

**Alliance Regional Water Authority  
Board of Directors**

**REGULAR MEETING**



**ALLIANCE WATER**

**BOARD MEMBER PACKETS**

Wednesday, November 16, 2022 at 3:00 P.M.

Buda City Hall  
405 E. Loop Street, Building 100, Buda, TX 78610

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

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, November 16, 2022, at the Buda City Hall, 405 E. Loop Street, Building 100, Buda, Texas. 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](mailto: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 October 31, 2022. ~  
*Graham Moore, P.E., Executive Director*

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.*

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H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Update and discussion regarding the Authority's public relations activities possible direction to staff and consultants. ~ *CD&P*
- H.2 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Toby Flinn, P.E., Pape-Dawson Engineers*
- H.3 Consider adoption of Resolution 2022-11-16-001 approving Work Order #5 with HVJ South Central Texas – M&J, Inc. for material testing on the Segment D Pipeline project. ~ *Graham Moore, P.E., Executive Director*
- H.4 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.5 Discussion and possible direction to Staff regarding the Authority's priorities for the upcoming 88<sup>th</sup> Texas Legislative Session. ~ *Graham Moore, P.E., Executive Director*

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*
  - D. *Rocco Moses, James Paul Moses and Richard Lawrence v. Alliance Regional Water Authority, Cause No. 22-O-383 filed in Caldwell County District Court*
- 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 2022-11-16-002 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline*

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*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.*

K. ADJOURNMENT

**NOTE:** *The Board of Directors may meet in Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. 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**

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No Backup Information for this Item.

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**B. ROLL CALL**

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<b>NAME</b>	<b>TERM ENDS</b>	<b>PRESENT</b>
Mayor Jane Hughson (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 – Assistant Director of Public Works)	April 2023	
Councilmember Mark Gleason (San Marcos)	April 2025	
Humberto Ramos – Vice Chair (CRWA – Water Resources Director)	April 2024	
Amber Lewis (Kyle – Assistant City Manager)	April 2024	
Tyler Hjorth (San Marcos – Director, Utilities)	April 2024	
Chris Betz – Chair (CRWA – Project Coordinator, County Line SUD)	April 2025	
Derrick Turley (Kyle – Water Production Supervisor)	April 2024	
Shaun Condor (San Marcos –Director of Engineering & CIP)	April 2025	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2023	
Paul Kite (San Marcos – Asst. Director of Public Services)	April 2025	

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

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Item D.1 is presented as part of the consent agenda.



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**D.1** Consider approval of minutes of the Regular Meeting held October 31, 2022. ~  
*Graham Moore, P.E., Executive Director*

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Attachment(s)

- 2022 10 31 Board Meeting Minutes

**Board Decision(s) Needed:**

- Approval of minutes.



**Alliance Regional Water Authority**

**BOARD MEETING**

**MINUTES**

**Monday, October 31, 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 Monday, October 31, 2022 at the County Line SUD offices.

A. CALL TO ORDER.

- **The Alliance Water Board Meeting was called to order at 1:04 p.m. by Mr. Betz.**

B. ROLL CALL.

- **Present: Hughson, Franke, Samford, Neffendorf, Gleason, Ramos, Lewis, Hjorth, Betz, Turley, Condor and Allen.**
- **Absent: Kite.**

C. PUBLIC COMMENT PERIOD

- **None.**

D. CONSENT AGENDA

- D.1 Consider approval of minutes of the Regular Meeting held September 28, 2022.
- D.2 Consider approval of the financial reports for July 2022, August 2022 and September 2022
- D.3 Consider approval of the Quarterly Investment Report for the period ending on September 30, 2022.
  - **Motion to approve the consent agenda with minutes amended to reflect a spelling mistake in Item J.2.D was made by Mr. Neffendorf, seconded by Ms. Hughson and approved on a 12-0 vote.**

## E. PUBLIC HEARINGS / PRESENTATIONS

- **None.**

## F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

- F.1 Report on Technical Committee activities.
- 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.
  - **No items opened.**

## G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS

- **No action.**

## H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Consideration and action with respect to Resolution 2022-10-31-001 by the Board of Directors of the Alliance Regional Water Authority Authorizing the Issuance of Alliance Regional Water Authority Contract Revenue Bonds (Regional Water Supply Contract Project – Canyon Regional Water Authority), Series 2022A; and Resolving Other Matters Incident and Relating to the Issuance, Payment, Security, Sale and Delivery of Such Bonds.
  - **Mr. Moore provided an overview of the approvals obtained from CRWA and its customers for the bonds as well as the final interest rates for the bonds.**
  - **Motion to adopt Resolution 2022-10-31-001 was made by Mr. Allen, seconded by Mr. Hjorth and approved on a 12-0 vote.**
- H.2 Consideration and action with respect to Resolution 2022-10-31-002 by the Board of Directors of the Alliance Regional Water Authority Authorizing the Issuance of Alliance Regional Water Authority Contract Revenue Bonds (Regional Water Supply Contract Project – City of Kyle, Texas), Series 2022B; and Resolving Other Matters Incident and Relating to the Issuance, Payment, Security, Sale and Delivery of Such Bonds.
  - **Motion to adopt Resolution 2022-10-31-002 was made by Mr. Hjorth, seconded by Mr. Ramos and approved on a 12-0 vote.**

