

**Alliance Regional Water Authority
Board of Directors**

REGULAR MEETING



ALLIANCE WATER

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.

Call-In Number: 1-346-248-7799

Meeting ID: 978 1228 2647

Passcode: 506563

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

This Notice is posted pursuant to the Texas Open Meetings Act (Texas Government Code Chapter 551). The Alliance Regional Water Authority (the Authority) Board of Directors will hold a meeting at 3:00 PM, Wednesday, April 27, 2022, at the County Line Special Utility District Offices, 8870 Camino Real, Kyle, Texas. The presiding officer of the meeting will be physically present at the location noted above. Some directors may participate remotely through videoconference. The public may observe this meeting in person or by using the following videoconference link and/or calling the number and code provided:

[ZOOM MEETING LINK](#)

Call-In Number: 1-346-248-7799

Meeting ID: 872 4675 3947

Passcode: 429160

Members of the public wishing to make public comment during the meeting must (1) be present at the public meeting location or (2) join by videoconference and register by emailing info@alliancewater.org prior to 3:00 p.m. on April 27, 2022. Public comment is not allowed by call-in. This meeting will be recorded and the audio recording will be available on the Authority's website after the meeting. A copy of the agenda packet will be available on the Authority's website at the time of the meeting. Additional information can be obtained by calling Graham Moore at (512) 294-3214.

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at info@alliancewater.org before 3:00 p.m.)

D. CONSENT AGENDA

The items included in the Consent Agenda portion of this meeting agenda can be considered and approved by the Board of Directors by one motion and vote. A Board member may request that an item included in the Consent Agenda be considered separately, in which event the Board of Directors will take action on the remaining Consent Agenda items and then consider the item removed from the Consent Agenda.

D.1 Consider approval of minutes of the Regular Meeting held March 23, 2022. ~
Graham Moore, P.E., Executive Director

D.2 Consider approval of the Quarterly Investment Report for the period ending
March 31, 2022. ~ *Graham Moore, P.E., Executive Director*

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E. PUBLIC HEARINGS / PRESENTATIONS - None

F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

F.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*

F.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities. ~ *Graham Moore, P.E., Executive Director*

G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

H.1 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*

H.2 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*

H.3 Update, discussion and possible direction to Staff regarding options for funding additional costs associated with the Authority's Phase 1B Program. ~ *Graham Moore, P.E., Executive Director*

H.4 Consider adoption of resolution requesting financial assistance from the Texas Water Development Board and Contractor's Act of Assurance Resolution for the Authority's Phase 1B projects; authorizing the filing of an application for assistance; and making certain findings in connection herewith. ~ *Graham Moore, P.E., Executive Director*

H.5 Update, discussion and possible direction regarding the review and recommendation of the Operations and Maintenance Contractor for the

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Authority's Carrizo project. ~ *Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.

J. EXECUTIVE SESSION

J.1 *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*

- A. *Water supply partnership options*
- B. *Groundwater leases*
- C. *Acquisition of real property for water supply project purposes*

J.2 Action from Executive Session on the following matters:

- A. *Water supply partnership options*
- B. *Groundwater leases*
- C. *Acquisition of real property for water supply project purposes*
- D. *Consideration of Resolution 2022-04-27-001 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and*

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determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.

K. ADJOURNMENT

NOTE: *The Board of Directors may meet in Executive Session for any purpose authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, for any item listed on this agenda or as otherwise authorized by law. An announcement will be made of the basis for Executive Session. The Board of Directors may also publicly discuss any item listed on the agenda for Executive Session.*

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A. CALL TO ORDER

No Backup Information for this Item.

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B. ROLL CALL

NAME	TERM ENDS	PRESENT
Mayor Jane Hughson – Vice-Chair (San Marcos)	April 2023	
Regina Franke (CRWA - General Manager, Crystal Clear SUD)	April 2023	
Tim Samford (Kyle – Treatment Operations Manager)	April 2024	
Blake Neffendorf – Treasurer (Buda – Water Resources Coordinator)	April 2023	
Councilmember Mark Gleason (San Marcos)	April 2022	
Humberto Ramos (CRWA – Water Resources Director)	April 2024	
James Earp – Secretary (Kyle – Assistant City Manager)	April 2024	
Tyler Hjorth (San Marcos – Director, Utilities)	April 2024	
Chris Betz – Chair (CRWA - President, County Line SUD)	April 2022	
Derrick Turley (Kyle – Water Quality Technician)	April 2024	
Shaun Condor (San Marcos – Interim Director of Engineering & CIP)	April 2022	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2023	
Paul Kite (San Marcos – Asst. Director of Public Services)	April 2022	

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- C.** PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at info@alliancewater.org before 3:00 p.m.)
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D. CONSENT AGENDA

Items D.1 and D.2 are presented as part of the consent agenda.

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D.1 Consider approval of minutes of the Regular Meeting held March 23, 2022. ~
Graham Moore, P.E., Executive Director

Attachment(s)

- 2022 03 23 Board Meeting Minutes

Board Decision(s) Needed:

- Approval of minutes.



ALLIANCE WATER

Alliance Regional Water Authority

BOARD MEETING

MINUTES

Wednesday, March 23, 2022

The following represents the actions taken by the Board of Directors of the Alliance Regional Water Authority (ARWA) in the order they occurred during the meeting. The Board of Directors convened in a meeting on Wednesday, March 23, 2022 at the County Line Special Utility District offices and via video conference call.

- A. CALL TO ORDER.
The Alliance Water Board Meeting was called to order at 3:01 p.m. by Mr. Betz.

- B. ROLL CALL.
 - **Present: Franke, Samford, Ramos, Betz, Turley, Condor, Allen and Kite with Earp joining in Item C.1.**
 - **Absent: Hughson, Neffendorf, Gleason and Hjorth.**

- C. SEATING OF NEWLY APPOINTED DIRECTORS
 - **None.**

- C.1 Oath of Office and swearing in of Directors
 - **The Oath of Office was taken by Director Condor.**

- D. PUBLIC COMMENT PERIOD
 - **None.**

- E. CONSENT AGENDA
 - E.1 Consider approval of minutes of the Regular Meeting held February 23, 2022.
 - E.2 Consider approval of minutes of the Special Meeting held March 7, 2022.

- E.3 Consider approval of the financial reports for January 2022 and February 2022.
- **Mr. Samford noted that the minutes for the Special Meeting held on March 7 should be updated to reflect that someone other than himself mad the motion to approve the contract.**
 - **Mr. Moore noted that the correct director was Mr. Neffendorf.**
 - **Motion to approve the consent agenda item with the correction noted in the discussion was made by Mr. Samford, seconded by Mr. Ramos and approved on a 9-0 vote.**

F. PUBLIC HEARINGS / PRESENTATIONS

- **None.**

G. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

- G.1 Report on Technical Committee activities.
- G.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities.
- **No items opened.**

H. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS

- **No action.**

I. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- I.1 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program.
- **Mr. Noe provided an update on the construction of the Phase 1B Program.**
 - **No Action.**
- I.2 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants.
- **Mr. Sowa provided an update on the Phase 1B Program.**
 - **No Action.**

- I.3 Consider adoption of Resolution 2022-03-23-001 approving Amendment #1 to Work Order #3 with Freese & Nichols, Inc. for additional design and support on the Phase 1B Segment D Pipeline Project.
- **Mr. Kite inquired as to the projected cost of the bridge.**
 - **Anne Hoskins with Freese & Nichols reported the anticipated cost as \$275,000.**
 - **Mr. Ramos asked if the cost is split with GBRA.**
 - **Mr. Moore responded that the cost is split 50-50.**
 - **Motion to adopt Resolution 2022-03-23-001 approving Amendment #1 to Work Order #3 with Freese & Nichols, Inc. for additional design and support on the Phase 1B Segment D Pipeline Project was made by Mr. Ramos, seconded by Mr. Samford and approved on an 9-0 vote.**
- J. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS
- **None.**
- J.1 The Board of Directors recessed into Executive Session at 3:40 p.m. pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege, Section 551.072 to discuss water supply project partnership options. The Board of Directors reconvened from Executive Session at 3:59 p.m.
- J.2 Action from Executive Session on the following matters:
- A. Water supply partnership options
 - B. Groundwater leases
 - C. Acquisition of real property for water supply project purposes.
 - **Staff was directed to proceed as discussed in Executive Session.**
 - D. Consideration of Resolution 2022-03-23-002 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to

such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.

