**Kempner Water Supply Corp.**

**P.O. Box 103**

**Kempner, TX 76539**

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**Subject:** Minutes of the Board of Director’s Meeting on July 24, 2019 are in summary only and,

 not a transcript of the recorded meeting.

**Attendees:** Board – George Gondorchin, Richard (Ric) Dominowski, George McClintock,

Vanita Craft, Janice Kliza, Mack Carroll, Roger O’Dwyer, Glen Posey and Keith Turner.

 Guests - Angie Amstead

Staff - Delores Coberley, Michael Lentz, Rodney Seaver, TJ Amstead, Chris Mick,

 Stacy Ellis and Susan Isenburg.

1. **Call to Order and Establish Quorum – 6:00 pm Quorum Present**
2. **Pledge of Allegiance and Honor to the Texas Flag**
3. **Open Session – No one present**

 **NEW BUSINESS**

**4. Discussion and possible action regarding Ryatt Ranch (52 Tracts).**

Tabled, until additional information becomes available.

**5. Discussion and possible action to approve the June 26, 2019 Monthly Board of Director’s**

 **Meeting Minutes.**

 Ric Dominowski made the motion to approve the June 26. 2019 Monthly Board of Director’s

 Meeting Minutes. Janice Kliza seconded the motion. 9 in favor, 0 opposed, 0 abstained.

**6. Discussion and possible action to approve the June 2019 Financial Statements.**

 Roger O’Dwyer made the motion to approve the June 2019 Financial Statements.

 Glen Posey seconded the motion. 9 in favor, 0 opposed, 0 abstained.

**7. Discussion and approval of Committee Meeting Minutes:**

 **a)** Budget/Financial & Planning Committee Meeting – July 09, 2019 “Tabled”

 George McClintock stated the Budget is a work in progress in addition to, scheduling

 another committee meeting as well as, a workshop prior to the August Board Meeting.

 **OLD BUSINESS**

 **“Discussion and possible action”**

1. CTWSC – Litigation remains ongoing, no changes to date.
2. Clayton Ranch Subdivision – Received payment from Clayton homes & City of

 Copperas Cove. Transfer of CCN for Clayton Ranch, Bellpass and Dolph Moton have

 been sent to PUC. Note: Bellpass and Dolph Moten other Escrow Agreement, payment

 pending PUC approval.

1. CR 3420 Project – Process remains ongoing. Trying to find an alternate site for the Pump Station and standpipe.
2. WTP Intake Structure – Process remains ongoing. Still waiting on Pump, expected delivery 4 to 6 weeks.
3. 195 Pump Station – Received Check Valve on 7/23, install 7/25 with anticipated start up by 7/26.

**8. General Manager’s Report:**

Delores Coberley informed the Board, the sidewalk has been repaired at the back door. The Lampasas meters can be reset to zero at the end of each month and now CTWSC’s meter can be set to zero as well.

Phyllis Brown with Communities Unlimited working through a federal USDA contract visited and informed Delores and Stacy, KWSC can potentially receive a $30,000.00 grant for a Preliminary Engineering Report including a Hydraulic Study and Environmental Report done on the KWSC water system. Phyllis is also going to work with KWSC regarding the possibility of consolidating all TWDB loans at a lower interest rate through USDA.

**9. Discussion regarding General Manager’s Appraisal, Executive Session recommended**

 **prior to discussion and action in Open Session, pursuant to Section 551.074**

 **deliberating about personnel** **matters.**

Out of Regular Session 6:55 PM

 Into Executive Session 6:56 PM

 Out of Executive Session 7:40 PM

 Into Regular Session 7:41 PM

 Ric Dominowski made the motion to give the General Manager a 2% salary increase based

 on past rating period, to be effective October 1, 2019. Roger O’Dwyer seconded the motion.

 7 in favor, 0 abstained and Vanita Craft and Keith Turner opposed.

 **10. President’s comments:**

George Gondorchin informed the Board there had been a Strategic Planning Committee formed consisting of Glenn Posey, Janice Kliza and Roger O’Dwyer. Glenn presented the Strategic Plan to the Board which consisted of the Demand, Availability, Production, Delivery, Conservation and Budgetary needs and remains a work in progress.

George Gondorchin stated it was a trying but, productive meeting and thanked the BOD’s for their participation.

 **11. Board of Director’s Announcements:**

Roger O’Dwyer –Thanked everyone.

Glenn Posey – Nothing

Mack Carroll – Nothing

Ric Dominowski – Stated Glen, Janice, and Roger did a good job on the Strategic Plan, very informative and we can take it home to digest and attempt to contribute additional information.

George McClintock – Nothing

Janice Kliza – Nothing

Vanita Craft – Nothing

Keith Turner – Suggested, employees should be rewarded for no Workman’s Comp claims since KWSC received a dividend from Texas Mutual.

**12. Adjourn**

Vanita Craft made the motion to adjourn at 7:45pm. Keith Turner seconded the motion.

9 in favor, 0 opposed, 0 abstained.

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 **George McClintock, Secretary/Treasurer**