

**Monthly Board of Director's Meeting of the Kempner WSC**  
**11986 E. Hwy. 190 Kempner, TX 76539**  
**Wednesday, January 26, 2022 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 acceptance of 2020-2021 Tentative & Preliminary Audit performed by Brockway, Gerbach, Franklin & Niemeier, P.C.**
- 5) Discussion and possible action regarding the update of Concrete Line Leak on FM 2313 & FM 580.**
- 6) Discussion and possible action to approve the December 3, 2021 Monthly Board of Director's Meeting Minutes.**
- 7) Discussion and possible action to approve the November & December 2021 Financial Statements.**
- 8) Discussion and possible action regarding 30" Check Valve at Donnell Tank Site and Repair of Pump #2 at 195 PS.**
- 9) Discussion and possible action regarding CTWSC Board of Director's Assignment.**
- 10) Discussion and possible action to approve additional Employee with CDL and "C" Water License.**

**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. CTWSC wants to negotiate costs.
- b) **CR3600 Line Loop Project** – The contractor is scheduled to mobilize equipment to the project site the week of January 17, 2022. Our November 2019 budget cost estimate for CR 3600 and FM 1113 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** – The contractor has completed the testing and starting up procedures and the new pump station was placed into service on November 30, 2021. KWSC was notified of an overdue payment from Legion Development to Dakota Pump for the factory-built pump station. We have notified KWSC’s attorney, who has provided the contractors who have notified KWSC of overdue payments. 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.
- e) **Stone Oaks Elevated Storage Tank** – The contractor has completed the remaining punch list items and all final closeout documentation has been received. 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.
- f) **GIS Mapping for Distribution System: Jones-Heroy Engineering is in the process of adjusting the digitized ‘Phase 1’ waterlines, flush valves, and line valves to match the field collected GPS points.**
- 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 final Notice of Approval from PUC on November 16, 2021, and the Coryell County recorded documents were filed with PUC on December 2, 2021, which completes the process.
- h) **Georgetown GST Rehabilitation** – A Notice to Proceed was issued to Classic Protective Coatings for construction of the project effective December 20, 2021, which includes 120 calendar days for substantial completion of the work. The contractor is planning to mobilize to the site and begin the work the first week in February 2022. 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.

**11) Manager's Report:**

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

**12) Board of Director's Announcements:**

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


**13) President's Comments:**

**14) 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 21<sup>st</sup> day of January 2022.

  
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**Delores Coberley, General Manager**