who presented the Board with the 2025 Developed Water District Voter–Approval Tax Rate Worksheet prepared on behalf of the District showing the proposed debt tax rate of \$0.073900 and the maintenance and operation tax rate of \$0.106480 for proposed total tax rate of \$0.180380. There were no comments from residents, and President Maddox closed the public hearing.

AGENDA ITEM NO. 3: Public Comments. The Board recognized Derrick Thomas, a property owner outside the District who was granted the right to secure water and/or sewer services from the District through prior Board action. Mr. Thomas indicated that after consideration, he wanted to only request water service as he planned to put in an aerobic system for wastewater. A discussion followed, and Mr. Thomas asked the Board to consider what the rate would be to which Mr. Turk and President Maddox

advised it would be the rate charged to other out-of-District service customers who were charged the regular water rate but then charged an amount equivalent to the ad valorem taxes to be charged on his property. Mr. Thomas thanks the Board for its consideration.

AGENDA ITEM NO. 4: 2025 Tax Rate. After review and discussion and upon motion duly made by Director Hughes and seconded by Director Davis, the Board unanimously approved a debt tax rate of \$0.073900 and a maintenance and operation tax rate of \$0.106480 for proposed total 2025 tax rate of \$0.180380/\$100 valuation.

AGENDA ITEM NO. 5: Minutes. The minutes of August 11, 2025, were unanimously approved upon motion duly made by Director Fox and seconded by Director Hughes.

AGENDA ITEM NO. 6: Contract Operator/Maintenance Supervisor's Report, including review of the following:

- (a) **Operational Report.** The Board recognized Mr. Keel who stated the Operations Report was light for the month noting that Keel Enterprises had responded to 9 grinder calls, 1 sewer leak and 2 water leaks. Mr. Keel stated all sampling had been done and submitted timely, and Electrical Specialties work on the grinder station at 103 Pinehurst was working properly. It was also noted the District currently had one control panel and two grinder pumps in inventory. After discussion and upon motion duly made by Director Hughes and seconded by President Maddox, the Operations Report was approved as presented.

AGENDA ITEM NO. 7: Presentation by LEAD on Capacity Study for Paul Preston. The Board tabled this item as Mr. Leavins had not presented the capacity study for Paul Preston for consideration.

AGENDA ITEM NO. 8: Monthly Financial Statements. The Board recognized Mr. Turk who presented the PNC Bank statement noting service fees for the prior month of \$32,069.15. Mr. Turk stated the bond payment to The Bank of New York Mellon in the amount of \$5,326.21 had been timely paid. Mr. Turk then reviewed the decreasing fees received from Cable 1 as well as the interest earned on the depositories and the cost for maintaining its accounts. After discussion and upon motion duly made

by President Maddox and seconded by Director Hughes, the financial statements were approved as presented.

AGENDA ITEM NO. 9: Accounts Payable. Mr. Turk reviewed the accounts payable including the invoices from Keel Enterprises, Electrical Specialties (\$2,300), Radley Electric (\$1,109.70) as well as The Examiner (\$330) for publication fee for the proposed 2025 tax rate. Mr. Turk stated the accounts payable totaled \$24,793.75. After discussion and upon motion duly made by Director Fox and seconded by Director Davis, the Board unanimously approved the accounts payable for payment as presented.

AGENDA ITEM NO. 10: Correspondence. The Board recognized Mr. Turk who provided a brief outline of correspondence from the Texas Water Development Board.

AGENDA ITEM NO. 11: Comments from Board Members. None.

AGENDA ITEM NO. 15: Adjourn. There being no further business, the meeting was adjourned at 7:21 p.m.

ATTEST:

President of the Board

Secretary of the Board