- **Motion to adopt Resolution 2022-03-23-002 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions as presented was made by Mr. Ramos, seconded by Mr. Samford and approved on a 9-0 vote.**

K. ADJOURNMENT

- **Meeting was adjourned at 4:02 p.m. based on the motion by Mr. Samford, seconded by Mr. Turley on a 9-0 vote.**

APPROVED: _____, 2022

ATTEST:

Chair, Board of Directors

Secretary, Board of Directors

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D.2 Consider approval of the Quarterly Investment Report for the period ending March 31, 2022. ~ *Graham Moore, P.E., Executive Director*

Background/Information

Attached is the Quarterly Investment Report for the period ending March 31, 2022.

Attachment(s)

- 2022 03 31 Quarterly Investment Report

Board Decision(s) Needed:

- Approval of the quarterly investment report for the period ending March 31, 2022.

Alliance Regional Water Authority



Quarterly Investment Report Ending as of March 31, 2022

Submitted by:

A handwritten signature in blue ink, appearing to read 'Graham Moore', is written over a horizontal line.

Graham Moore – Alliance Regional Water Authority Investment Officer

The following reports are submitted in accordance with the Public Funds Investment Act (Chapter 2256) and the Authority's Investment Policy. The report includes an analysis of the cash accounts and investments, an analysis versus the benchmark and rates of returns for the pooled accounts.

**Alliance Regional Water Authority
Quarterly Investment Report
December 31, 2021 – March 31, 2022**

Portfolio Allocation Analysis

Portfolio as of December 31, 2021

Beginning Book Value \$190,718,688.06
Beginning Market Value \$190,718,688.06
Unrealized Gain / Loss – 0 –

Portfolio as of March 31, 2022

Ending Book Value \$240,434,678.05
Ending Market Value \$240,434,678.05
Accrued Interest \$19,343.15
Change in Unrealized Gain/Loss – 0 –

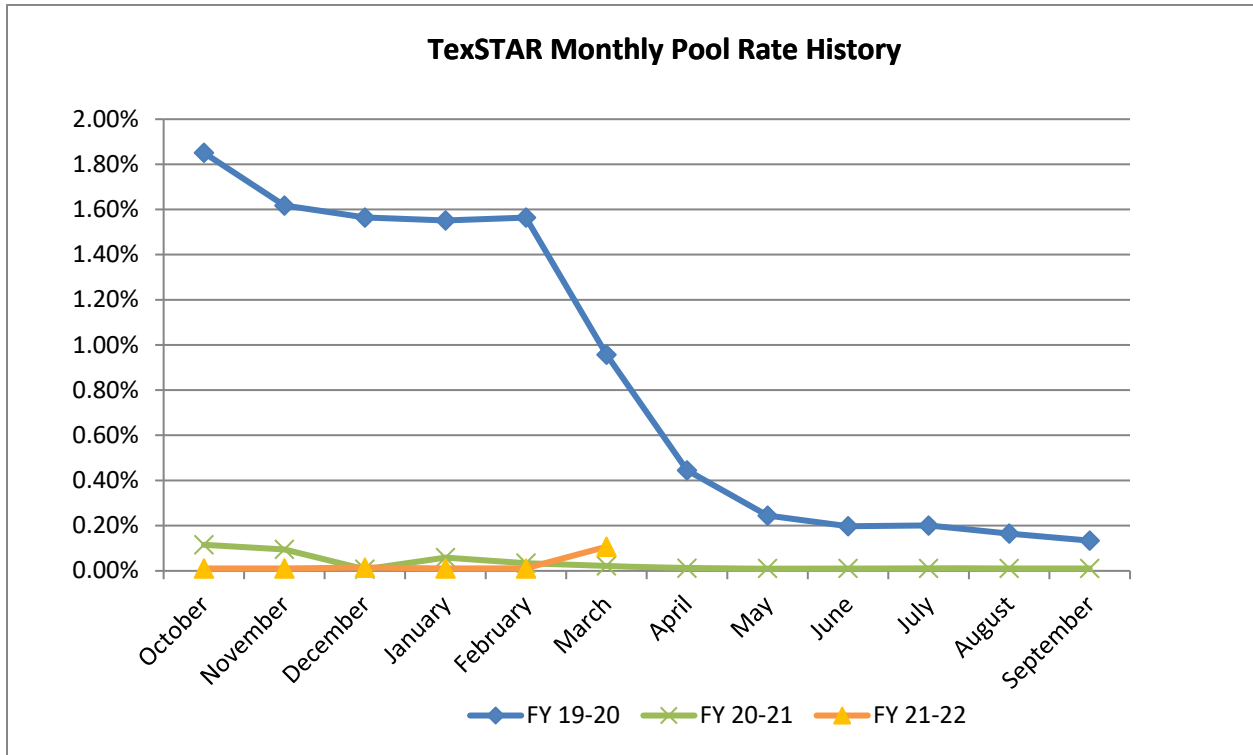
Schedule of Cash Accounts and Investments		
	As of December 31, 2022	As of March 31, 2022
Funds in Investment Pools		
TexSTAR Balance	\$45,568,672.18	\$120,046,291.47
Deposits to TexSTAR in Period	\$26,500,000.00	\$82,263,266.57
Accrued Interest	\$894.96	\$11,796.57
Percentage of Total Portfolio	23.89%	49.93%
Funds in Checking Accounts		
Broadway Balance	\$227,679.17	\$75,000.00
Deposits to Checking in Period	\$38,589,493.63	\$101,353,842.62
Percentage of Total Portfolio	0.1%	0.0%
Funds in Reserve Accounts		
Reserves Balance	\$4,736,090.25	\$2,967,252.90
Deposits to Reserves in Period	\$3,088,476.51	\$185,414.05
Percentage of Total Portfolio	1.5%	0.6%
Funds in Savings Accounts		
Broadway Balance	\$1,600,803.91	\$11,449,673.51
Deposits to Savings in Period	\$4,000,000.00	\$6,500,000.00
Accrued Interest	\$1,011.14	\$1,331.61
Percentage of Total Portfolio	0.8%	4.8%

Funds in Escrow Accounts		
BoKF - 2015A (CRWA)	\$335,084.71	\$335,098.83
BoKF - 2015B (Kyle)	\$221,958.25	\$221,967.61
BoKF - 2017A (CRWA)	\$266,108.02	\$0.00
BoKF - 2017B (Kyle)	\$242,555.25	\$0.00
BoKF - 2017C (San Marcos)	\$334,008.02	\$0.00
BoKF - 2017D (Buda)	\$43,179.42	\$0.00
BoKF - 2019A (CRWA)	\$5,028,946.50	\$1,780,643.24
BoKF - 2019B (Kyle)	\$4,586,309.46	\$1,623,850.50
BoKF - 2019C (San Marcos)	\$5,872,525.61	\$2,067,267.18
BoKF - 2019D (Buda)	\$754,145.73	\$292,559.85
BoKF - 2020A (CRWA)	\$37,417,206.94	\$32,402,334.22
BoKF - 2020B (Kyle)	\$34,115,988.61	\$29,542,697.14
BoKF - 2020C (San Marcos)	\$43,467,675.10	\$32,402,334.22
BoKF - 2020D (Buda)	\$6,052,430.10	\$5,227,707.38
Deposits to Escrow in Period	\$0.00	\$0.00
Accrued Interest	\$8,065.12	\$5,746.07
Percentage of Total Portfolio	72.7%	44.0%
Total Investments & Cash Accounts	\$190,718,688.06	\$ 240,434,678.05

Benchmark Analysis	
Benchmark (US Treasury – Daily Bill Rates: 4 weeks)	0.091%
TexSTAR Average Monthly Rate	0.043%
Average Weighted Maturity	28.0 Days

Schedule of TexSTAR Monthly Rate History October 1, 2018 – September 30, 2022

Month	<u>Average Monthly Rate (FY 18-19)</u>	<u>Average Monthly Rate (FY 19-20)</u>	<u>Average Monthly Rate (FY 20-21)</u>	<u>Average Monthly Rate (FY 21-22)</u>	<u>Average Rate Variance</u>
October	2.16%	1.85%	0.12%	0.01%	-0.11%
November	2.22%	1.62%	0.09%	0.01%	-0.08%
December	2.31%	1.56%	0.01%	0.01%	0.01%
January	2.39%	1.55%	0.06%	0.01%	-0.05%
February	2.40%	1.56%	0.03%	0.01%	-0.02%
March	2.41%	0.96%	0.02%	0.11%	0.09%
April	2.42%	0.44%	0.01%		
May	2.40%	0.24%	0.01%		
June	2.38%	0.20%	0.01%		
July	2.39%	0.20%	0.01%		
August	2.13%	0.16%	0.01%		
September	2.11%	0.13%	0.01%		



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F.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*

Background/Information

The following items were discussed by the Committee at its 4/13 meeting:

- Received an update on construction of the Phase 1B projects (Item H.1).
- Received an update on the Phase 1B program (Item H.2).
- Received an update on the Authority's Corrosivity Report and the TCEQ permitting process for system interconnects.
- Received an update on area water meetings (Item F.2).