- H.3 Consideration and action with respect to Resolution 2022-10-31-003 by the Board of Directors of the Alliance Regional Water Authority Authorizing the Issuance of Alliance Regional Water Authority Contract Revenue Bonds (Regional Water Supply Contract Project – City of San Marcos, Texas), Series 2022C; and Resolving Other Matters Incident and Relating to the Issuance, Payment, Security, Sale and Delivery of Such Bonds.
- **Motion to adopt Resolution 2022-10-31-003 was made by Ms. Hughson, seconded by Mr. Gleason and approved on a 12-0 vote.**
- H.4 Consideration and action with respect to Resolution 2022-10-31-004 by the Board of Directors of the Alliance Regional Water Authority Authorizing the Issuance of Alliance Regional Water Authority Contract Revenue Bonds (Regional Water Supply Contract Project – City of Buda, Texas), Series 2022D; and Resolving Other Matters Incident and Relating to the Issuance, Payment, Security, Sale and Delivery of Such Bonds.
- **Motion to adopt Resolution 2022-10-31-002 was made by Ms. Hughson, seconded by Mr. Hjorth and approved on a 12-0 vote.**
- H.5 Discussion and possible direction to Staff regarding the payment of the interest-only debt service payments due in August 2023 for the 2022 contract revenue bonds from the surplus funds previously accumulated by the Authority in the debt service funds.
- **Mr. Moore noted that the interest rates for the bonds issued in Items H.1 through H.4 were higher than anticipated, causing the interest-only payment scheduled to be made in 2023 is higher than budgeted, that the Authority has enough surplus funds in the bond accounts to cover the additional costs and therefore it is recommended that the FYE 2023 budget not be amended.**
  - **Motion to not amend the FY 2023 budget to account for the 2022 bond interest-only payment overage amounts was made by Ms. Hughson, seconded by Ms. Franke and approved on a 12-0 vote.**
- H.6 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program.
- **Mr. Flinn provided an update on the construction of the Phase 1B Program.**
  - **Mr. Ramos asked about the pipe material.**
  - **Mr. Moore noted that it is welded steel.**
  - **Mr. Hjorth asked based on the current construction schedule, when water will be needed from the San Marcos water treatment plant.**
  - **Mr. Moore responded that it will likely be mid-Spring – the goal is to take water before the late-Spring and summer peak water demand timeframe and to fill the Authority's 5 million gallon ground storage tank in Maxwell to store the water. Mr. Moore noted that Alliance Water**

**participates in the San Marcos Water Plant construction meetings and continues to coordinate closely with that project and the operators.**

- **No Action.**

H.7 Consider adoption of Resolution 2022-10-31-005 declaring that construction of the Phase 1B Water Treatment Plant and Raw Water Infrastructure Project is more than 50% complete and progressing satisfactorily.

- **Mr. Hjorth asked how it was determined that progress was beyond 50% complete when the construction update shows the progress at 45%.**
- **Mr. Moore responded that it's a matter of the timing of the construction report. It was prepared in early October and accounted for the approved pay applications through August – since that time a September pay application has been finalized and all parties agree that the contractor has exceeded 50% completion.**
- **Mr. Neffendorf thanked the team for their close coordination with the landowners in the area.**
- **Motion to adopt Resolution 2022-10-31-005 was made by Mr. Ramos, seconded by Ms. Lewis and approved on a 12-0 vote.**

H.8 Consider adoption of Resolution 2022-10-31-006 declaring that construction of the Phase 1B Booster Pump Station and Delivery Points Project is more than 50% complete and progressing satisfactorily.

- **Motion to adopt Resolution 2022-10-31-006 was made by Mr. Hjorth, seconded by Mr. Ramos and approved on a 12-0 vote.**

H.9 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. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS

- **Mr. Ramos asked if there will be a December meeting and the timeframe. Mr. Moore responded that there will be a meeting and it will be held on December 21<sup>st</sup> and will be a hybrid meeting.**
- **Ms. Hughson asked that the November Board meeting electronic invitation be sent out to all Board members.**
- **Mr. Hjorth asked that an item be placed on an agenda in early 2023 to discuss the roles of the Authority's committees.**

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*
- D. *Rocco Moses, James Paul Moses and Richard Lawrence v. Alliance Regional Water Authority, Cause No. 22-O-383 filed in Caldwell County District Court*

- **The Board did not recess into Executive Session.**

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.

