

Kempner Water Supply Corporation

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Subject: Minutes of the Board of Director's Meeting on July 28, 2021 are in summary only and, not a transcript of the recorded meeting.

Attendees: Board - Richard (Ric) Dominowski, Keith Turner, George McClintock, Carl (Tom) Kyzar, Scot Mullican, Kenneth (Ken) Sinker, Roger O'Dwyer, Glen Posey and Owen DeWitt via conference call.

Guests Present - Kyle Gadson, Kimberly and Rodney Everhart and Dan Hause.

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 – None

“NEW BUSINESS”

4. Discussion and possible action to approve the June 23, 2021 Monthly Board of Director's Meeting Minutes.

George McClintock made the motion to approve the June 23, 2021 Monthly Board of Director's Meeting Minutes. Tom Kyzar seconded the motion. 9 in favor, 0 opposed.

5. Discussion and possible action to approve the June 2021 Financial Statements.

Stacy Ellis presented the June 2021 Financial Statement to the Board and informed them the Corporation had received a rebate from Texas Mutual for the Workman's Comp. Insurance. Keith Turner suggested that we have a safety dinner for the employees in the amount of \$500.00 to acknowledge their good safety record. Keith Turner made the motion to approve the June 2021 Financial Statements. Ken Sinker seconded the motion. 9 in favor, 0 opposed.

6. Discussion and possible action regarding Line Extension off Kenny Drive.

Discussion included the different options to reach both houses and provide water service. The Options are as follows:

- 1)** Option 1 - Contractors install the line at an estimated cost of \$15,000.00.
- 2)** Option 2 - Rodney and his team install the line at an estimated cost of \$7,683.00. This cost includes material, 16 hours of overtime for 2 employees, rock saw rental and 16 hours use of backhoe.

The staff recommended Option 2 once the easement is given from Mr. Carter.

Keith Turner made the motion to approve Option 2 for the line extension off Kenney Drive. Roger O'Dwyer seconded the motion. 9 in favor, 0 opposed,

7. Discussion and possible action regarding installation of Fire Hydrant at the new Volunteer Fire Department on FM 2313.

Dan Hause, Fire Chief from the Kempner Volunteer Fire Department, informed the Board that everyone in a 5 mile radius of the new Fire Station on FM 2313, will get a 5 SO rating for insurance purposes.

The 2 options for the installation of a Fire Hydrant at the new Fire Station on FM 2313 Are as follows:

- 1) Attach the FH on a four-inch line along CR 3210 next to the proposed KVFS. The four inch line is connected to the twenty-inch concrete main running along FM 2313. The estimated cost for this option is \$1,225.00.
- 2) Tap the twenty-inch concrete line on CR 2313 on either side of the KVFS entrance. The estimated cost of this option is \$4,565.00.

Keith Turner made the motion to recommend Option 2 to tie on the 20 inch concrete line with the stipulation engineer reviews prior and that Kempner WSC and Fire Department work together to come to an agreement on repayment. Owen DeWitt seconded the motion. 9 in favor, 0 opposed.

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

a) Policy Committee Meeting – June 21, 2021

Tom Kyzar made the motion to approve the recommendations by the Policy Committee. Ken Sinker seconded the motion. 9 in favor, 0 opposed.

“OLD BUSINESS”

“Discussion and possible action”

- a) **CTWSC** - CTWSC sent a request for rehearing to the El Paso Court of Appeals. We are waiting their response.
- b) **3600 Line Loop Project** - We anticipate beginning the bidding process for the proposed improvements in June-July.
- c) **FM 1113 Waterline Loop** - “See CR 3600 Line Loop Project”
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 Warbler habitat along the proposed 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 \$574,650.00 approved amount. Currently, the contractor has completed the Storage Tank and Building foundations at the Pump Station site and is in the process of completing the underground piping and valve vault.

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 \$1,752,600.00 approved amount.

Note: Bid from Caldwell Tanks came in at \$1,632,600.00. The Tank was filled and tested the week of June 14, 2021 and is expected to be placed into operation the week of June 21, 2021. Finish work and demolition June 2021- July 2021.

g) GIS mapping for Distribution System: Staff has been trained on using new software. GPS of the KWSC water system is still underway.

h) CCN Amendment - Topsey WSC Overlap – In February 2012, 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, Jason Jones submitted KWSC’s application to the PUC for approval of the amended CCN areas (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.

9. Manager’s Report:

Delores Coberley informed the Board that she will be setting up email addresses for any Director that would like one, so please let her know.

10. Board of Director’s Announcements:

Glen Posey - Nothing

Ken Sinker - Great job, keep up the good work and it’s awesome to be a part of it.

Roger O’Dwyer - Nothing

Tom Kyzar - Nothing

Scot Mullican - Great job by the staff, always hard working.

George McClintock - Great job by the staff.

Keith Turner - Nothing

Owen DeWitt - He stated, he was one of the lucky ones that was fully vaccinated but got Covid anyway.

11. Executive Session recommended prior to discussion and action in Open Session, pursuant to section 551.074, deliberation of personnel matters, GM Evaluation.

Out of Regular Session 7:14 pm

In Executive Session: 7:16 pm

Out of Executive Session: 7:39 pm

In Regular Session 7:40 pm

Owen DeWitt made the motion to approve 3% rate increase for Delores Coberley, starting the first pay period in October. Keith Turner seconded the motion. 9 in favor, 0 opposed.

12. President's Comments:

Ric Dominowski stated that we need to do a better job with one person speaking at a time. Don't want to get into the habit of moving the agenda around for people. They can wait their turn. I attended the Budget Meeting the other day and there wasn't anything Keith said or asked that was able to stump Stacy. She did a great job in that meeting and she and the team we have working with her are going to do really well. Great job again.

13. Adjourn

Keith Turner made the motion to adjourn at 7:40 pm. Ken Sinker seconded the motion. 9 in favor, 0 opposed.

Keith Turner, Secretary/Treasurer