Board Decision(s) Needed:

- None.

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- F.2** Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and Capital Area Planning Group activities.
-

Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on April 12th. Among the items discussed was the Annual Mitigation Fund report. Staff and other entities have questions about the funds and have requested a meeting with the District to discuss further.

Plum Creek Conservation District (PCCD)

The PCCD met on April 19th. No items directly impacting the Authority were discussed.

Groundwater Management Area 13

No update.

Region L Planning Group

Region L is scheduled to meet on May 5th.

Guadalupe-Blanco River Authority; Hays County Activities; CAPCOG Activities

No update.

Board Decision(s) Needed:

- None.

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- G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS** - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

EXECUTIVE DIRECTOR

- The Leaseholder Update meeting is scheduled for April 23, 2022. A report of the event will be provided verbally to the Board.
- A meeting with all customers of the Phase 1B system is scheduled for Tuesday, April 26th to discuss the TCEQ permitting process and data needs for the system interconnect permits.
- The May Board meeting will include installation of the Board members whose terms expire in April 2022 – all were reappointed. In addition the Authority will elect officers for the next year.

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H.1 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*

Background/Information

Chris Noe with Pape Dawson will update the Board on recent construction activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Construction Update – April 27, 2022

Board Decision(s) Needed:

- None.



PHASE 1B CONSTRUCTION UPDATE

BOARD OF DIRECTORS MEETING

CMI Progress

April 27, 2022

Water Resources | Transportation | Land Development | Surveying | Environmental



Water Treatment Plant / Raw Water Infrastructure (Archer Western / Walker Partners)



Construction Status

- Recycle Pump Station roof deck and beams completed with the placement of the reinforced steel.
- DN Tanks began casting of beds for both tanks, walls and roof panels and has begun stripping formwork for the precast panels for the placement of walls.
- Filter Complex continued with the install of the rough in of electrical conduit in the Electrical I&C area.
- AW cleared Raw Water line easement prior to March 15th to mitigate need for MTBA survey, and has staged ductile iron piping near the RWI easement.
- Plate Settler Basin foundation slab was formed and placed.
- High Service Pump Station excavation was completed with the Sump pumps being placed in the bottom of the excavation to mitigate groundwater.



362 Wolf Run Rd
Rosanky, TX 78953
United States
Mar 31, 2022 at 9:37:43 AM

High Service Pump Station Excavation/Shoring

Booster Pump Station (MWH / Friese and Nichols)

Construction Status

- MWH placed the concrete encasement for the 36" inlet and outlet and the drain piping.
- MWH placed the mud slab at the High Service Pump Station.
- MWH installed the rock berms at some of the RCP culvert locations.
- MWH completed the clearing for the Segment B1 waterline prior to March 15th to mitigate need for MTBA survey.
- MWH visited the delivery point sites to obtain field measurements for tank connection piping.



CRWA #4 Delivery Point potholing

Segment A (Garney Construction / LAN)

Construction Status

- Completed installation of access drives.
- Continued installation of LOC/SWPPP fencing.
- Continued clearing of easement.
- Began conducting MTBA surveys to clear work areas starting on March 15th
- Began Tunneling at Sandy Fork Creek crossing.
- Began receiving and staging pipe onsite.
- Casing shift at SH-304 approved by TXDOT, Field Order issued to Contractor.



Seg A – Pipe Delivery

Segment B (Garney Construction / K Friese)

Construction Status

- Continued processing Submittals and RFIs
- Continued landowner notifications
- Continued preparing for initial site activities
- Conducted site visit to identify access points along route



OVERSIGHT RECAP

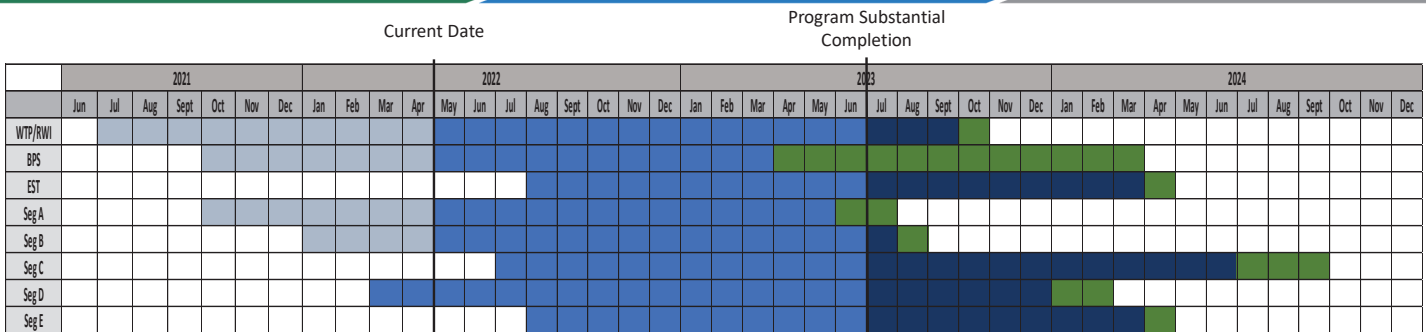
Project	RFIs		Submittals		Test Reports	
	This Period	To Date	This Period	To Date	This Period	To Date
WTP/RWI	2	44	38	171	39	135
BPS	4	18	10	56	12	71
Seg A	3	18	10	26	0	0
Seg B	0	0	6	14	0	0

CONTRACT VALUES

PROJECT	CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$54,599,281.00	\$8,217,622.24	\$46,381,658.76	15.05%
BPS	\$19,759,331.00	\$2,372,847.18	\$17,386,483.82	12.01%
EST	\$0.00	\$0.00	\$0.00	0.00%
Seg A	\$49,471,384.71	\$0.00	\$49,471,384.71	0.00%
Seg B	\$37,629,104.42	\$0.00	\$37,629,104.42	0.00%
Seg D	\$0.00	\$0.00	\$0.00	0.00%
Seg C	\$0.00	\$0.00	\$0.00	0.00%
Seg E	\$0.00	\$0.00	\$0.00	0.00%

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SCHEDULE DURATIONS



Project	Contract Dates				Program Sub Completion Status (June 2023)
	Notice to Proceed	Original Sub Completion	Current Sub Completion	Final Completion	
WTP/RWI	7/16/2021	7/16/2023	9/3/2023	11/2/2023	Behind 9 wks
BPS	10/25/2021	3/19/2023		3/18/2024	On Time
Seg A	11/16/2021	6/9/2023		8/8/2023	On Time
Seg B	2/15/2022	8/9/2023		10/8/2023	Behind 5 wks

8

PROGRESS PHOTOS



362 Wolf Run Rd
Rosanky TX 78953
United States
Mar 30, 2022 at 11:45:23 AM

WTP/RWI – Recycle Pump Station Backfill



362 Wolf Run Rd
Rosanky TX 78953
United States
Mar 28, 2022 at 1:18:47 PM

WTP/RWI – Clearwell Roof Shoring



362 Wolf Run Rd
Rosanky TX 78953
United States
Mar 10, 2022 at 1:25:07 PM

WTP/RWI – Filter Complex BWW piping trench

PROGRESS PHOTOS



Mar 30, 2022 at 4:36:38 PM
9675 SH-142
Maxwell TX 78656
United States

BPS – GST 36" DIP outlet concrete encasement



Mar 28, 2022 at 4:13:01 PM
9675 SH-142
Maxwell TX 78656
United States

BPS – HSPS mud slab

PROGRESS PHOTOS



Seg A – Clearing ROW



Seg A – Tree Protection



Seg A – Bore Pit at Sandy Creek **11**

QUESTIONS?

