

Notice is hereby given that the Board of Directors of the Athens Municipal Water Authority ("AMWA" or "Authority") will meet in regular session on Friday, September 12, 2025, at 8:00 A.M., at Authority's offices, 5302 FM 2495, Athens, Texas.

1. CALL TO ORDER
2. DECLARATION OF CONFLICT(S) OF INTEREST
3. OPPORTUNITY FOR CITIZENS TO EXPRESS ITEMS OF CONCERN

Non-Agenda Items: Citizens appearing during this time will be allowed to present their concern and are limited to a three-minute time period; however, the Board of Directors are prevented from entering into deliberations, and then the item may be referred to a future agenda for discussion.

Agenda Items: Each citizen appearing during this item will be allowed a maximum of three minutes to present their concern, **either** at the beginning of the meeting **or** at the beginning of discussion for the specific agenda item.

Each person wishing to address the Board of Directors must complete a public participation form no later than five (5) minutes prior to the meeting's scheduled call to order.

4. CONSENT AGENDA
 - a. Approval of minutes of August 8, 2025 Regular Session
 - b. Approval of minutes of August 15, 2025 Special Session
 - c. Approval of Minutes of August 29, 2025 Special Session
 - d. Monthly statements and payment of bills
 - e. Approval of budget amendments as presented
5. 2025-26 FISCAL YEAR
 - a. Presentation of the 2025-26 fiscal year budget
 - b. Public hearing regarding the 2025-26 fiscal year budget
 - c. Discuss and consider a resolution approving the 2025-26 fiscal year budget
6. LAKE ATHENS
 - a. Police Department
 - b. Inspection Department
7. WATER/WATER DEVELOPMENT
 - a. Discussion with City of Athens Director of Utilities, on current operations at the water treatment plant
8. EXECUTIVE DIRECTOR'S REPORT

9. Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code
 - a. Section 551.071: Private consultation with the attorney of the Authority
 - b. Section 551.072: Discuss the purchase, exchange, lease, or value of real property
 - i. Abstract 468, G B Loggins Survey, Tract 1
 - ii. Abstract 1174, W T Jenkins Survey, Lots 1B & 2
10. Action resulting from Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code
 - a. Section 551.071: Private consultation with the attorney of the Authority
 - b. Section 551.072: Discuss the purchase, exchange, lease, or value of real property
 - i. Abstract 468, G B Loggins Survey, Tract 1
 - ii. Abstract 1174, W T Jenkins Survey, Lots 1B & 2
11. ANNOUNCEMENT OF DATE/LOCATION OF NEXT MEETING
October 10, 2025, 8:00 A.M., 5302 FM 2495, Athens, TX 75752
12. ADJOURN

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f), and 418.106(d) & (e). Refer to posted list attached hereto and incorporated herein.

If during the course of the meeting covered by this notice, the Authority should determine that a closed or executive meeting or session of the Authority or a consultation with the attorney for the Authority should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code 551.001 et. seq., will be held by the Authority at the date, hour and place given in this notice as the Authority may conveniently meet in such closed or executive meeting or session or consult with the attorney for the Authority concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 - Private consultation with the attorney for the Authority.

§ 551.072 - Discussing purchase, exchange, lease or value of real property

§ 551.074 - Discussing personnel or to hear complaints against personnel.

The facilities of the Athens Municipal Water Authority are wheelchair accessible and accessible parking spaces are available. Requests for additional accommodations or interpretive services must be made 48 hours prior to any meeting. Please contact the Athens Municipal Water Authority at (903) 804-8501 or by email to info@athenstxwater.org for further information.