- **No Action.**

K. ADJOURNMENT

- **Meeting was adjourned at 1:49 p.m. based on the motion by Ms. Hughson, seconded by Mr. Ramos on a 12-0 vote.**

APPROVED: \_\_\_\_\_, 2022

ATTEST:

\_\_\_\_\_  
Chair, Board of Directors

\_\_\_\_\_  
Secretary, Board of Directors

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

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Background/Information

The November Technical Committee meeting was cancelled.

**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.

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Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on November 8th. The District hired a hearing's examiner to assist them in the GBRA permit request.

Plum Creek Conservation District (PCCD)

The PCCD is scheduled to meet on November 15<sup>th</sup>.

Groundwater Management Area 13

No update.

Region L Planning Group

Region L met on November 3rd. Population and water use projections are expected to be out in early 2023. It is safe to expect that the projections will be lower than what water utilities in the area are projecting for demand. This will be a challenge for the region to work through in the current planning cycle.

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.*

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**EXECUTIVE DIRECTOR**

- The December Board meeting will be held on Wednesday, December 21<sup>st</sup> and will have a virtual attendance option.

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- H.1** Update and discussion regarding the Authority’s public relations activities possible direction to staff and consultants. ~ *CD&P*
- 

Background/Information

Representatives of CD&P will update the Board on their recent public relations activities.

Attachment(s)

- Public Relations Highlights – August to October 2022

**Board Decision(s) Needed:**

- None.

# PUBLIC RELATIONS HIGHLIGHTS



AUGUST 2022 –  
OCTOBER 2022

*for Alliance Water, prepared by CD&P*

## Website Activity

**1.3K**

UNIQUE VISITS

**738**

NEW VISITORS

**2.9K**

PAGEVIEWS

**83**

NEWSLETTER  
PAGE VIEWS

**64%**

ENGAGEMENT  
RATE

## Most-Viewed Pages

**#1 Alliance Water Home**

1,064 views

**#2 Meeting Agendas**

374 views

**#3 Our Directors**

175 views

**#4 Procurement**

153 views

**#5 Contact us**

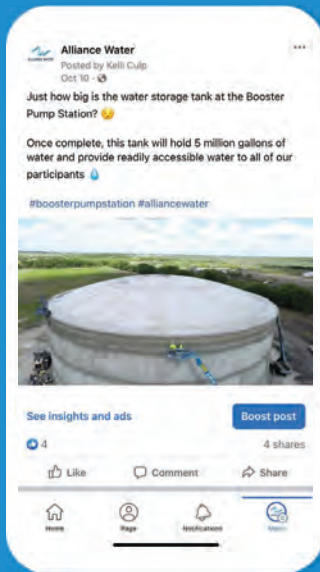
137 views

# Social Media Outreach

**1,078**  
TOTAL FOLLOWERS

**92**  
TOTAL ENGAGEMENTS  
(LIKES, COMMENTS, SHARES)

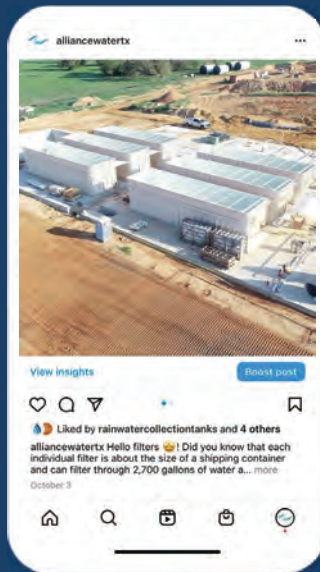
## Top-performing posts



**24**  
Engagements  
**609**  
Reached



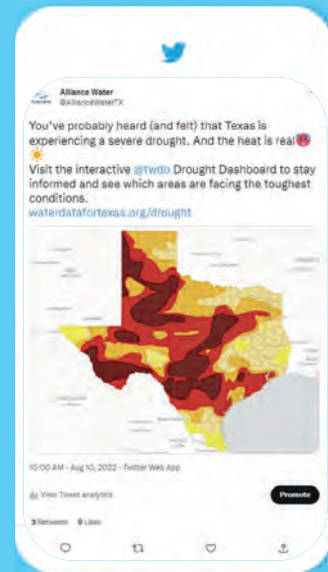
FACEBOOK



**17**  
Engagements  
**49**  
Reached



INSTAGRAM



**32**  
Engagements  
**463**  
Impressions  
**3**  
Retweets



TWITTER

# Email Campaigns

August 2022  
Quarterly Newsletter

**163** recipients

**56.35%** open rate

**Looking back... A Year Since Groundbreaking!**  
August marks one year since we celebrated the Groundbreaking of Alliance Water's Water Treatment Plant. Construction crews are hard at work and continue to make progress on the Water Treatment Plant, Booster Pump Station and Segment A and B pipelines.