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.2** Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
-

Background/Information

Ryan Sowa with Kimley-Horn will update the Board on their recent activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Program Update – April 27, 2022
- Kimley-Horn Monthly Summary of Activities for March 2022

Board Decision(s) Needed:

- None.



Phase 1B Program Update

Board of Directors Meeting
April 27, 2022



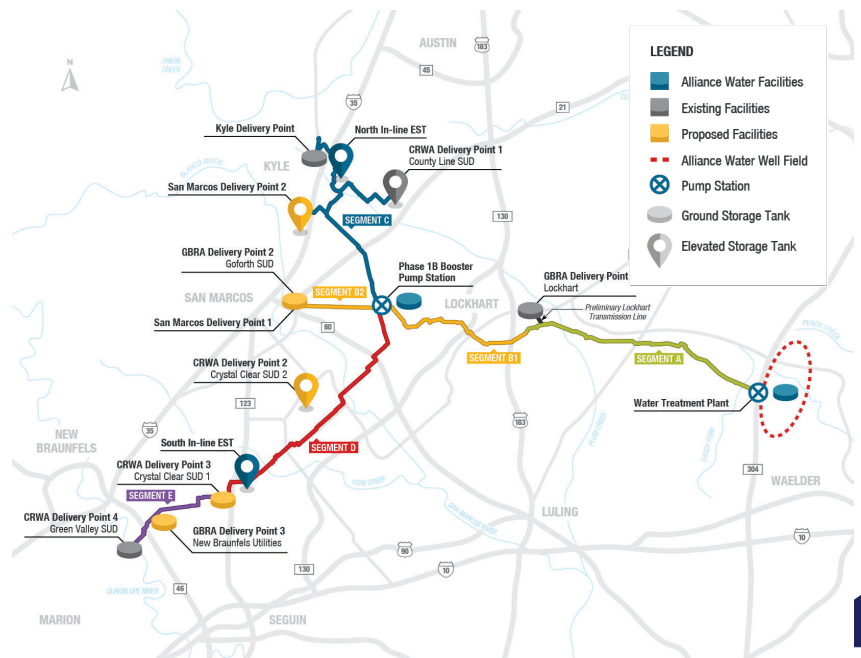
ALLIANCE WATER

PRESENTED BY **Kimley»Horn**
Expect More. Experience Better.

Ongoing Progress

► Design Milestone Status

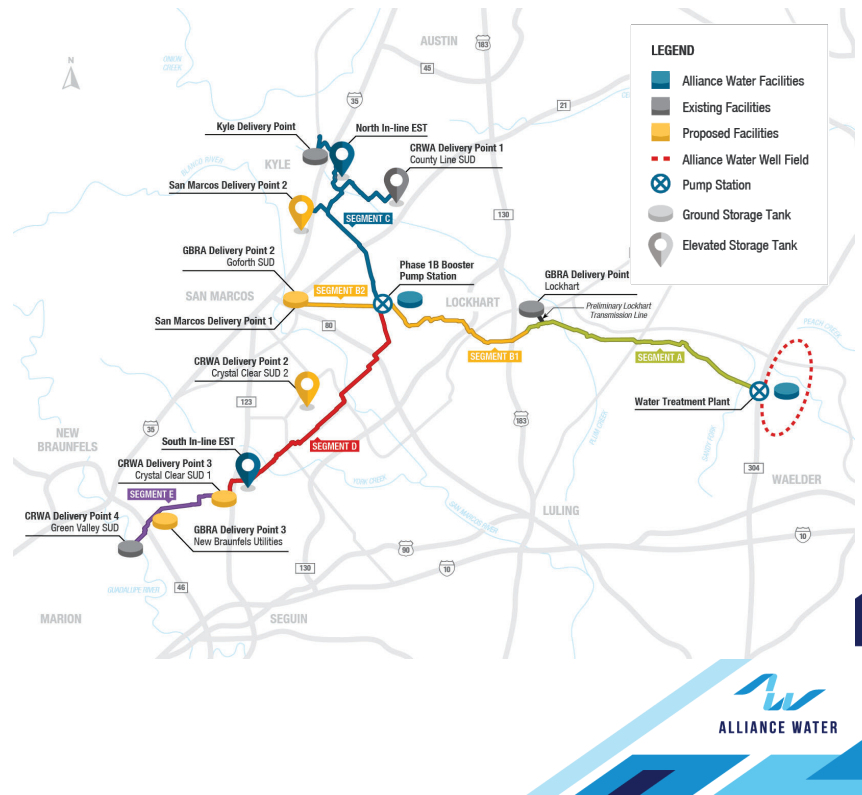
- Design Submittals
 - Segment E – 100% submittals anticipated in May
 - Segment C – 100% submittals anticipated in May
- TWDB Reviews
 - Segment A
 - Land Acquisition Release in Preparation
 - Segment B
 - Construction Funding Released
 - Land Acquisition Release in Preparation
 - Well Drilling
 - Certificate of Approval Received
 - Project Closeout Request Funds Released



Ongoing Progress

► Additional Updates

- Segment D USACE Review Status
- Market Volatility / Supply Chain Concerns



Pipeline Easement Acquisition Status

Pipeline Segment	Number of Parcels	STATUS						
		(A) Appraisal/Offer in Development	(B) Negotiation (Initial Offer)	(C) Negotiation (Final Offer)	(D) = (A+B+C) Appraisal / Negotiation	(E) Condemnation in Process	(F) = (D+E) Possession Still Needed	(G) Purchase Agreement Signed / Possession Obtained
A	39	0	0	0	0	0	0	39
B	52	0	0	0	0	1	1	51
D	57	0	0	2	2	10	12	45
C	78	6	20	4	30	29	59	19
E	38	2	5	1	8	20	28	10
Well Field	17	0	9	1	10	0	10	7
Total	281						110	171



COST UPDATES BASED ON MARCH MILESTONE SUBMITTALS/RESULTS

		ORIGINAL (FEB. 2019)	REVISED	
	Construction Package	ARWA Total Projected Cost	ARWA Total Projected Cost	DIFFERENCE
Submittal (%) Combined Program Infrastructure				
Const.	Water Treatment Plant	\$ 25,200,000	\$ 29,500,000	\$ 4,300,000
Const.	Booster Pump Station & GBRA Meter Stations	\$ 12,100,000	\$ 13,700,000	\$ 1,600,000
60	Inline EST (South)	\$ 3,600,000	\$ 4,100,000	\$ 500,000
Const.	Pipeline Segment A	\$ 27,200,000	\$ 28,600,000	\$ 1,400,000
Const.	Pipeline Segment B	\$ 27,100,000	\$ 33,800,000	\$ 6,700,000
100	Pipeline Segment D	\$ 36,300,000	\$ 43,700,000	\$ 7,400,000
90	Pipeline Segment E	\$ 9,500,000	\$ 10,900,000	\$ 1,400,000
	Subtotal	\$141,000,000	\$164,300,000	\$ 23,300,000
ARWA-Only Infrastructure				
Const.	Well Drilling	\$ 3,800,000	\$ 3,300,000	(\$ 500,000)
Const.	Raw Water Infrastructure	\$ 7,000,000	\$ 10,600,000	\$ 3,600,000
Const.	ARWA Booster Pump Station & Delivery Points	\$ 7,700,000	\$ 4,800,000	(\$ 2,900,000)
30	Inline EST (North)	\$ 5,400,000	\$ 6,500,000	\$ 1,100,000
90	Pipeline Segment C	\$ 64,500,000	\$ 68,600,000	\$ 4,100,000
90	Pipeline Segment E (ARWA-Only)	\$ 6,700,000	\$ 12,600,000	\$ 5,900,000
No Design	Administration and Operations Building	\$ 4,300,000	\$ 4,200,000	(\$ 100,000)
	Subtotal	\$ 99,400,000	\$110,600,000	\$ 11,200,000
Total		\$240,400,000	\$274,900,000	\$34,500,000

APRIL 2022 UPDATE

**NO CHANGE FROM
MARCH UPDATE**



Questions?