	TAX FUND 2024-2025 ACTUAL 08/31/25	TAX FUND 2024-2025 BUDGET APPROVED	TAX FUND 2025-26 Budget Requested
INCOME			
PROPERTY TAXES	\$ 1,054,289	\$ 1,026,063	\$ 1,066,000
WATER SALES	\$ 48,000	\$ 48,000	\$ 48,000
LEASE BUYOUT	\$ 100,000	\$ 100,000	\$ 100,000
INTEREST	\$ 18,853	\$ 17,000	\$ 17,000
SALE OF ASSETS	\$ 4,260		\$ -
TOTAL INCOME	\$ 1,225,402	\$ 1,191,063	\$ 1,231,000
EXPENSES			
ADMINISTRATIVE			
SALARIES	\$ 30,386	\$ 33,092	\$ 35,280
PAYROLL LIABILITIES	\$ 2,434	\$ 2,457	\$ 2,605
INSURANCE	\$ 6,708	\$ 8,477	\$ 8,244
RETIREMENT	\$ 1,785	\$ 1,953	\$ 2,075
TRAVEL/TRAINING		\$ 875	\$ 875
LICENSING		\$ 300	\$ 300
QB PAYROLL FEES	\$ 32	\$ 40	\$ 40
TOTAL ADMINISTRATIVE	\$ 41,344	\$ 47,194	\$ 49,419
AMWA PROPERTIES			
LAKE ATHENS DAM	\$8,050	\$50,000	\$50,000
POWDER RIVER	\$13,535	\$25,000	\$25,000
FRANKS TRACT	\$3,500	\$10,000	\$10,000
LAKE ATHENS	\$4,564	\$20,000	\$20,000
AMWA HQ			
SWIM AREA	\$2,185	\$25,000	\$25,000
PROPERTY INSURANCE	\$37,526	\$60,917	\$42,000
TOTAL AMWA PROPERTIES	\$69,360	\$190,917	\$172,000
CONTRACTUAL			
PROFESSIONAL SERVICES	\$ 14,942	\$ 55,900	\$ 55,900
TAX COLLECTION	\$ 27,038	\$ 34,001	\$ 36,268
TOTAL CONTRACTUAL	\$ 41,980	\$ 89,901	\$ 92,168
FACILITIES	\$ 282	\$ 1,620	\$ 1,620
GENERAL OFFICE			
SUPPLIES/OPERATING	\$ 215	\$ 2,500	\$ 2,500
TOOLS/REPAIR/MAINTENANCE	\$ 823	\$ 650	\$ 1,500
LIABILITY INSURANCE	\$ 51	\$ 1,844	\$ 430
POSTAGE	\$ 108	\$ 300	\$ 300
DUES/SUBSCRIPTIONS		\$ 750	\$ 750
COMPUTERS/SOFTWARE	\$ 648	\$ 1,000	\$ 1,000
PRINTING/ADVERTISING	\$ 500	\$ 3,000	\$ 3,000
TOTAL GENERAL OFFICE	\$ 2,346	\$ 10,044	\$ 9,480
TRANSPORTATION			
FUEL	\$ 785	\$ 1,625	\$ 1,625
REPAIR/MAINTENANCE	\$ 2,567	\$ 500	\$ 4,250
INSURANCE	\$ 120	\$ 450	\$ 361
TOTAL TRANSPORTATION	\$ 3,472	\$ 2,575	\$ 6,236
TOTAL OPERATIONAL EXPENSE	\$ 158,784	\$ 342,251	\$ 330,923
CAPITAL EXENDITURES/PROJECTS			
LAGOON UPDATES	\$ 21,800	\$ 319,800	\$ 298,000
DAM OVERFLOW EXHAUST BASIN			\$ 500,000
AUXILIARY POWER	\$ 158,447	\$ 166,807	\$ -
TOTAL CAPITAL EXPENDITURES	\$ 180,247	\$ 486,607	\$ 798,000
NET ORDINARY REVENUE OVER/(UNDER)	\$ 886,371	\$ 362,205	\$ 102,077
FUND BALANCE 10/1/25	\$ 500,000	\$ 500,000	\$ 500,000
PROJECTED FUND BALANCE 9/30/26	\$ 1,386,371	\$ 862,205	\$ 602,077
EST. TRANSFER TO CAP DEV ACCT	\$ 886,371	\$ 362,205	\$ 102,077