Construction for Segment D will be starting soon, and we are well on our way to finalizing the design for the last two pipelines, Segments C and E, as well as the Elevated Tanks.

Through the hard work of all our board members, partners and construction teams, we are happy to report that the Carrizo-Wilcox Water project remains on track to deliver water in 2023 with full buildout by 2024.



Groundbreaking celebration in August 2021



July 2022 - Current southwest view of Water Treatment Plant

**Construction Updates**  
Though the summer months may be hot, our crews have been pushing through to keep us on schedule.

## September - October 2022 Sponsor Site Visit Invitation

**3** emails

**20** recipients

**Join the Alliance Water Site Tour!**



Dear Alliance Water Partners,

Thank you for your dedication and ongoing support for the Alliance Water Carrizo Project. We would like to cordially invite you to join us on **Tuesday, October 25, 2022**, for a tour of the Alliance Water facilities currently under construction. Including the Water Treatment Plant, Booster Pump Station and the Segment A Pipeline.

**Alliance Water Site Tour**  
**Tuesday, October 25, 2022**  
8:00 a.m. - 12:30 p.m. (Bus leaves at 8:30 a.m.)  
Dr. Eugene Clark Library  
217 S Main St  
Lockhart, TX 78644

Parking is available along S. Main Street or in the Bank OZK parking lot. Coffee and breakfast tacos will be provided.

**RSVP Now**



# Sponsor Site Visit Event

October 25, 2022

24

ATTENDEES

4

LOCATIONS VISITED



## PARTNERS AND ATTENDEES

- City of San Marcos
- City of Kyle
- Green Valley SUD
- GBRA
- Crystal Clear SUD
- County Line SUD
- City of Buda
- Kimley-Horn
- Lloyd Gosselink

## Media Outreach

5

ARTICLES PUBLISHED

PRESS RELEASE SENT TO

25

MEDIA OUTLETS

Hays Free Press Media Coverage

City of Kyle authorizes bonds for Alliance Water

- **Lockhart Post-Register, Nov. 10**  
"Alliance Water Tour Highlights Progress on New Treatment System"
- **Hays Free Press, Nov. 2**  
"Kyle authorizes bonds for Alliance Water"
- **Community Impact, Oct. 17**  
"San Marcos City Council to consider issuing \$17M in Alliance Regional Water Authority funds, naming more alleys after movies filmed in San Marcos"
- **Water World Journal, July 29**  
"\$10,000,000 to the Alliance Regional Water Authority"
- **Texas Water Newsroom, July 27**  
"Texas Water Development Board approves \$10,000,000 to the Alliance Regional Water Authority (Hays, Caldwell, Guadalupe, Comal, and Bexar counties) for a regional water supply project"



Lockhart Post-Register

Alliance Water Tour Highlights Progress on New Treatment System

## Next Steps

- Board survey on public relations priorities
- Media outreach as construction begins for Segments C and E
- Identify award and presentation opportunities as construction projects are completed
- Continue providing updates through Quarterly Newsletter, Social Media, and Website



Thank You



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**H.2** Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Toby Flinn, P.E., Pape-Dawson Engineers*

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Background/Information

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

Attachment(s)