ALLIANCE REGIONAL WATER AUTHORITY
 ATTN: GRAHAM MOORE
 1040 HIGHWAY 123
 SAN MARCOS, TX 78666

Please send payments to:
 KIMLEY-HORN AND ASSOCIATES, INC.
 P.O. BOX 951640
 DALLAS, TX 75395-1640

Invoice No: 068706605-0322
 Invoice Date: Mar 31, 2022
 Invoice Amount: \$ 93,808.25
 Project No: 068706605
 Project Name: ARWA PROGRAM YEAR 5
 Project Manager: SOWA, RYAN

Work Order No. 6
 Duration: March 2022 - Feb. 2023

Invoice Duration: Mar. 1, 2022 to Mar. 31, 2022

Federal Tax Id: 56-0885615

COST PLUS MAX

KHA Ref # 068706605.3-21227194

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	9,550.00	258.50	0.00	258.50
STAKEHOLDER COORDINATION	215,391.00	7,570.50	0.00	7,570.50
BUDGETING	91,175.00	0.00	0.00	0.00
SCHEDULE	38,828.00	275.00	0.00	275.00
REPORTING	44,890.00	3,000.00	0.00	3,000.00
DATA MANAGEMENT	79,965.00	10,515.00	0.00	10,515.00
ENVIRONMENTAL MANAGEMENT	62,796.00	1,925.00	0.00	1,925.00
LAND ACQUISITION MANAGEMENT	459,289.00	51,095.00	0.00	51,095.00
TWDB MANAGEMENT	70,355.00	0.00	0.00	0.00
DESIGN STANDARDS	41,994.40	65.00	0.00	65.00
ENGINEERING DESIGN MANAGEMENT	209,034.00	11,005.00	0.00	11,005.00
QUALITY ASSURANCE	8,140.00	0.00	0.00	0.00
ELECTRICAL POWER PLANNING	30,183.00	275.00	0.00	275.00
PERMIT COORDINATION/TRACKING	48,510.00	550.00	0.00	550.00
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	300,483.00	3,697.50	0.00	3,697.50
PROJECT ADMINISTRATION	38,165.50	3,576.75	0.00	3,576.75
OTHER SERVICES	16,200.00	0.00	0.00	0.00
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	224,142.00	0.00	0.00	0.00
Subtotal	1,989,091.00	93,808.25	0.00	93,808.25
Total COST PLUS MAX				93,808.25

Total Invoice: \$ 93,808.25

If you have questions regarding this invoice, please call (703) 674-1300.

April 22, 2022

Project Monthly Summary

March 2022 Tasks Performed:

- Task 2 – Stakeholder Coordination
 - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
 - Continued weekly task coordination with Alliance Water.
 - Prepared and presented the Board Meeting Update.
 - Prepared and presented the Project Advisory Committee Meeting Update.
 - Prepared for and held Monthly Status Meeting with Alliance Water.

- Task 3 – Budgeting
 - Prepared and presented the monthly Budget Update for the Board meeting.
 - Continued updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.

- Task 4 – Schedule
 - Revised Project Deliverable Schedule based on the feedback received from ARWA, Design Consultants, and Construction Management & Inspection team.
 - Integrated each project schedule into overall Program schedule. Developed and distributed the monthly Program schedule summary.

- Task 6 – Data Management
 - Finalized compiling data associated with the GIS WebMap and released the new GIS WebMap for the Program’s use.
 - Ongoing maintenance of Microsoft SharePoint Online program.
 - Continued updating of web-based GIS for easement acquisition process and alignment changes.

- Task 7 – Environmental Management
 - Tracked the review of the Segment D Cultural Report by the United States Army Corps of Engineers (USACE).
 - Reviewed the Segment E Hazmat Phase II and Technical Documents report prepared by the Environmental Consultant.
 - Continued coordination with Program Environmental Consultant concerning the comment responses to the USACE.
 - Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segments C and E.
 - Performed coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.

- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continued coordination between Program Environmental Consultant and Design Engineers.
- Reviewed Program Environmental invoices, schedule, and risk log.
- Task 8 – Land Acquisition Management
 - Coordinated the appraisal process for Segments C, E, and W parcels.
 - Coordinated with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
 - Performed weekly QC of parcel files in SharePoint, provided comments to Land Acquisition team.
 - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
 - Reviewed Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
 - Continued field work coordination to notify landowners of upcoming field work by consultants.
- Task 9 – Texas Water Development Board Management
 - Continued coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review as well as preparation of funding release requests.
- Task 11 – Engineering Design Management
 - Pipelines:
 - Segment A
 - Continue coordination with Design Consultant for construction phase services.
 - Segment B
 - Continued coordination with Design Consultant for procurement phase services.
 - Attended Pre-Construction Meeting with Contractor and Design Consultant.
 - Segment C
 - Continued coordination with Design Consultant for final design.
 - Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations.
 - Segment D
 - Continued coordination with Design Consultant for final design and preparation for procurement.
 - Segment E

- Continued coordination with Design Consultant for final design.
 - Wellfield:
 - Continued coordination regarding the completion of construction for Wells 6-9.
 - Raw Water Infrastructure:
 - Continued coordination with Design Consultant for construction phase services.
 - Water Treatment Plant:
 - Continued coordination with Design Consultant concerning Hydraulics/Surge development.
 - Continued coordination with Design Consultant for construction phase services.
 - Booster Pump Station:
 - Coordinated with Design Consultant for construction phase services.
 - Inline Elevated Storage Tanks:
 - Continued coordination with Design Consultant for 90% design development.
 - Other:
 - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield, booster pump station).
 - Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
 - Continued coordination with ARWA and GVEC to develop agreement language for service to the well field.
 - Continued coordination with GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
 - Continued Permit coordination with Pipeline Consultants.
 - Continued coordination with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
 - Continued coordination with Caldwell, Guadalupe, and Hays Counties regarding on going permit reviews.
 - Continued General Coordination with GVEC, BBEC, and LCRA.
 - On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services
 - On-going coordination with the Construction Management & Inspection team.
 - Continued coordinated with Segment A and BPS Design Consultants during the construction phase.

- Continued Coordination with Segment B during procurement phase and the construction phase.
- On-going coordination with WTP and RWI Design Consultants during the construction phase.

April 2022 Projection:

- Task 2 – Stakeholder Coordination
 - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, GVEC, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
 - Continue weekly task coordination with Alliance Water.
 - Prepare and present Technical Committee Meeting Update.
 - Prepare and present Project Advisory Committee Meeting Update.
 - Prepare and present Board Meeting Update.
 - Prepare for and hold Monthly Status Meeting with Alliance Water.

- Task 3 – Budgeting
 - Prepare and present the monthly Budget Update for the Technical Committee and Board meetings.
 - Continue updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.

- Task 4 – Schedule
 - Revise the Project Deliverable Schedule based on the feedback received from ARWA, Design Consultants, and Construction Management & Inspection team.
 - Integrate each project schedule into overall Program schedule. Develop and distribute schedule update and memorandum.

- Task 6 – Data Management
 - Coordinate with ARWA and Construction Management & Inspection Team to begin integrating construction data collected on the new GIS WebMap.
 - Ongoing maintenance of Microsoft SharePoint Online program.
 - Continued updating of web-based GIS for easement acquisition process and alignment changes.

- Task 7 – Environmental Management
 - Continue review the Segment E Hazmat Phase II and Technical Documents report prepared by the Environmental Consultant.
 - Continue coordination with Program Environmental Consultant concerning the comment responses to the United States Army Corps of Engineers.
 - Continued coordination with the Program Environmental Consultant regarding additional studies for Segment C and E.

- Perform coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.
- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continue coordination between Program Environmental Consultant and Design Engineers.
- Review Program Environmental invoices, schedule, and risk log.
- Task 8 – Land Acquisition Management
 - Coordinate the appraisal process for Segment C, E, and W parcels.
 - Coordinate with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
 - Perform weekly QC of parcel files in SharePoint, provide comments to Land Acquisition team.
 - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
 - Review Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
 - Continue field work coordination to notify landowners of upcoming field work by consultants.
- Task 9 – Texas Water Development Board Management
 - Continue coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review as well as preparation of funding release requests.
- Task 10 – Design Standards
 - Review and update the Construction Standards for ARWA’s review respective of the Pipeline Manufacturers and Contractor recommendations for cost savings.
- Task 11 – Engineering Design Management
 - Pipelines:
 - Segment A
 - Continue coordination with Design Consultant for construction phase services.
 - Segment B
 - Continue coordination with Design Consultant for construction phase services.
 - Segment C
 - Continue coordination with Design Consultant for final design.