	REVENUE FUND 2024-2025 ACTUAL 08/31/25	REVENUE FUND 2024-2025 BUDGET APPROVED	REVENUE FUND 2025-26 Budget Requested
INCOME			
LAKE ATHENS SERVICES	\$ 253,602	\$ 249,850	\$ 256,500
WATER SALES	\$ 9,060	\$ 10,000	\$ 10,000
RV PARK	\$ 313,231	\$ 345,250	\$ 344,750
MARINA RENT	\$ 110,557	\$ 132,500	\$ 126,800
INTEREST	\$ 41,207	\$ 27,000	\$ 27,000
MISC	\$ 1,567		\$ 227,000
TOTAL INCOME	\$ 729,224	\$ 764,600	\$ 992,050
EXPENSES			
ADMINISTRATIVE			
SALARIES	\$ 235,093	\$ 264,060	\$ 282,724
PAYROLL LIABILITIES	\$ 18,127	\$ 22,200	\$ 22,559
INSURANCE	\$ 43,743	\$ 46,877	\$ 46,980
RETIREMENT	\$ 13,264	\$ 14,549	\$ 15,375
TRAVEL/TRAINING		\$ 600	\$ 600
LICENSING		\$ 155	\$ 155
QB PAYROLL FEES	\$ 331	\$ 454	\$ 454
TOTAL ADMINISTRATIVE	\$ 310,558	\$ 348,895	\$ 368,848
AMWA PROPERTIES			
LAKE ATHENS DAM			
POWDER RIVER			
FRANKS TRACT			
LAKE ATHENS MARINA	\$59,425	\$100,000	\$100,000
AMWA HQ	\$7,390	\$10,000	\$10,000
SWIM AREA			
PROPERTY INSURANCE	\$3,866	\$3,901	\$4,150
TOTAL AMWA PROPERTIES	\$70,681	\$113,901	\$114,150
CONTRACTUAL			
PROFESSIONAL SERVICES	\$ 17,209	\$ 18,500	\$ 20,500
CREDIT CARD PROCESSING	\$ 7,694	\$ 8,000	\$ 10,000
REPAYMENT OF MARINA LEASE	\$ 100,000	\$ 100,000	\$ 100,000
TOTAL CONTRACTUAL	\$124,903	\$126,500	\$130,500
FACILITIES/UTILITIES	\$ 77,109	\$ 91,420	\$ 94,420
GENERAL OFFICE			
SUPPLIES/OPERATING	\$ 12,309	\$ 10,700	\$ 12,450
TOOLS/REPAIR/MAINTENANCE	\$ 22,730	\$ 10,000	\$ 10,500
LIABILITY INSURANCE	\$ 776	\$ 900	\$ 950
POSTAGE	\$ 451	\$ 550	\$ 980
DUES/SUBSCRIPTIONS		\$ 1,250	\$ 1,250
COMPUTERS/SOFTWARE	\$ 4,534	\$ 2,000	\$ 5,000
PRINTING/ADVERTISING	\$ 32	\$ 1,350	\$ 1,350
TOTAL GENERAL OFFICE	\$ 40,831	\$ 26,750	\$ 32,480
TRANSPORTATION			
FUEL	\$ 797	\$ 2,200	\$ 2,200
REPAIR/MAINTENANCE	\$ 4,369	\$ 1,650	\$ 1,650
INSURANCE	\$ 1,431	\$ 1,900	\$ 2,172
TOTAL TRANSPORTATION	\$ 6,597	\$ 5,750	\$ 6,022
TOTAL OPERATIONAL EXPENSE	\$ 630,680	\$ 713,216	\$ 746,420
CAPITAL EXENDITURES/PROJECTS			
TPWD GRANT ENGINEERING		\$ -	\$ 300,000
MARINA UPGRADES		\$ 100,000	\$ 100,000
RESTAURANT REMODEL			\$ 58,000
TOTAL CAPITAL EXPENDITURES	\$ -	\$ 100,000	\$ 458,000
NET ORDINARY REVENUE OVER/(UNDER)	\$ 98,544	\$ (48,616)	\$ (212,370)
FUND BALANCE 10/1/25	\$ 1,126,640	\$ 1,126,640	\$ 1,078,024
PROJECTED FUND BALANCE 9/30/26	\$ 1,225,185	\$ 1,078,024	\$ 865,654

	CAP DEV 2024-2025 ACTUAL 08/31/25	CAP DEV 2024-2025 BUDGET APPROVED	CAP DEV 2025-26 Budget Requested
INCOME			
TAX FUND TRANSFER	\$385,678	\$ 380,000	\$ 750,000
INTEREST	\$ 28,223	\$ 21,000	\$ 21,000
MISC			\$ -
TOTAL INCOME	\$413,901	\$ 401,000	\$ 771,000
CAPITAL EXPENDITURES/PROJECTS			
GROUNDWATER LEGAL FUND			\$ 10,000
INTAKE PROPERTY		\$ 400,000	\$ 310,000
ATHENS CAP IMPROVEMENT FUND			\$ 200,000
TOTAL CAPITAL EXPENDITURES	\$ -	\$ 400,000	\$ 520,000
NET ORDINARY REVENUE OVER/(UNDER)	\$413,901	\$ 1,000	\$ 251,000
FUND BALANCE 10/1/25	\$474,653	\$ 500,000	\$ 900,000
PROJECTED FUND BALANCE 9/30/26	\$888,554	\$ 501,000	\$1,151,000

	EMERG. FUND 2024-2025 ACTUAL 08/31/25	EMERG. FUND 2024-2025 BUDGET APPROVED	EMERG. FUND 2025-26 Budget Requested
INCOME			
INTEREST	\$ 66,928	\$ 89,000	\$ 89,000
MISC			\$ -
TOTAL INCOME	\$ 66,928	\$ 89,000	\$ 89,000
FUND BALANCE 10/1/25	\$ 2,205,618	\$ 2,205,618	\$ 2,294,618
PROJECTED FUND BALANCE 9/30/26	\$ 2,272,546	\$ 2,294,618	\$ 2,383,618