

**Kempner Water Supply Corporation**

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**Subject:** Minutes of the Board of Director's Meeting on July 22, 2020 are in summary only and, not a transcript of the recorded meeting.

**Attendees:** Board - Richard (Ric) Dominowski, Glen Posey, George McClintock, Roger O'Dwyer, Tom Kyzar, Keith Turner and Kenneth Sinker jointed by phone. Mack Carroll and Wende Hammond were absent.

Guests - Finley deGraffenried, City of Lampasas and Owen Dewitt

Staff - 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** - Finley deGraffenried, City of Lampasas Manager, spoke about the Wheeling Agreement for the Georgetown Tank and Pump Station. This Agreement was emailed to Kempner WSC at the end of April and was told today that it was not necessary. There was an open records request submitted by Kempner WSC regarding the ownership of the concrete transmission line from Hwy 190 meter site to Georgetown Tank. This Pump Station serves 22 customers and what they are proposing is a 9 to 11 cent charge per 1000 gallons for the injection system, for a total of approximately \$27.00 to be taken off the City's monthly bill. He stated they were not trying to gouge if, certain volumes are above the threshold. He said he would like to meet and discuss this matter and is looking forward to working with the Board.

**"NEW BUSINESS"**

- 4. Discussion and possible action to granting authority to approve possible change orders (up to \$40,000) regarding Stone Oaks Tank Project, contingent on Engineer recommendations.**

Keith Turner made the motion to approve the General Manager authorizing the change orders with the Engineer recommendation, up to \$40,000.00 and to supply the Board a report each month. Glen Posey seconded the motion. 7 in favor, 0 opposed, 0 abstained.

- 5. Discussion and possible action to approve the June 24, 2020 Monthly Board of Director's Meeting Minutes.**

Keith Turner made the motion to approve the June 24, 2020 Monthly Board of Director's Meeting Minutes with elimination of 10C and send back to the Policy Committee. Ken Sinker seconded the motion. 7 in favor, 0 opposed, 0 abstained.

**6. Discussion and possible action to approve the June 2020 Financial Statements.**

Keith Turner made the motion to approve the June 2020 Financial Statements.

Tom Kyzar seconded the motion. 7 in favor, 0 opposed, 0 abstained.

**7. Discussion and possible action to approve use of Joint Use Facilities Funds between KWSC and the City of Lampasas for an Actuator at the 190 Meter Site.**

Delores Coberley explained to the Board the Actuator installed at the 190 Meter Site will push water through to FM 580 and will improve water transmission to Lampasas allowing more water to be pushed through the FM 580 meter. Lampasas as agreed to use the Joint Use Facilities Fund to pay for the Actuator. Keith Turner made the motion to approve the use of Joint Use Facilities Funds in the amount of \$7,415.80 and not to exceed \$5,000.00 for other associated costs. Roger O'Dwyer seconded the motion. 7 in favor, 0 opposed, 0 abstained.

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

**a) Executive Committee - July 20, 2020**

Keith Turner made the motion to approve the Executive Committee Meeting Minutes.

Tom Kyzar seconded the motion. 7 in favor, 0 opposed, 0 abstained.

**b) Budget/Financial/Planning - Pending**

Tom Kyzar made the motion to approve the Budget/Financial/Planning Committee Meeting Minutes held on July 21, 2020. Roger O'Dwyer seconded the motion.

7 in favor, 0 opposed, 0 abstained.

**"OLD BUSINESS"**

**"Discussion and possible action"**

**a) WTP Intake Structure** – Jurgensen will repair pump and store pump for KWSC until the need for replacement and the 1-year warranty will start once KWSC receives the pump.

**b) CTWSC** – CTWSC filed an appeal on June 10, 2020 to request a 30 day extension on filing deadline CTWSC Brief on appeal. The Austin Court of Appeals transferred the case to El Paso.

**c) Transfer of CCN** – Clayton Ranch, Bellpass and Dolph Moten have been sent.  
Note: Bellpass and Dolph Moten are associated with our final Escrow agreement. Should receive from PUC by the end of July.