- Continue coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations.
 - Segment D
 - Continue coordination with Design Consultant for final design and preparation for procurement.
 - Segment E
 - Begin review of Segment E 100% Design submittal prepared by the Design Consultant.
 - Continue coordination with Design Consultant for final design.
 - Wellfield:
 - Continue coordination with TWDB regarding the close out approval for Wells 6-9.
 - Raw Water Infrastructure:
 - Continued coordination with Design Consultant for construction phase services.
 - Water Treatment Plant:
 - Continue coordination with Design Consultant concerning Hydraulics/Surge development.
 - Continued coordination with Design Consultant for construction phase services.
 - Booster Pump Station:
 - Coordination with Design Consultant for construction phase services.
 - Inline Elevated Storage Tanks:
 - Coordination with Design Consultant for 90% design development.
 - Other:
 - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield).
 - Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
 - Continue coordination with ARWA and GVEC to develop agreement language for service to the well field.
 - Continue coordination with GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
 - Continue Permit coordination with Pipeline consultants
 - Coordinate with Hays County concerning the Site Development Permit.
 - General Coordination with TxDOT.
 - Coordinate with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
 - Continue General Coordination with GVEC, BBEC, and LCRA.
 - On-going Permit Tracking Log Updates.

- Task 15 – Procurement and Construction Phase Services
 - On-going coordination with the Construction Management & Inspection team.
 - On-going coordination with Segment A, Segment B, and BPS Design Consultants during the construction phase.
 - On-going coordination with WTP and RWI Design Consultants during the construction phase.

- Task 16 – Other Services
 - Finalize and submit the City of San Marcos Watershed Protection Plan for the Booster Pump Station Plat.

Scope Elements Added/Removed:

None at this time.

Outstanding Issues/Concerns:

None at this time.

HUB Participation:

28.3 % allotted by Contract (based on contract total fee)

45.2% to date of Billing

Design Consultant Certifications: N/A

Sub Consultant	Sub Consultant Certifications	Task Description	Contract Value (\$)	Percent Complete to Date (%)	Amount Billed to Date (\$)	Amount Paid to Date (\$)
Foster CM Croup, Inc.	DBE; AABE; MBE; SBE	Budgeting, Schedule, and Data Management	\$117,890.00	0.0%	\$-	\$-
Grubb Engineering, Inc.	ESBE; SBE; WBE	Electrical Power Planning	\$25,850.00	0.0%	\$-	\$-
Spitzer and Associates, Inc.	SBE; WBE	Land Acquisition Management	\$399,180.00	10.6%	\$42,432.50	\$42,432.50
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$18,999.00	0.0%	\$-	\$-
		Subtotal	\$561,919.00	7.6%	\$42,432.50	\$42,432.50

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.3** Update, discussion and possible direction to Staff regarding options for funding additional costs associated with the Authority's Phase 1B Program. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

Staff has coordinated with the Authority's bond counsel, Carol Polumbo, and financial advisor, Jennifer Ritter, to develop the attached presentation to address the possibility of seeking funding on the open market for the funds sought in 2022 instead of through the TWDB SWIFT fund.

Staff is seeking direction from the Board as to how to proceed.

Attachment(s)

- Financing Options Update Presentation – April 27, 2022

Board Decision(s) Needed:

- Possible direction to Staff regarding funding option(s) to pursue for the remainder of the funding needed for the Phase 1B Program.

ALLIANCE REGIONAL WATER AUTHORITY

PHASE 1B FINANCING UPDATE

BOARD OF DIRECTORS MEETING
APRIL 27, 2022



2022 FUNDING SUMMARY

1. Need to issue \$48 million in debt
2. Authorized for \$38 million thru SWIFT fund, requesting additional \$10 million
3. Staff has investigated open market financing (\$48 million) instead of SWIFT financing

SWIFT FINANCING

1. TWDB issues debt 1st week of October
2. 2022 subsidies are as follows:
 - 20-year: 25% below TWDB rate
 - 30-year: 14% below TWDB rate
3. Need info from each Sponsor to complete application (typical of past years)
4. Will need each Sponsor to approve issuance agreements in October

OPEN MARKET FINANCING

1. ARWA has never used open market
2. Believe we are exempt from TCEQ review of sale docs through special water authority exemption
3. Must go through ratings process for first time – will require significant info from Sponsors
4. No formal requirement for Sponsors to approve the method of sale (i.e. placement with TWDB versus public open market sale)
5. Estimate 90 days to fund once direction is given to proceed – likely fund in late August

RATE COMPARISONS

	Maturity / Rating ¹	SWIFT Option ²	Open Market ³
CRWA	30-yr / AA-	3.16%	3.95%
Kyle	30-yr / AA-	3.16%	3.95%
San Marcos	20-yr / AA	2.56%	3.56%
Buda	20-yr / AA	2.56%	3.56%

1. Current Sponsor rating
2. Estimated subsidized rates are 2021 SWIFT rates plus 0.75%
3. Estimated rates are current market rates plus 0.50%

ITEMS TO CONSIDER

1. Difference in closing is approximately 6 weeks sooner for Open Market
2. Rates are projected to be lower through SWIFT than through Open Market due to TWDB subsidy
3. Open Market will take more time from Sponsor's staffs due to rating info needed
4. Total bond issuance cost higher for Open Market due to rating and underwriting fees; net amount sought could be \$100k-\$200k more for each borrower

NEXT STEPS

1. Direction to Staff whether to continue to pursue Open Market financing
2. Are there additional questions that the Board wants answered?

ALLIANCE REGIONAL WATER AUTHORITY



QUESTIONS

www.alliancewater.org

Graham Moore, P.E.

Executive Director

(512) 294-3214

gmoore@alliancewater.org

ALLIANCE REGIONAL WATER AUTHORITY



REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.4** Consider adoption of resolution requesting financial assistance from the Texas Water Development Board and Contractor's Act of Assurance Resolution for the Authority's Phase 1B projects; authorizing the filing of an application for assistance; and making certain findings in connection herewith. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

The Authority was invited by the TWDB to submit a Financial Application for the additional \$10 million in funding that is being sought for 2022. In total the Authority anticipates closing on \$48 million in funding.

Depending on the discussion and direction that is provided in H.3, the Board may wish to adopt the financial assistance resolution and authorize Staff to proceed with securing funding through the SWIFT program.

The attached resolution is a standard format prepared by the Texas Water Development Board. In addition to requesting a maximum additional funding amount of \$10,000,000, the resolution also names the contacts for the application. Approval of this resolution is required in order for the Authority to submit the Financial Application to the TWDB.

The amount of financing requested cannot be increased after the Financial Application is submitted. Based on this possibility, Staff recommends that the application seek a maximum additional funding amount of \$10,000,000. The amount to be closed upon in 2022 would not exceed \$48,000,000.

Attachment(s)

- Application Filing and Authorized Representative Resolution
- Contractor's Act of Assurance Resolution

Board decision needed:

- Adoption of attached resolution requesting financial assistance from the Texas Water Development Board authorizing the filing of an application for assistance, and adoption of the Contractor's Act of Assurance Resolution and making certain findings in connection herewith.

Application Filing and Authorized Representative Resolution

A RESOLUTION by the _____ of the _____ requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE _____ OF THE _____:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ _____ to provide for the costs of _____.

SECTION 2: That _____ be and is hereby designated the authorized representative of the _____ for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the _____ before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: _____

Engineer: _____

Bond Counsel: _____

PASSED AND APPROVED, this the 27th day of April, 2022.

ATTEST: _____
James Earp, Secretary

By: _____
Chris Betz, Board Chair

(Seal)

CONTRACTOR'S ACT OF ASSURANCE RESOLUTION

I hereby certify that it was RESOLVED by a quorum of the directors of the _____ (Name of Corporation), meeting on the _____ day of _____, 20____, that:

Authorized Representative(s):

be, and hereby is/are authorized to act on behalf of _____ (Name of Corporation), as its representative in all business transactions conducted in the State of Texas, and;

That all above resolution was unanimously ratified by the Board of Directors at said meeting and that the resolution has not been rescinded or amended and is now in full forces and effect; and;

In authentication of the adoption of this resolution, I subscribe my name and affix the seal of the Corporation this _____ day of _____, 20____.

