

Monthly Board of Director's Meeting of the Kempner WSC
11986 E. Hwy. 190 Kempner, TX 76539
Wednesday, October 27, 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 September 22, 2021, Monthly Board of Director's Meeting Minutes.**
-  **5) Discussion and possible action to approve the September 2021 Financial Statements.**
-  **6) Discussion and possible action to approve Calendar of Events 2021-2022.**
-  **7) Discussion and possible action to appoint New Board Member to fill the Position 4 vacancy on the KWSC Board of Directors, effective starting at the November Board Meeting.**
-  **8) Discussion and possible action to appoint a Board of Director to fill the Vice-President position on the KWSC Board of Director's.**
-  **9) Discussion and possible action to approve Wise Wireless Internet Agreement.**
- 10) Discussion and possible action to change hours for Reconnection of Water Service, due to non-payment.**
- 11) Discussion and possible action regarding information provided to KWSC Board of Director's by General Manager.**

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**–The project was advertised for bids beginning October 8, 2021 following the receipt of the necessary environmental approvals for the waterline projects (See JHA Project No. 1031-013). A pre-bid meeting is scheduled for October 28, 2021, and bids are due in the KWSC office on November 10, 2021.
- c) **FM 1113 Waterline Loop** – “See CR 3600 Line Loop Project”
- d) **USDA Loan through CoBank** – We submitted the final Environmental Report (ER) and Preliminary Engineering Report (PER) to the USDA on September 24, 2021, and received confirmation of USDA staff’s approval of the FM 1113 and CR 3600 waterline project on September 30, 2021.
- e) **CR 3420 Pump Station Project** – Paid 6 checks to Legion Development in the amounts of \$10,350.00, \$65,299.77, \$27,955.80, \$34,830.00, \$42,682.95 and \$24,329.52 totaling \$205,448.04 of the \$574,650 approved amount. The factory-built pump station and hydro-pneumatic pressure tank was delivered to the site on September 22, 2021, and the contractor is in the process of testing and starting up the facilities. On September 30, 2021, we received the contractor’s Payment Application No. 7 in the amount of \$244,989.00. The pay application was rejected on October 6, 2021, due to a notice of lack of payment we received from two of Legion Development’s subcontractors for work which had been completed and included in prior pay application(s). We are coordinating the payment status with the contractor and his subcontractors who notified KWSC they had not been paid (T Morales Company Electric & Controls and Industrial Instance).
- f) **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. On September 22, 2021, we issued a substantial completion certificate and punch list detailing the requirements for final completion and release of retainage, to include a deduction in the contract for the liquidated damages associated with the project delays and costs incurred by KWSC to correct the defective Tideflex Mixing System.
- g) **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. _
- 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, we submitted KWSC’s application to the Public Utility Commission (PUC) for approval of the amended CCN areas (reference PUC Docket No. 52171). We obtained and provided the signed consent forms to PUC on October 13, 2021, and a final recommendation is due from PUC staff on or before October 25, 2021.

- i) **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. The contract documents and project specifications were submitted to TCEQ for approval on October 13, 2021, and the project was advertised for bids beginning October 22, 2021. A pre-bid meeting is scheduled for November 4, 2021, and bids are due in the KWSC office on November 10, 2021.
- j) **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.

12) Manager’s Report:

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

13) Board of Director’s Announcements:

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

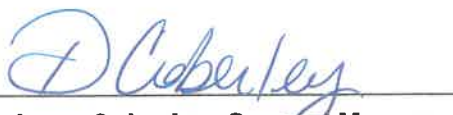
14) President’s Comments:

15) 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 October 2021.



Delores Coberley, General Manager