

Monthly Board of Director's Meeting of the Kempner WSC
11986 E. Hwy. 190 Kempner, TX 76539
Wednesday, November 24, 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 October 27, 2021, Monthly Board of Director's Meeting Minutes.**
-  **5) Discussion and possible action to approve the October 2021 Financial Statements.**
-  **6) Discussion and possible action to approve Bid Award for Georgetown Tank.**
-  **7) Discussion and possible action to approve Bid Award for FM 1113 & CR 3600 Project.**
- 8) Discussion and possible action regarding update of Concrete Line Leak on FM 2313 & FM 580.**
- 9) Discussion and possible action to approve Committee Meeting Minutes:**
 - a) **Member/Customer Relations Committee Meeting - November 18, 2021**
 - b) **Elections/Credentials Committee Meeting - November 18, 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) **CR3600 Line Loop Project** – Construction bids were received in the KWSC office on November 10, 2021, from seven (7) contractors, and the base bid amounts ranged between \$1,282,785 and \$2,445,192. Our November 2019 budget cost estimate was \$2,148,200 for the water line projects.
- c) **FM 1113 Waterline Loop** – “See CR 3600 Line Loop Project”
- d) **CR 3420 Pump Station Project** – Paid 7 checks to Legion Development in the amounts of \$10,350.00, \$65,299.77, \$27,955.80, \$34,830.00, \$42,682.95, \$24,329.52 and \$244,989.00 totaling \$450,437.04 of the \$574,650 approved amount. The new pump station is anticipated to be placed into operation the week of November 29, 2021.
- e) **Stone Oaks Elevated Storage Tank** – Paid 12 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, \$75,468.00, \$64,921.10 and \$87,129.25 totaling \$1,481,160.49 of the \$1,752,600 approved amount. Note: Bid from Caldwell Tanks came in at \$1,632,600. The contractor is in the process of addressing the punch list items.
- f) **GIS Mapping for Distribution System:** On June 2021, we began supporting KWSC staff with the recommended ‘Phase2’ field data collection needs associated with the ongoing GIS mapping project. An online GIS map viewing software has been configured by JHA, and field GPS data collection is in progress by KWSC staff. We are responding to questions and software configuration needs on an as-needed basis.
- g) **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. We received a proposed notice of approval of the application from PPUC staff on November 5, 2021. We are coordinating final approval and recording requirements with PUC and KWSC staff.
- h) **Georgetown GST Rehabilitation** – We are working on a schedule to facilitate bidding and substantial completion of the project on or before June 2022 to ensure sufficient storage will be available in the City of Lampasas water system to meet the Summer 2022 demands. Construction bids were received in the KWSC office on November 10, 2021, from eight (8) contractors, and the base bid amounts ranged between \$598,432 and \$1,310,503. The March 2021 budget cost estimate was \$733,347 for the project.
- i) **Highway 183 Extension** – On June 8, 2021, we met with KWSC staff to discuss the need for water service along Hwy 183 in KWSC’s southern service area. We are in the process of reviewing prior engineering studies conducted to serve potential new development in this area and will provide recommendations and cost estimate for a proposed ‘Phase 1’ pipeline extension.

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) President's Comments:

12) 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 19th day of November 2021.



Delores Coberley, General Manager

FILED
19th day of Nov 2021
Connie Hartmann
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY [Signature] DEPUTY