_____(Secretary)
James Earp

[SEAL]

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

H.5 Update, discussion and possible direction regarding the review and recommendation of the Operations and Maintenance Contractor for the Authority's Carrizo project. ~ *Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

Background/Information

Staff was asked to place an item on the April Board agenda so that an update on the Operations & Maintenance proposal review could be provided to the Board.

Board Decision(s) Needed:

- Possible direction.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.
-

Background/Information

The Board Members have an opportunity to make announcements or to request that items be added to future Board or Committee agendas.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- J.1** *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*
- A. Water supply partnership options*
 - B. Groundwater leases*
 - C. Acquisition of real property for water supply project purposes*
-

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

J.2 Action from Executive Session on the following matters:

- A. *Water supply partnership options*
 - B. *Groundwater leases*
 - C. *Acquisition of real property for water supply project purposes*
-

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

J.2 Action from Executive Session on the following matters:

- D. Consideration of Resolution 2022-04-27-001 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

Attachment(s)

- Resolution 2022-04-27-001

Board Decision(s) Needed:

- Adoption of Resolution 2022-04-27-001.



ALLIANCE WATER

RESOLUTION NO. 2022-04-27-001

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS, TEMPORARY CONSTRUCTION, ACCESS, AND ASSOCIATED EASEMENTS, PHASE 1 B WATER LINE PROJECT IN CONNECTION THEREWITH, OVER, ACROSS, UPON AND UNDER CERTAIN PRIVATELY OWNED REAL PROPERTIES; AUTHORIZING ALL APPROPRIATE ACTION BY THE BOARD OF DIRECTORS, STAFF, RETAINED ATTORNEYS AND ENGINEERING AND TECHNICAL CONSULTANTS IN THE INSTITUTION AND PROSECUTION OF CONDEMNATION PROCEEDINGS TO ACQUIRE ANY SUCH NEEDED FEE ESTATES AND EASEMENTS AND TEMPORARY CONSTRUCTION, ACCESS, AND ASSOCIATED EASEMENTS AND RELATED RIGHTS OF INGRESS AND EGRESS THAT CANNOT BE ACQUIRED THROUGH NEGOTIATION; DECLARING FURTHER NEGOTIATIONS FUTILE; RATIFYING AND AFFIRMING ALL ACTS AND PROCEEDINGS HERETOFORE DONE OR INITIATED BY EMPLOYEES, AGENTS, AND ATTORNEYS OF ARWA TO ACQUIRE SUCH PROPERTY INTERESTS INCLUDING NECESSARY ACTS FOR ANY APPLICABLE LIENHOLDERS FOR SUCH PROPERTIES; AUTHORIZING ALL OTHER LAWFUL ACTION NECESSARY AND INCIDENTAL TO SUCH ACQUISITIONS OR EMINENT DOMAIN PROCEEDINGS TO SURVEY, SPECIFY, DEFINE, AND SECURE THE NECESSARY INTERESTS IN REAL PROPERTY; DECLARING THE SECTIONS OF THE RESOLUTION TO BE SEVERABLE ONE FROM THE OTHER IN THE EVENT ANY SECTION OF THE RESOLUTION IS DETERMINED TO BE INVALID; ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of permanent Pipeline and Right-of-Way Easements and, in some instances, temporary, and access easements (cumulatively, “Easements”) over, or fee simple title to certain tracts of land identified in the attached Exhibit being more specifically described by metes and bounds in Exhibit “A” for the public use to construct, reconstruct, operate, inspect, maintain and repair water transmission lines and related facilities and improvements of Phase 1 B of the project (the “Project”); and

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that agents, representatives, or employees of ARWA lay out the Project, and acquire these property rights from properties for the purpose of construction, reconstruction, operation, inspection, maintenance and repair of the Project; and

WHEREAS, ARWA has entered into agreements with Guadalupe-Blanco Regional Authority (“GBRA”) for the installation of certain water pipelines within the Easements respectively in support of the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies,

architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

WHEREAS, in order to acquire the necessary land rights, it will be or has been necessary for ARWA's agents, representatives, or employees to enter upon the above- described properties for the purpose of surveying and establishing said land titles and to determine adequate compensation for said land rights, to conduct tests, and to negotiate with the owners thereof for the purchase of necessary land rights; and

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for the necessary land rights to be acquired for the Project; and

WHEREAS, as provided for by Texas Water Code, Chapter 65, including Sections 65.201, and the Texas Special District Local Laws Code Chapter 11010, including Sections 11010.101, 11010.102 and 11010.103, the Board finds and determines that each of the parcels of land listed below, and more particularly described in the attached Exhibits (parcels), are necessary or convenient as a part of the system of water pipelines to be constructed, reconstructed, operated, inspected, maintained, or repaired and it is necessary to acquire the Easements and fee simple title in the parcels or such lesser property interests as set forth in the attached Exhibits as part of the Project; and

WHEREAS, the Board finds and determines that the water pipeline facilities to be constructed or improved on the parcels identified and listed below and those property interests acquired; and

WHEREAS, the Board finds and determines that condemnation of the parcels is required; and

WHEREAS, the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the Board applies to all of the parcels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ALLIANCE REGIONAL WATER AUTHORITY:

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of Easements, fee simple interests, and any such lesser property interests for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over those certain parcels of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

2. That ARWA's agents, representatives, or employees are hereby authorized to:

a. Lay out the exact location of the land area needed for the necessary property interests described herein;

b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;

c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;

d. Negotiate with the owners of any such properties for the purchase thereof;

e. To purchase any necessary easements and rights-of-way on, over, under and across each of the Easements and execute all documents necessary to acquire such necessary land rights;

f. Initiate eminent domain proceedings against the owner(s) of each of the Easements for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase each of the respective Easements; and

g. Take whatever further actions deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

3. That all previous acts and proceedings done or initiated by ARWA's agents, representatives, or employees for establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights for any of the Easements are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 27th day of April 2022.

ALLIANCE REGIONAL WATER AUTHORITY

Chris Betz
Chair of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

ATTEST:

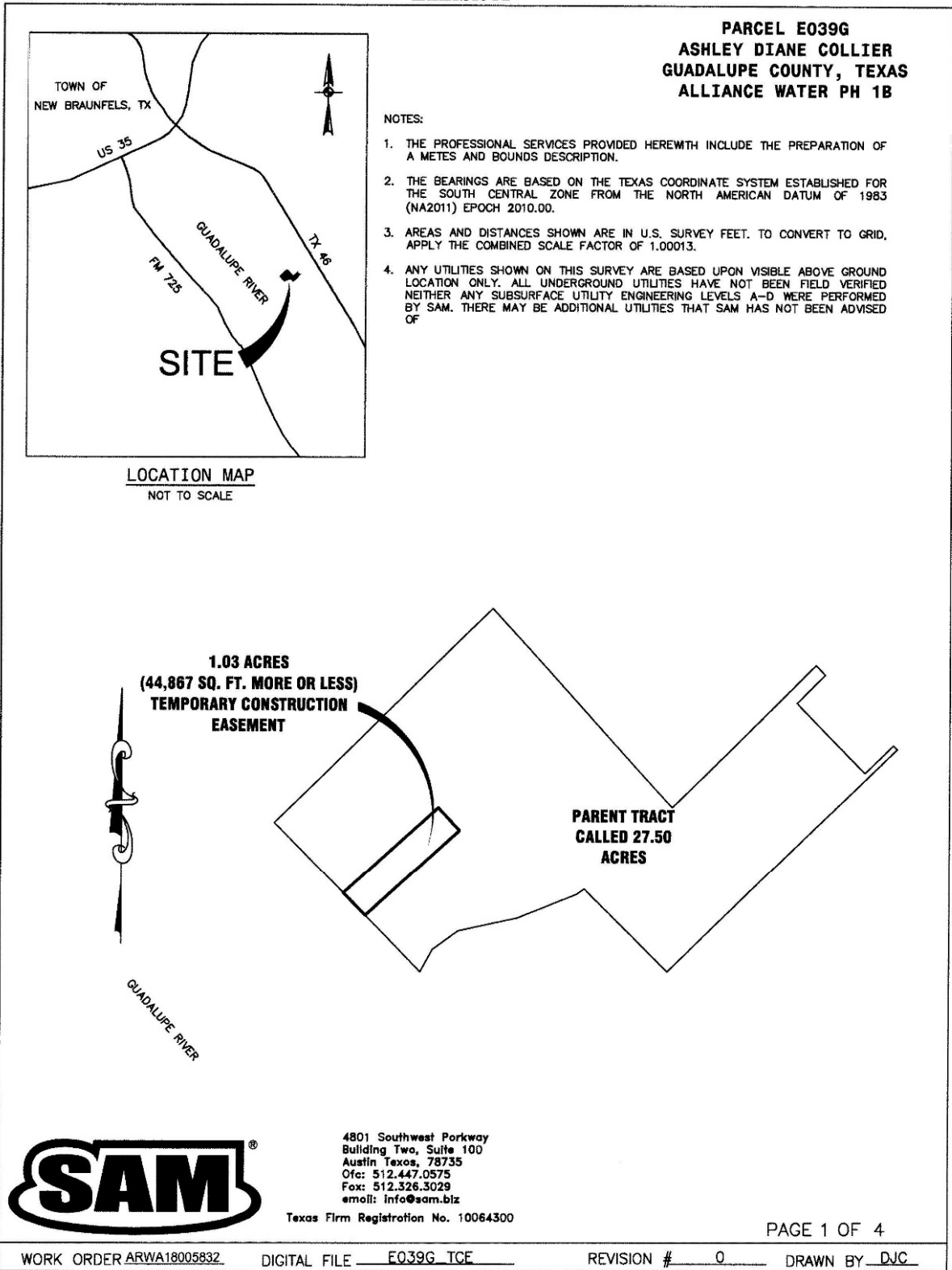
James Earp
Secretary of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

