

Monthly Board of Director's Meeting of the Kempner WSC
11986 E. Hwy. 190 Kempner, TX 76539
Wednesday, July 28, 2021 at 6:00 P.M.

The public is hereby notified those 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 possible action to approve the June 23, 2021, Monthly Board of Director's Meeting Minutes.**
-  **5) Discussion and possible action to approve the June 2021 Financial Statements.**
-  **6) Discussion and possible action regarding Line Extension off Kenny Drive.**
-  **7) Discussion and possible action regarding installation of Fire Hydrant at the new Volunteer Fire Department on FM 2313.**
- 8) Discussion and possible action to approve Committee Meeting Minutes:**
 - a) Policy Committee Meeting - June 21, 2021

OLD BUSINESS

"Discussion and possible action"

- a) **CTWSC** – CTWSC sent a request for rehearing to the El Paso Court of Appeals. We are awaiting their response.
- b) **CR 3600 Line Loop Project** – We anticipate Bidding for the proposed improvements in June-July 2021.
- c) **FM 1113 Waterline Loop** – "See CR 3600 Line Loop Project"
- d) **USDA Loan through CoBank** – 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

Checked Warbler habitat along the proposed FM 1113 pipeline alignment. We anticipate submittal of the Environmental Report and Preliminary Engineering Report (PER) for Phase 2 to USDA in June - July 2021, which will facilitate bidding the 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 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 approved amount. Note: Bid from Caldwell Tanks came in at \$1,632,600. Currently, 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 have been trained on using new software. GPS of the KWSC water system is still underway.
- h) **CCN Amendment – Topsey WSC Overlap** – In February 2021, 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 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:

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

10) Board of Director’s Announcements:

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

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

12) President’s Comments:

13) 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 July 2021.

D. Coberley
Delores Coberley, General Manager

FILED
22nd day of July 20 21
Connie Hartmann
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY af. O. Donnell DEPUTY