

**Monthly Board of Director's Meeting of the Kempner WSC**  
**11986 E. Hwy. 190 Kempner, TX 76539**  
**Wednesday, September 22, 2021 at 6:00 P.M.**

*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 August 25, 2021, Special Call Budget Workshop Meeting Minutes.**
- 5) **Discussion and possible action to approve the August 25, 2021, Monthly Board of Director's Meeting Minutes.**
- 6) **Discussion and possible action to approve the August 2021 Financial Statements.**
- 7) **Discussion and possible action to approve "Letters of Intent" from Professionals.**
- 8) **Discussion and possible action to approve Valve Maintenance Plan.**

**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) **CR3600 Line Loop Project – We anticipate Bidding for the proposed improvements upon submittal of the ER and PER to the USDA, which is necessary for approval of the project financing (JHA Project No. 1031-013).**
- 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. On August 27, 2021, during a Microsoft Teams meeting with the USFWS reviewer.**

we obtained verbal approval for an alternate pipeline route to avoid the area of concern. The alternate route will cause the pipeline to be constructed outside of KWSC's private easement along the FM 1113 Right of Way and the Lindorbet Ranch private roadway corridor for approximately 1,200 feet. A memorandum was submitted to the USFWS on September 8, 2021, requesting formal approval of the proposed alternate route. We have not yet received formal approval of the alternate route.

- 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. The contractor has completed most of the site work including final grading, entrance driveway, and fencing.
- f) **Stone Oaks Elevated Storage Tank** – Paid 11 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, \$75,468.00 and \$64,921.10 totaling \$1,394,031.24 of the \$1,752,600 approved amount. Note: Bid from Caldwell Tanks came in at \$1,632,600. The contractor has completed the site work and a final walk through is scheduled for September 17, 2021.
- g) **GIS Mapping for Distribution System:** On June 2021, we began supporting KWSC staff with the recommended 'Phase2' field data collection needs associated with the ongoing GIS mapping project. An online GIS map viewing software has been configured by JHA, and field GPS data collection is in progress by KWSC staff. We are responding to questions and software configuration needs on an as-needed basis.
- 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 May 27, 2021, we submitted KWSC's application to the Public Utility Commission (PUC) for approval of the amended CCN areas (reference PUC Docket No. 52171). On August 26, 2021, PUC staff issued a recommendation to the Administrative Law Judge that the public notification process was sufficient and complete. The PUC is scheduled to provide final maps and certificate documents for KWSC's review and comment on or before October 4, 2021.

**9) Manager's Report:**

- a) Administrative Report
- b) Distribution Report (Development, Field and IT/Quality)
- c) Plant Report

**10) Board of Director's Announcements:**

- a) Regarding items on the agenda
- b) Any other information which a director deems necessary to inform the Board

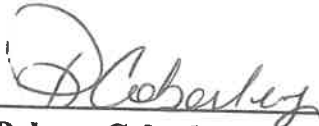
**11) President's Comments:**

**12) 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 17<sup>th</sup> day of September 2021.



**Delores Coberley, General Manager**

FILED  
17 day of Sept 20 21  
Cornie Hartmann  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY H. Baker DEPUTY