- Phase 1B Construction Update – November 16, 2022





# PHASE 1B CONSTRUCTION UPDATE

## BOARD OF DIRECTORS MEETING

CMI Progress

November 16, 2022

Water Resources | Transportation | Land Development | Surveying | Environmental



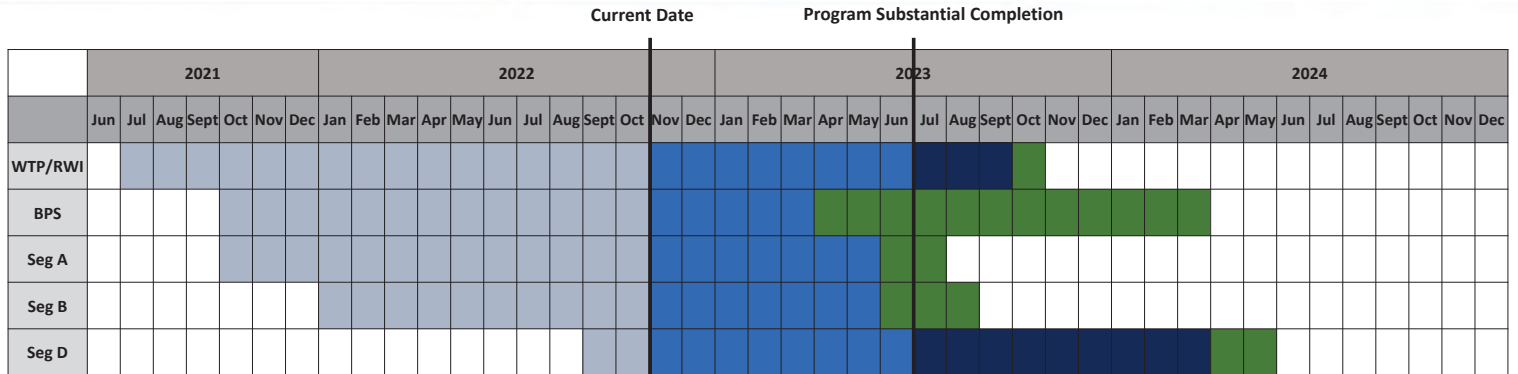
## PROGRAM CONTRACT VALUES



PROJECT	CURRENT CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$ 55,002,687.00	\$27,614,878.36	\$27,387,808.64	50.21%
BPS	\$19,706,258.71	\$11,257,663.38	\$8,448,595.33	57.13%
Seg A	\$49,471,384.71	\$33,506,472.84	\$15,964,911.87	67.73%
Seg B	\$37,629,104.42	\$16,915,827.77	\$20,713,276.65	44.95%
Seg D	\$46,663,969.35	\$0.00	\$46,663,969.35	0.00%



# PROGRAM SCHEDULE DURATIONS



Contract Dates					Program Sub Completion Status (June 2023)
Project	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	3/19/2023	3/18/2024	On Time
Seg A	11/16/2021	6/9/2023	6/9/2023	10/7/2023	On Time
Seg B	2/15/2022	8/9/2023	8/9/2023	10/8/2023	On Time (Garney SCH showing SC 6/9/23)
Seg D	9/19/2022	4/1/2024	4/1/2024	5/31/2024	Behind 39 weeks

3

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

### Construction Status

- Continued piping installation on the filter units at the Filter Complex
- Continued 48” DI HSPS suction header piping installation (on hold)
- Continued installation of the HSPS pump suction piping at the pump cans (On hold)
- Set the HSPS discharge header and began installation of the 48” Potable Waterline A.
- Continued installation of the 36” GWI from the Raw Water Storage tank to the Rapid Mix Basin
- Completed concrete work for the Rapid Mix Basin
- Continued concrete work on the Lime system foundation
- Continued electrical ductbank installation at Raw Water tanks and recycle meter vault
- Continued installation of the electrical conduits for the HSPS electrical building



WTP - 36" from Tee Toward ARWA Tank

## WTP/WRI - PROGRESS PHOTOS



WTP – Wrap fittings on 36" Ground Water Piping to GBRA RW Tank



WTP – 36" Ground Water Piping to GBRA Raw Water Tank, Backfill with Gravel.



WTP – Backfill 36" Ground Water Piping to GBRA RW Tank

5

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

### Next Month - Projected Construction Activities

- Continue HSPS suction header piping installation
- Continue 48" Potable Waterline A installation
- F/R/P Recycle meter vault
- Continue F/R/P Lime System containment walls
- Continue installation of the filter units process piping
- Begin installation of the filter media installation
- Continue electrical ductbank installation



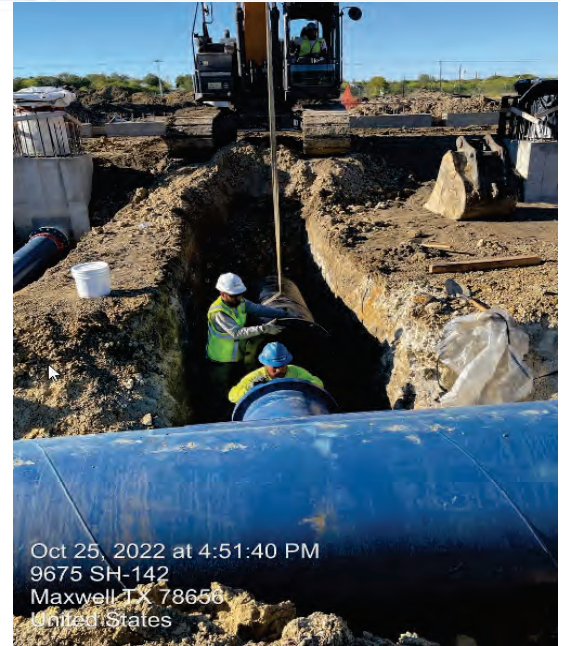
WTP - HSPS backfill PW Lines to Pumps



# Booster Pump Station (MWH / Friese and Nichols)

## Construction Status

- Continued appurtenances installation at the GST; waiting on safety climb equipment
- Continued installation of Segment B1 48" DI waterline; waiting on valve delivery
- Continued installation of Segment D 42" piping installation
- Completed electrical building foundation slab
- Completed installation of 48" suction header.
- Continued removing portions segment B, C and D that were improperly laid.



