

Kempner Water Supply Corporation

P.O. Box 103

Kempner, TX 76539

Fax (512)932-2546

(512)932-3701

(254)547-9430

Subject: Minutes of the Board of Director’s Meeting on November 19, 2025, are in summary only and not a transcript of the recorded meeting.

Attendees: Board - Sam Kier (Presiding Officer), Dan Christy, Kenneth Spoon, Stella Clements, John Daugherty and Brandon Butts. and Billy Malady attended via Teams video conference. Kara Bathurst was absent.
Staff - Bruce Sorenson, Stacy Ellis, Christopher Mick, Michael Lentz, and Susan Isenburg.
Guests – Jacob Pahnke and Payton Gibson; Waterworth attended via Teams.

- 1. Called to Order and Establish Quorum – 6:02 pm Quorum Present**
- 2. Pledge of Allegiance and Honor to the Texas Flag.**
- 3. Open Session – None**

“NEW BUSINESS”

- 4. Discussion and possible action to approve October 22, 2025, Board of Director’s Monthly Meeting Minutes.**

Sam Kier pointed out there were a couple of corrections needed. The subject line needs annual Budget Workshop removed. Under manager’s report, regarding the generator project, add the word “additional” to the funding request to reflect this is in addition to the originally approved project amount and record the voting information that is missing.

Dan Christy made the motion to approve October 22, 2025, Board of Director’s Monthly Meeting Minutes with the recommended changes. Kenneth Spoon seconded the motion. 7 in favor, 0 opposed.

- 5. Discussion and possible action to approve KWSC Bulk Meter Rental Agreement & Policy.**

Bruce explained TxDOT is requesting long term bulk water for the Highway 14 expansion. The proposed bulk meter agreement was modeled after Cove’s policy but with a \$500 base rate and \$8.00 per 1000 gallons of water used. Change the document to state the meter can only be moved by Kempner Water Supply, not “the water department” and add that water is not for resale.

Dan Christy made the motion to approve KWSC Bulk Meter Agreement & Policy with the recommended changes. John Daugherty seconded the motion. 7 in favor, 0 opposed.

6. Discussion and possible action to fill open Board of Director Position.

Sam asked the Board to review Richard “Ric” Dominowski’s and William “Bill” Anderegg’s applications and bring forth any comments they may have. John Daugherty stated Ric’s bio outlines his experience on the Water Corporation’s Board. Billy noted, Ric answered the question of why he wanted to serve as a director and the other applicant did not. Dan Christy made the motion to appoint Richard Dominowski to fill the open position on the KWSC Board. John Daugherty seconded the motion. 7 in favor, 0 opposed.

Sam requested whoever notifies Mr. Anderegg of the Board’s decision, to let him know he can run again in March and there will be three available positions.

7. Discussion and possible action regarding Old Business.

a) Contracts with Central Texas WSC, City of Lampasas, Salado Water Supply, BRA and Value of current Plant.

- **Lampasas Contract:** Bruce reported on joint meeting with Lampasas city and county officials, Texas Water Alliance representatives, and KWSC. Key points discussed were acknowledging KWSC has been subsidizing Lampasas under the current contract, the need for Lampasas City and County to evaluate joining the Central Texas Water Alliance, recognition the water rates paid to Central Texas Water Supply and KWSC are unsustainable long-term and the need for future joint planning. Difficulties securing Lampasas meetings were discussed; board members requested more robust report-outs from future meetings
- **Salado Contract:** Salado’s engineers are working on the plans for the pump station and we have discussed the possibility of using their transmission lines to sell Jarrell/Schwertner water.
- **BRA Water Reserves:** Jarrell/Schwertner has indicated interest in purchasing water/reserves from us via Salado. If pursued, preference would be a simple structured contract, helping fund the required clarifier for a short term (10 years).
- **Value of Current Plant:** Engineering report estimates replacement value ≈ \$60 million. Estimate is included in your packet, and the full report is available for review upon request.

b) **Central Texas Water Alliance:** They are meeting to discuss rules and bylaws. Membership fee has been set at \$5,000 annually.

c) WTP- Generator Project:

- **WTP- Generator Project:** The project is progressing. Breaker is ordered and being reconditioned. Muffler mount is being fabricated.

8. Manager’s Report:

The tank has been ordered and deposit has been made. All bacteriological samples have come back and were good. There is not a backlog of work orders. The distribution department handles those daily. If we are going to try to sell water to Jarrell/Schwertner, we are going to have to look at expanding the plant and installing a Clarifier will do that. Buffalo Hills Subdivision cancelled. The sale of the Gibson Branch CCN is off the table. They just reached out to let us know they are not interested in pursuing the project any longer.

9. Board of Directors' Announcements:

Brandon Butts - Nothing
Kara Bathurst - Nothing
Billy Malady - Nothing
Stella Clements - Nothing
Dan Christy - Nothing
John Daugherty - Nothing
Kenneth Spoon - Nothing

10. President's Comments

I won't be at the Christmas party; I'll be in Maryland. Everybody have a great Thanksgiving.

11. Adjourn

John Daugherty made the motion to adjourn at 7:51 PM. Dan Christy seconded the motion. 7 in favor, 0 opposed.

Dan Christy, Secretary/ Treasurer