EXHIBIT "A"

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property(ies)</u>
E039G	Ashley Diane Collier	Guadalupe	A.M. Esnaurizar	No. 20	27.50	1.03 - TCE

Parcel E039G TCE

Exhibit A





SAM, LLC
 4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
 Ofc 512.447.0575 Fax 512.326.3029
 info@sam.biz www.sam.biz TBPLS # 10064300



Legal Description
1.03 Acres (44,867 Square Foot)
105 Foot Wide Temporary Construction Easement

BEING A 1.03 ACRE, TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 27.50 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ASHLEY DIANE COLLIER, AND RECORDED IN DOCUMENT NO. 2017010402, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, (O.P.R.G.C.T.); SAID 1.03 ACRE 105 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod stamped "HMT" found at the west corner of said 27.50 acre tract, same being the north corner of called 33.51 acre tract, described as Tract 1 in a deed to Keith A. Vogel, and recorded in Document No. 2017007626, O.P.R.G.C.T.;

THENCE S 44° 28' 12" E, with the southwest line of said 27.50 acre tract, same being the northeast line of said 33.51 acre tract, a distance of 332.54 feet, to a calculated point on the southwest line of said 27.50 acre tract, same being the northeast line of said 33.51 acre tract, for the **POINT OF BEGINNING** of this temporary construction easement;

THENCE over and across said 27.50 acre tract, the following three (3) courses and distances:

- 1) N 47° 46' 18" E, a distance of 428.35 feet, to a calculated point, for the north corner of this easement, from which a 1/2-inch iron rod stamped "HMT" found at the north corner of said 27.50 acre tract, same being the west corner of the remainder of a called 156.716 acre tract, described in Volume 513, Page 126, Deed Records of Guadalupe County, Texas, (D.R.G.C.T.), also being on the southeasterly line of the HKEK, LLC called First Tract a remainder of a call 89.9 acres described in Volume 3037, Page 745, O.P.R.G.T. bears, N 15° 06' 41" E, a distance of 689.74 feet;
- 2) S 42° 13' 42" E, a distance of 105.00 feet, to a calculated point, for the east corner of this easement, and
- 3) S 47° 46' 18" W, a distance of 424.24 feet, to a calculated point, on the southwest line of said 27.50 acre tract, same being the northwest line of said 33.51 acre tract, for the south corner of this easement, from which a 1/2-inch iron rod stamped "HMT" found at the south corner of said 27.50 acre tract, same being an interior corner of said 33.51 acre tract bears, S 44° 28' 12" E, a distance of 263.28 feet;

INTENTIONALLY LEFT BLANK



THENCE N 44° 28' 12" W with said southwest line of said 27.50 acre tract, and the northeast line of said 33.51 acre tract, a distance of 105.08 feet, to the **POINT OF BEGINNING** and containing 1.03 acres, more or less.

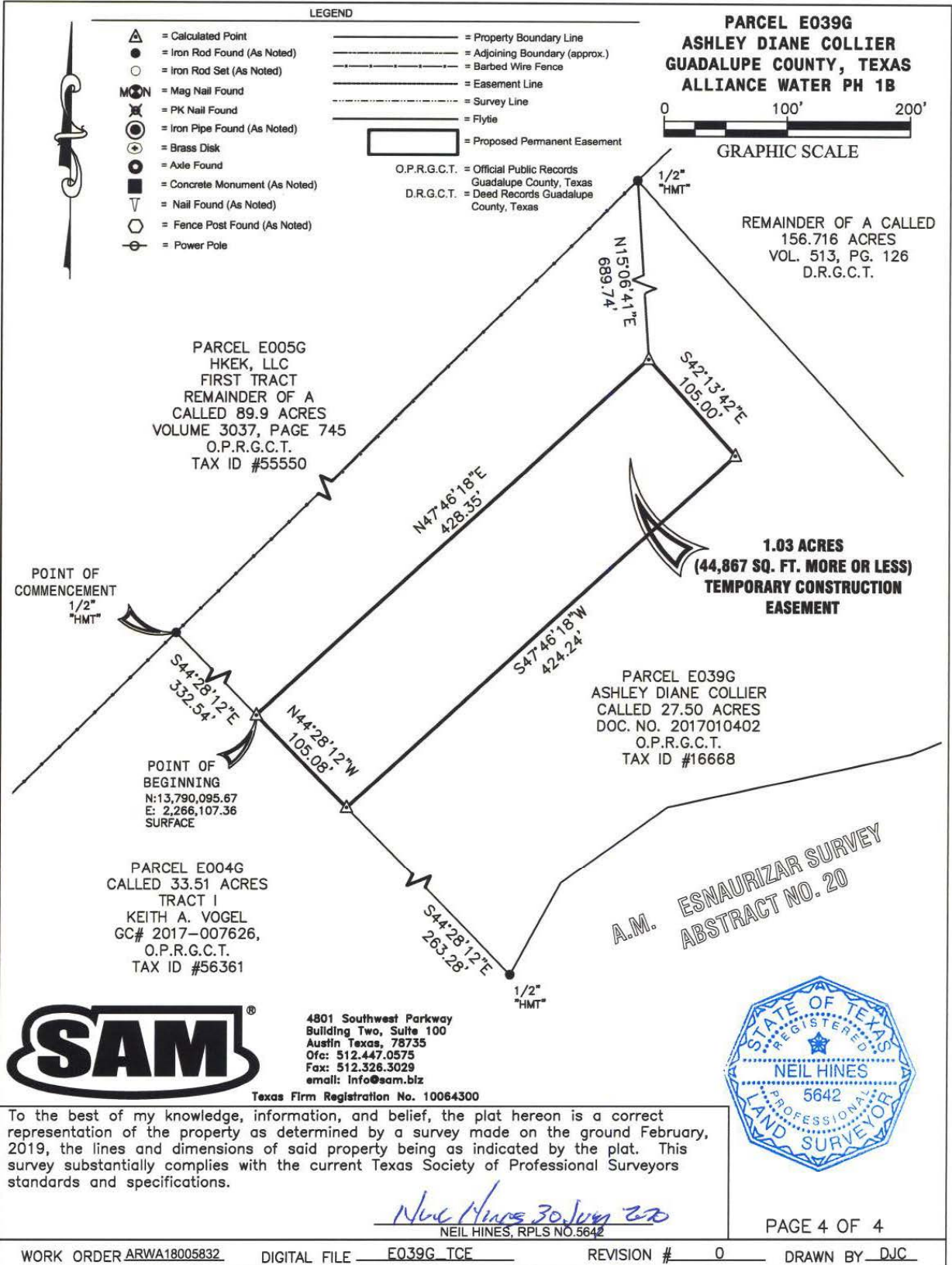
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642



Date: 30 July 2020



REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Wednesday, April 27, 2022 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

K. ADJOURNMENT