Oct 25, 2022 at 4:51:40 PM  
9675 SH-142  
Maxwell TX 78656  
United States

BPS – Seg B Discharge Pipe Installation at Pump Station

## BPS- PROGRESS PHOTOS



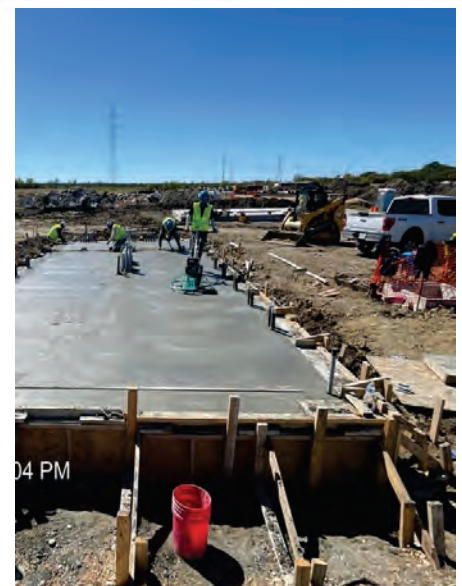
Oct 4, 2022 at 5:18:29 PM  
9675 SH-142  
Maxwell TX 78656  
United States

BPS – Electrical Building Slab Formwork and Reinforced Steel



Oct 7, 2022 at 2:22:04 PM  
9675 SH-142  
Maxwell TX 78656  
United States

BPS – Electrical Ductbank work from Electrical building to GST



04 PM

BPS – Concrete Placement for Electrical Building Slab



# Booster Pump Station (MWH / Friese and Nichols)

## Next Month - Projected Construction Activities

- Remove formwork from electrical building foundation
- Preliminary test of suction header piping
- Continue 42" DIP segment D installation
- Continue Segment B, C & D rework
- Continue electrical ductbank installation

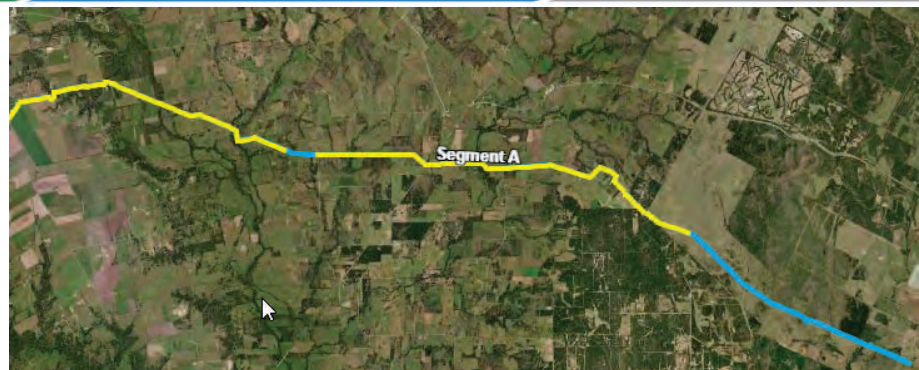


BPS – Seg B Discharge Pipe Installation from Suction Header

# Segment A (Garney Construction / LAN)

## Construction Status

- Not Started
- ROW Cleared
- Pipe Delivered
- Pipe Installed
- Complete



Activity	Status
ROW Cleared	100%
Pipe Delivered	100%
Pipe Installed	28%
Minor Tunnels Completed	88% (14 of 16)
Pipe Installed	34%
Major Crossing (Plum Creek)	Receiving shaft complete and launch shaft construction paused by contractor