**d) CR 3600 Line Loop Project** – Engineers are in the process of preparing the 95% Construction plans. All easements have been received and filed.

**e) CR 3420 Pump Station Project** – Awaiting Engineering plans.

**f) FM 1113 Waterline Loop** – All easements have been received, awaiting final Engineering plans.

**g) Stone Oaks Elevated Storage Tank** – Bid process complete and pre-construction meeting will be July 27, 2020.

- h) USDA Loan through CoBank** – Engineering and Environmental Reports were submitted to USDA, pending approval. Will proceed with the environmental study.
- i) City of Georgetown CCN Transfer on FM 2484** – Georgetown accepted request for transfer. PUCT and agreement pending. Lawyers are scheduled to meet July 30, 2020.

Jason Jones, Jones-Heroy & Associates, Inc submitted a report updating the Board on the Projects in progress and the sub-divisions in progress. On March 26, 2020, TCEQ granted a conditional exception for the Georgetown, Hewgley, and Donnell Inline Booster Pump Stations through September 30, 2020. The conditional exception expires in September 2020 and would have resulted in a system wide boil water notice requirement beginning June, 2020 through August 31, 2020. In response to TCEQ requirement, JHA prepared construction plans to connect the Pump Station suction piping directly to the onsite GST drain valve, thereby eliminating the need for the TCEQ rule exception for an Inline Booster Station. He submitted the necessary construction notification and final plans to TCEQ on May 12, 2020 which was approved on July 13, 2020. On May 13, 2020 KWSC staff began construction of the proposed suction piping modifications and was completed on June 3, 2020 KWSC staff completed the improvements and placed the new suction piping in service at all three (3) Pump Station sites. They are in the process of preparing as-builts plans for submittal to TCEQ along with a request to withdraw KWSC's Inline Booster Pump Station exception request. Jason stated that he was in the process of seeking to extend TCEQ Exception for the Northeast. The FM 1113 Project and CR 3420 Project is 95% complete for the construction plans.

#### **9. Manager's Report:**

Delores Coberley informed the Board there were 2 positive Covid-19 cases in which the employees were off for 2 weeks in addition to 2 exposed and quarantined for a week. All employees are back to work and all is well.

We will be changing out the Hwy 190 and FM 580 Lampasas meters this month.

Persimmons Springs Ph. II final inspection has been completed and stated that Wesley Atkinson is great to work with.

The TTHMs are good. No violations since 2018.

There have been several mechanical issues at the plant. The repairs are being made and water has never been out of compliance through the entire process.

Keith Turner asked Delores if there could be a right-of-way expense report for projects submitted for the Board meetings.

She informed the Board, Salado would like KWSC to take 150 customers from their CCN and serve them. This area is out by our Plant and is supplied by a 4 inch water line.

#### **10. President's comments:**

Ric Dominowski stated he spent a lot of time at the office and the plant. The staff is doing awesome. If you see any of the employees pat them on the back for doing a great job. He feels that the 1<sup>st</sup> of the month will be best time for the check writing training.

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

Keith Turner - Asked what Finley was talking about in Open Session. Ric explained, he was referencing to the proposed Wheeling Agreement and that the BOD would be kept informed.

Roger O'Dwyer - Nothing

Kenneth Sinker - Nothing

Tom Kyzar - Nothing

George McClintock - Wants to make sure that the Lampasas Agreement is good.

Glen Posey - Nothing

**12. 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 7:00 pm

Into Executive Session 7:07 pm

Out of Executive Session 7:34 pm

Into Regular Session 7:35 pm

Keith Turner made the statement that without an appraisal, she has no idea where she stands. Glen Posey made the motion to increase the General Manager's Salary by 2.5% starting the first pay period in October. Kenneth Sinker seconded the motion. 6 in favor, 1 (Keith Turner) opposed, 0 abstained.

**13. Adjourn**

Keith Turner made the motion to adjourn at 7:37 pm. Tom Kyzar seconded the motion. 7 in favor, 0 opposed, 0 abstained.

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**George McClintock, Secretary/Treasurer**