

Board Meeting Minutes

Notes created on April 23, 2026 at 10:59 AM by Minutes AI

Approval of Board Meeting Minutes for April 9th, 2026

- Motion made by Jim Eaton and seconded by Ron Kestner.
- Motion carries.

Discussion of District Happenings

- Water taps:
 - One water tap installed since last meeting.
 - Two water taps waiting to be installed.
 - Total: four water taps for 2026.
 - Zero sewer taps installed and zero waiting.
 - Completed work orders, spotted lines, set meters.
 - Fixed five service line leaks and two main line leaks.
 - Mowed around the shop and office, fixed yards, repaired blacktop.
 - Ran sewer camera in Rosmar Heights.
 - Ran jetter in Bethel.

Approval of Payments of Bills and Transfers

- Motion made by Jim Eaton and seconded by Ron Kestner.
- Motion carries.

Fairlawn Project

Zack Dobbins presented the board with resolution number three presented for approval.

- Amount: \$5,677.50 from Critical Needs IJDC grant.
- Payable to JD Utility Services for \$1,000 and Midkiff LLC for \$4,677.50.

These notes were taken with Minutes AI (<https://myminutes.ai>)

- Motion to approve the resolution was made by Jim Eaton and seconded by Ron Kestner
- Motion carries.

Pine Run Project

- Pine Run Road project advertised on April 13.
- Pre-bid meeting held with good contractor turnout.
- Bid opening scheduled for April 30 at 10:00 AM.
 - One addendum issued for clarifications.
 - Optimistic for competitive bids due to slowing work in the state.

Lubeck Elementary School

- Pre-construction conference scheduled for 1 PM today.
 - Participants: Dunlap Contracting, Lubeck PSD, Pickering and Associates.
- Discussion on coordination between contractors for water and sewer installation and road widening.

Approval of Budget 6/30/27

- Budgets for 6-30-27 presented by Zack Dobbins.
 - Water side: \$2.723 million in revenues, \$2.56 million in expenses.
 - Sewer side: \$1.927 million in revenues, \$988,000 in expenses.
- Cash deficits noted for both water and sewer sides.
 - Water deficit: over \$400,000.
 - Sewer deficit: \$75,591.
- Motion to approve budgets made Jerry Martin and seconded by Jim Eaton.
 - Motion carries.
- Consideration of water and sewer rate increases.
- Average 3,000-gallon bill costs for comparison among districts:
 - Claywood: \$70.14 (recent two-step increase).

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- Mineral Wells: \$61.01 (approved rate increase).
- Union Williams: pending rate increase.
- Lubeck has the most customers among the four districts.
- Proposed rate increase of 14% to cover:
 - Debt service and compliance with state code (Senate Bill 234).
 - Coverage requirement of 115% (projected at 127%).
- Adjustments made for:
 - Inflation factors from the Public Service Commission.
 - Operational expenses, including hiring three new employees.
- Current average bill for Lubeck residential customers (3,600 gallons):
 - From \$69.74 to \$79.52 (approximately \$10 increase).
- Lubeck projected to be the second highest in rates.
- Mineral Wells and Union Williams also planning increases.
- Noted that costs, including health insurance, are rising significantly.
- Proposed increase of 30.22% for sewer rates, resulting in a \$44.73 bill for 3,000 gallons.
- 30% increase allows for larger water project design
- Median Household Income (MHI) percentage
 - Current MHI percentage: below 1%
 - After increase: rises to 1.25%
 - Better loan terms possible with increased MHI
- Proposed plan: move forward with rate increase
 - Discussion with board members and key individuals (e.g., Rocky, Kelly)
- Steps for implementation:
 - First reading at regular meeting
 - Second reading followed by public hearing
 - County commission review and approval process

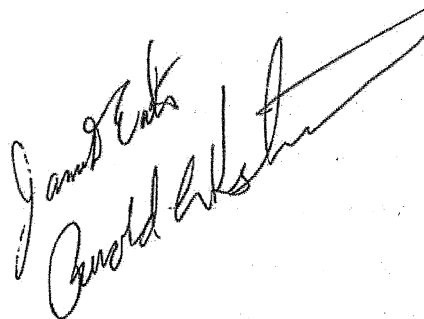
Public Comment

- Questions raised about the turning lane towards Lubeck School.
 - The turning lane will extend past the welding shop.
 - Main entrance to the school will allow two-way traffic for buses.
- Pickering's contractor will grade the hillside for the turning lane.
- Concerns about environmental issues related to streams in the area.
 - Excess material is being hauled off-site due to stream restrictions.
- Discussion on speed limits along the highway near Lubeck.
 - Current speed limit is 55 mph; a request was made to lower it to 45 mph.
 - Observations of vehicles exceeding speed limits, especially during peak hours.
- Safety concerns regarding visibility when turning onto the highway.
- Mention of sheriff's department involvement in traffic control near the school.
- Observations on rate increases for local fire companies.
- Typical rate increase targets are around 10-12%.
- Past experiences with rate negotiations mentioned.
 - Speaker has met with the chief operator concerned about water supply during peak usage.
 - Example of Larkmead's tank feeding thousands of people and the risks of leaks or power outages.

Next Meeting May 14, 2026, at 11:00 AM.

Adjournment

- 11:46am

A handwritten signature in black ink, appearing to read "James E. Etkin", is written over a horizontal line.