# SEGMENT A - PROGRESS PHOTOS



Seg A – Plum Creek Loading  
Concrete into Hopper



Seg A – Plum Creek Placing  
Concrete Floor

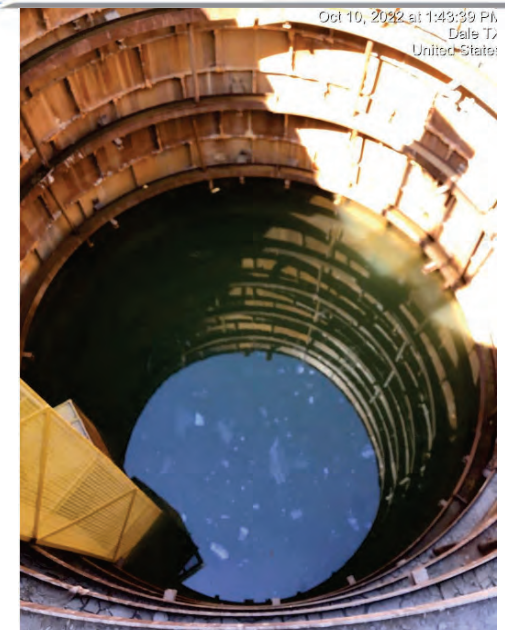


Seg A – Plum Creek Receiving Pit  
Pump Out **11**

## Segment A (Garney Construction / LAN)

### Next Month - Projected Construction Activities

- Continue receiving and staging embedment materials onsite ahead of two pipe laying headings
- Continue conduct testing of embedment material and weld inspections thru HVJ
- Tunnels: Install 3 tunnels to bring total to 16 of 16 (100%)
  - Bore Location # 15 at Pecan Branch
  - Bore Location #16 at Seawillow
  - Bore Location #11 at Daniels Creek
- Major Crossing
  - Start installation of launch shaft on West side of Plum Creek
- Pipe Installation
  - Continue stripping, trenching, and pipe installation operations with pipe laying crew 1 in five mile stretch between SH 304 and Sand Hill Road
  - Continue stripping, trenching, and pipe installation operations with pipe laying crew 2 West of Fox Lane heading West
  - Mobilize pipe laying crew 3 and prep to perform prove out the first week of December



Seg A – Plum Creek Receiving Pit Filled to 20" Below  
Ground Elevation



# Segment B (Garney Construction / K Friese)

### Construction Status

- Not Started
- ROW Cleared
- Pipe Delivered
- Pipe Installed
- Complete



Activity	Status
ROW Cleared	100%
Pipe Delivered	59%
Pipe Installed	23%
Minor Tunnels Completed	81% (17 of 22)
Pipe Installed	28%
Major Crossing (TX 130)	Submittals are approved and materials on order. Shafts projected to start in late November.

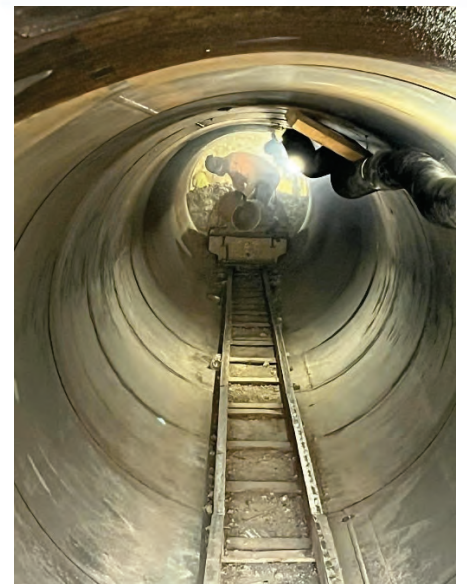
## SEGMENT B - PROGRESS PHOTOS



Seg B – Bore #9A – BORECO Placing 60” Casing



Seg B – Bore #9B – BORECO at Boggy Creek



Seg B – Bore #9B – BORECO Hand Tunneling at Boggy Creek



## Segment B (Garney Construction / K Friese)

### Next Month - Projected Construction Activities

- Continue boring and contact grouting operations on B1
- Continue compaction testing and welding inspection by HVJ on B2
- Tunnels
  - Install tunnels to bring total to 20 of 21 (95%)
  - Bore Location #2 on B1 – Citgo Gas Line
  - Bore Location # 4 on B1 – Clear Fork/Plum Creek
  - Bore Location #8 on B1 – Phillips Gas Line
- Major Crossings
  - TX-130 Pre-construction meeting
  - Delivery of approved casing for crossing
  - Prep site to start installation of receiving shaft
- Pipe Installation
  - Continue 36" Pipe Installation on B2 West of 1984 continuing towards the San Marcos WTP
  - Loading carrier pipe ahead of laying operations at both church street bores (bores #1 and #2) on B2
  - Hauling off excess spoils from project site
  - Setting precast structures for appurtenances behind laying operation



