

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 February 24, 2021 are in summary only and, not a transcript of the recorded meeting.

Attendees: Board - Richard (Ric) Dominowski, George McClintock, Glen Posey, Roger O'Dwyer, Kenneth (Ken) Sinker, Carl (Tom) Kyzar and Owen DeWitt. Keith Turner attended by phone.

Guests - Shane & Valerie Martin

Staff Present - Delores Coberley, Stacy Ellis, Michael Lentz, and Susan Isenburg.

- 1. Called to Order and Establish Quorum – 6:00 pm Quorum Present**
- 2. Pledge of Allegiance and Honor to the Texas Flag**
- 3. Open Session -**

Valerie Martin would like a valid explanation as to why CR 3430 was out of water, from Friday to Sunday. She would like a public notice with the explanation sent out to the customers on CR 3430.

“NEW BUSINESS”

- 4. Discussion and possible action to approve the January 27, 2021 Monthly Board of Director's Meeting Minutes.**

Owen Dewitt made the motion to approve the January 27, 2021 Monthly Board of Director's Meeting Minutes with minor changes to the times. Roger O'Dwyer seconded the motion. 8 in favor, 0 opposed.

- 5. Discussion and possible action to approve the January 2021 Financial Statements.**

Roger O'Dwyer made the motion to approve the January 2021 Financial Statements. Tom Kyzar seconded the motion. 8 in favor, 0 opposed.

- 6. Discussion and possible action to approve BRA-Long Term Water Contract.**

Delores Coberley informed the Board, BRA 2900 AC Long Term Water Contract is due for renewal. The Corporation is currently paying \$15.59 per acre foot for a total of \$45,000 per year and will renew at \$79.00 per acre foot per year, for a total of \$229,000.

Owen DeWitt made the motion to accept the BRA Contract and attempt to negotiate a cap on future increases in addition to, having our Attorney review contract. Ken Sinker seconded the motion. 8 in favor and 0 opposed.

7. Discussion and possible action regarding Topsey CCN Dual Certification for Northern Hills and Ryatt Ranch.

Topsey Water Supply Board approved the Dual Certification for Northern Hills and Ryatt Ranch Subdivisions and need KWSC BOD approval. Tom Kyzar made the motion to approve the Dual Certification for Northern Hills and Ryatt Ranch Subdivisions in order to submit application to PUC. Roger O'Dwyer seconded the motion. 8 in favor, 0 opposed.

8. Discussion and possible action to approve Committee Meeting Minutes:

a) Vehicles Committee – January 29, 2021

Owen DeWitt made the motion to approve the Vehicles Committee recommendations to sell Unit 27, transfer Unit 22 to 27, purchase an Extended Cab 4 Wheel drive for Unit 22 for January 29, 2021 and add Ric Dominowski to the attendees on the minutes. Ken Sinker seconded the motion. 8 in favor, 0 opposed.

b) Elections/Credentials Committee – February 5, 2021

Roger O'Dwyer made the motion to approve the Elections/Credentials Committee Meeting Minutes for February 5, 2021. Keith Turner seconded the motion. 8 in favor, 0 opposed.

c) Tariff/Rates Committee – February 9, 2021

The Tariff Committee recommended, changing the Tap Fee to \$50.00, change The Drop-In fee to \$600.00 and add definitions for the Tap Fee, Drop-In Fee and Road Bore Fee in the Tariff. Tom Kyzar made the motion to approve the Tariff/Rates Committee Meeting Minutes with the change to the cost of the Road Bore, not to limit it. Owen Dewitt seconded the motion. 8 in favor, 0 opposed.

“OLD BUSINESS”

“Discussion and possible action”

- a) CTWSC –** CTWSC filed an appeal on June 10, 2020 and their brief was filed on September 11, 2020. KWSC filed a brief on November 10, 2020. We are waiting for El Paso Court to put us on the docket for either oral argument or submission without argument. This process could take months.
- b) CR 3600 Line Loop Project –** The Environmental Study is taking about three months longer than anticipated. Therefore, Jason recommends KWSC hold off on bidding the project until we get closer to the anticipated Environmental Report submittal to USDA (March 2021). Otherwise, KWSC would risk getting into construction before the second USDA Guaranteed Loan has been approved. Construction completion remains scheduled for February 2022.
- c) FM 1113 Waterline Loop –** “See CR 3600 Line Loop Project”
Construction completion remains scheduled for February 2022.

- d) **CR 3420 Pump Station Project** – Initial payment of \$10,350.00 has been issued to Legion Development of the \$574,650 approved amount.
- e) **Stone Oaks Elevated Storage Tank** – Paid 5 checks to Caldwell Tanks in the amounts of \$22,571.34, \$125,630.09, \$243,063.87, \$87,714.54 and \$453,516.70 totaling \$932,496.54 of the \$1,752,600 approved amount. Note: Bid from Caldwell Tanks came in at \$1,632,600. Currently constructing foundation and site piping. Project completion scheduled for April 2021 – June 2021.
- f) **USDA Loan through CoBank** – Currently working on the Preliminary Engineering Report (PER) for Phase 2 (CR 3600 and FM 113 waterlines).
- g) **City of Georgetown CCN Transfer on FM 2484** – Georgetown City Council approved the CCN transfer agreement. Pending Joint Petition under Texas Water Code 13.248 and Board approval based on City of Killeen Intervention.
- h) **GIS Mapping for Distribution System** - Completed process of scanning, georeferencing and digitizing Distribution Maps for KWSC's (5) distribution zones (North, Northwest, West, Southwest and East) and currently coordinating additional information needs with KWSC staff.
- i) **Chlorine Injection Site** – On October 28, 2020, KWSC Board authorized the engineering design and cost analysis for the proposed Chlorine Injection Equipment at the abandoned Pump Station site located at the KWSC field operations office. The project is intended to boost the disinfectant residuals in KWSC's two 24-inch transmission mains along Highway 190 and FM 2313. Currently coordinating the necessity of the proposed project with KWSC staff.

9. Manager's Report:

Delores Coberley informed the Board, Chris Mick was returning to work on Monday. The TCEQ Exceptions have been removed due to work done to the tanks.

During the storm last week, Ivy Mountain Tank froze up and couldn't get a good level and we had to bypass Stone Oaks. The Plant and Field crews worked very hard to keep the system up and running during the unprecedented winter storm conditions. Please see the attached Manager Report for the details.

Glenn Posey - Asked Delores to gather recommendations from the staff for the future and think about purchasing a Portable Generator that could be moved around as needed. Would like to see a detailed summary of the storms cost to the Corporation in employee over-time and system repairs.

10. President's comments:

Ric Dominowski thanked the Martin's for attending and assured them of a response regarding their concerns, would be forthcoming. Glad that Chris is coming back.

11. Board of Director's Announcements:

Keith Turner - Learn from past experience. Would like Board to consider compensation for members that were without water during storm. Staff did a very good job keeping the system operating. Thanked the guests for coming and will make it right.

Owen DeWitt - The entire staff did a good job and the communication was good. Would like to see a breakdown reflecting, the number of meters serviced by each Pump Station.

Roger O'Dwyer - Make sure all customers are on the alert system.

Tom Kyzar - Nothing

Glen Posey - Thanked the Martin's for coming, encouraged them to come again.

The staff did an excellent job and thank you.

George McClintock - Nothing

Ken Sinker – Would like to help with the risk mitigation work.

12. Adjourn

Owen DeWitt made the motion to adjourn at 7:30 pm. Ken Sinker seconded the motion. 8 in favor, 0 opposed.

George McClintock, Secretary/Treasurer