

**Monthly Board of Director's Meeting of the Kempner WSC**  
**11986 E. Hwy. 190 Kempner, TX 76539**  
**Wednesday, August 25, 2021**  
**Consecutively following Special Meeting**

*The public is hereby notified those notices of all regular and special meetings of the Kempner Water Supply Corporation do not distinguish between matters to be discussed in open or closed session of the meeting.*

*Reasonable accommodation for the disabled attending this meeting will be available; persons with disabilities in need of special assistance at the meeting should contact the General Manager at 512-932-3701.*

- 1) **Call to Order and Establish Quorum**
- 2) **Pledge of Allegiance and Honor the Texas Flag**
- 3) **Open Session (Thirty (30) minutes maximum)**

It is the policy of the KWSC Board to hold open board meetings using the following guidelines:

- a) Agendas will be provided to guests at the beginning of the meetings.
- b) Limited to 3 minutes per speaker or 10 minutes for groups with designated spokesperson.
- c) Guests may comment to the board only at the designated "Open Session" section on the agenda. Guest(s) may comment on any agenda item or any other matter of general concern. "Per Open Meetings Act" deliberation regarding general concern; shall be limited to a proposal, to place the subject on the agenda for a subsequent meeting.

**NEW BUSINESS**

- 4) **Discussion and possible action to approve the July 28, 2021, Monthly Board of Director's Meeting Minutes.**
- 5) **Discussion and possible action to approve the July 2021 Financial Statements.**
- 6) **Discussion and possible action to approve "Letters of Intent" from Professionals.**
- 7) **Discussion and possible action to approve Pump Purchase for the Northeast Pump Station.**

**OLD BUSINESS**

**"Discussion and possible action"**

- a) **CTWSC – CTWSC sent a request for rehearing to the El Paso Court of Appeals. We are awaiting their response.**
- b) **CR 3600 Line Loop Project – We anticipate Bidding for the proposed improvements in August - September 2021.**
- c) **FM 1113 Waterline Loop – "See CR 3600 Line Loop Project"**
- d) **USDA Loan through CoBank – The USDA State Environmental Coordinator in Temple TX is supporting our comment response efforts with the USFWS (US Fish and Wildlife Service), which is associated with the potential Golden Cheeked Warbler habitat along the proposed FM 1113 pipeline alignment.**


We anticipate submittal of the Environmental Report and Preliminary Engineering Report (PER) for Phase 2 to USDA in August - September, which will facilitate bidding the FM 1113 and CR 3600 waterline projects.

- e) **CR 3420 Pump Station Project** – Paid 5 checks to Legion Development in the amounts of \$10,350.00, \$65,299.77, \$27,955.80, \$34,830.00 and \$42,682.95 totaling \$181,118.52 of the \$574,650 approved amount. Currently, the contractor is in the process of completing the remaining site work including final grading, entrance driveway, and fencing.
  - f) **Stone Oaks Elevated Storage Tank** – Paid 9 checks to Caldwell Tanks in the amounts of \$22,571.34, \$125,630.09, \$243,063.87, \$87,714.54, \$453,516.70, \$37,161.72, \$86,710.68, \$175,788.31 and \$75,468.00 totaling \$1,307,625.25 of the \$1,752,600 approved amount. Note: Bid from Caldwell Tanks came in at \$1,632,600. Diving crew was onsite on July 9, 2021, to correct the TideFlex Mixing System (TMS) deficiency (when the cross threaded bolts on the upper ‘duck bill’ check valves were discovered). There have been several unsuccessful attempts by a painting subcontractor working for Caldwell Tanks to correct the TMS check valves and properly clean and disinfect the Elevated Storage Tank (EST). In response, on August 2, 2021, KWSC issued a notification letter to Caldwell Tanks that Liquidated Damages in the amount of \$500 per day will be collected for the project delays. On August 11, 2021, the EST was successfully placed into operation and considered substantially complete.
  - g) **GIS Mapping for Distribution System:** The online GIS map viewing software has been configured, and field GPS data collection is in progress by KWSC staff. GPS of the KWSC water system is still underway.
  - h) **CCN Amendment – Topsey WSC Overlap** – In February 2021, KWSC staff received approval from Topsey WSC for an overlapping CCN which will be required for water service to the proposed Northern Hills Phase 2-5 and Ryatt Ranch subdivisions. On July 23, 2021, we submitted the required affidavits to the PUC attesting that the public notification process had been completed. (Reference PUC Docket No.52171). Awaiting PUC approval.
  - i) **CCN Amendment – City of Copperas Cove Overlap** – Continuing negotiations regarding the trade of CCN in overlapping areas.
- 8) **Manager’s Report:**
- a) Administrative Report
  - b) Distribution Report (Development, Field and IT/Quality)
  - c) Plant Report
- 9) **Board of Director’s Announcements:**
- a) Regarding items on the agenda
  - b) Any other information which a director deems necessary to inform the Board
- 10) **President’s Comments:**
- 11) **Adjourn**

The Board or its Presiding Officer may, at any time during the Meeting, close the Meeting and hold an Executive Session pursuant to Sections 551.071 to 551.074 and 551.076 of the Texas Open Meetings Act to discuss and/or deliberate any of the matters to be considered during the Meeting.

The Texas Open Meetings Act, codified as Texas Government Code, chapter 551 permits closed meetings pursuant to Section 551.071 for purposes of consulting with its attorneys, Section 551.072 - deliberating about real property, Section 551.073 - deliberating about gifts and donations, Section 551.074 -deliberating about personnel matters and Section 551.076 – deliberating about security devices.

I, Delores Coberley, General Manager of Kempner Water Supply Corporation, Kempner, TX, do hereby certify that this Notice of Meeting was posted with the Secretary of State, Lampasas County Courthouse and on the front door of the Corporation's Office at 11986 E Hwy 190, Kempner, TX, at a place readily accessible to the general public at all times on the 20<sup>th</sup> day of August 2021.

  
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**Delores Coberley, General Manager**

FILED  
20 day of Aug 20 21  
Connie Hartman  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY Hales DEPUTY