

Monthly Board of Director's Meeting of the Kempner WSC
11986 E. Hwy. 190 Kempner, TX 76539
Wednesday, January 27, 2021 at 6:00 P.M.

The public is hereby notified that 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 acceptance of 2019-2020 Tentative & Preliminary Audit performed by Brockway, Gersbach, Franklin & Niemeier, P.C.**
- 5) Discussion and approval of Becky McDonald as 2021 Elections Officer.**
- 6) Discussion and possible action regarding Water Service for New Fire Station on FM 2313.**
- 7) Discussion and possible action regarding CTWSC Board of Director's Assignment.**
- 8) Discussion and possible action regarding cost for providing Bulk Water to WCID1.**
- 9) Discussion and acceptance of Board of Director, Wende Hammond resignation letter dated November 4, 2020.**
- 10) Discussion and possible action to approve use of Jt Use Facilities Funds between KWSC and City of Lampasas for costs associated with Clarifier at CTWSC \$57,070.24 and August 22, 2020 Lightning Strike insurance deductible \$10,000.00.**
- 11) Discussion and possible action to approve the November 25, 2020 Monthly Board of Director's Meeting Minutes.**

- 12) **Discussion and possible action to approve the December 4, 2020 Monthly Board of Director’s Meeting Minutes.**
- 13) **Discussion and possible action to approve the November & December 2020 Financial Statements.**
- 14) **Discussion and possible action to approve 1,026 ft of 3” Line Extension on CR 4717 (off CR 4700). Note: Total of 4,626 ft of 3” Line (KWSC 1,026 ft & Paul Williams, Developer to install 3,600 ft).**

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 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 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 4 checks to Caldwell Tanks in the amounts of \$22,571.34, \$125,630.09, \$243,063.87 and \$87,714.54 totaling \$478,979.84 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 1113 waterlines).**
- g) **City of Georgetown CCN Transfer on FM 2484 with City of Killeen Intervention – 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 Highway190 and FM 2313. Currently coordinating the necessity of the proposed project with KWSC staff.**

15) Manager's Report:

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

16) President's Comments:

17) Board of Director's Announcements:


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

18) 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 22nd day of January 2021.


Delores Coberley, General Manager