Seg B – Bore #9 - BORECO Placing Contact Grout

## Segment D (SJ Louis / Freese & Nichols)

### Pre-Construction Activities

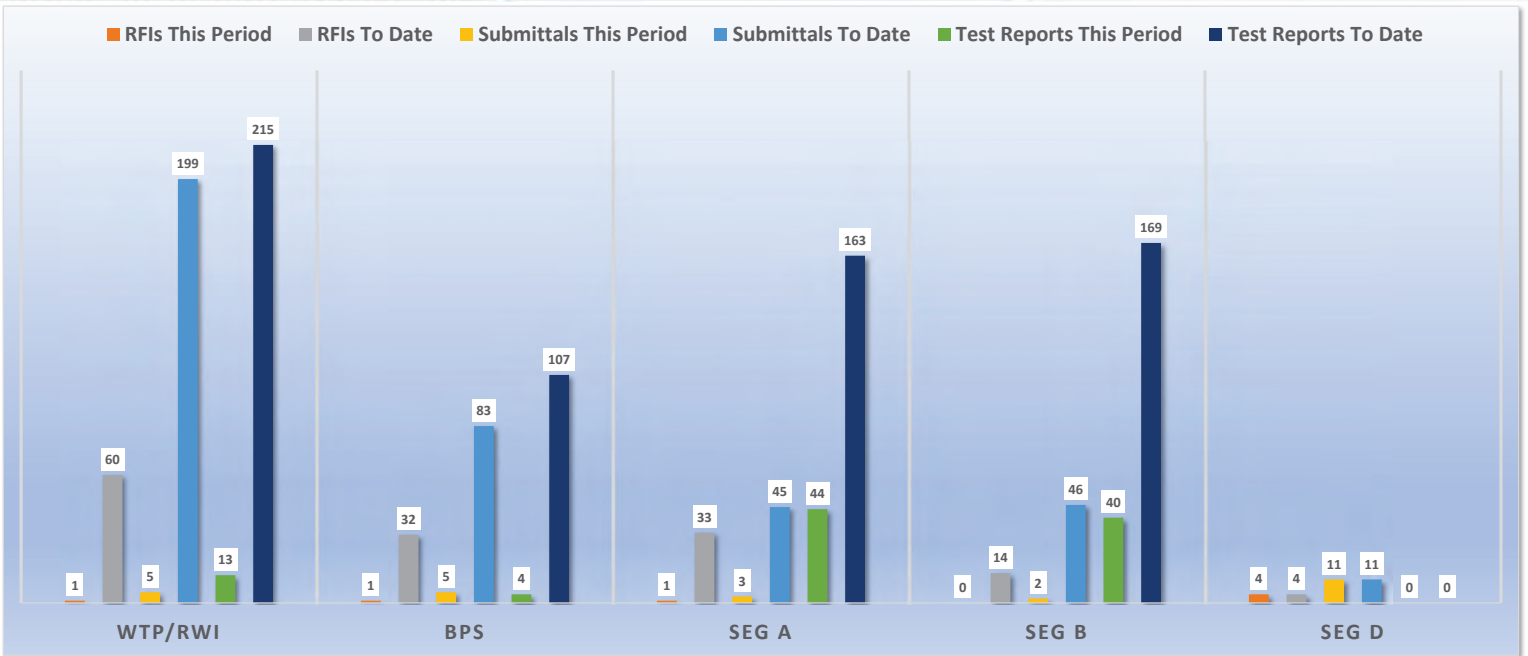
- Received and processed Contract documents
- Conducted Pre-Construction Kickoff meeting
- Processing RFI's and Shop Drawings

### Next Month - Projected Activities

- Coordinate Bi-Weekly Meeting
- Continue processing submittals in preparation for construction activities



# PROGRAM OVERSIGHT RECAP



17

**QUESTIONS?**

18



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

- H.3** Consider adoption of Resolution 2022-11-16-001 approving Work Order #5 with HVJ South Central Texas – M&J, Inc. for material testing on the Segment D Pipeline project. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

The Authority entered into a Master Agreement with HVJ Associates for material testing on the Phase 1B Program after a Request for Qualifications process was followed. Work Order #1 was issued to HVJ for the Water Treatment Plant Project, Work Order #2 was for material testing at the Booster Pump Station and Delivery Points and Delivery Point #3 was for the Segment A pipeline and Work Order #4 was issued for the Segment B Pipeline.

The Executive Director negotiated the scope and fee for the materials testing for the Segment D project with HVJ. The effort was reviewed by the Construction Management and Inspection teams to help ensure that all anticipated materials testing needs are included and largely follows the scope negotiated for Segments A and B. The Segment D proposal is less inline with the Segment B proposal and less in fee than Segment A as it is assumed that many of the density tests collected for Segment D can be coordinated with those for Segments A and B – therefore redundant time and travel was not included.

Below are some of the key facts regarding the proposal:

<b>Firm:</b>	HVJ, Inc.
<b>Project:</b>	Segment D
<b>Fee:</b>	\$498,949
<b>Work Order Type:</b>	Hourly, Not-to-Exceed
<b>Duration:</b>	Thru 5/2024
<b>Project Manager:</b>	Jimmy Si

Attachment(s)

- Resolution 2022-11-16-001
- ARWA Segment D Proposal dated October 26, 2022

**Board Decision(s) Needed:**

- Adoption of Resolution 2022-11-16-001 approving Work Order #5 with HVJ South Central Texas – M&J, Inc. for Construction Material Testing Services on the Authority’s Phase 1B Segment D Pipeline Project.



**ALLIANCE WATER**

**RESOLUTION NO. 20221116-002**

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING WORK ORDER #5 BETWEEN THE AUTHORITY AND HVJ SOUTH CENTRAL TEXAS – M&J, INC. FOR MATERIAL TESTING SERVICES RELATED TO THE AUTHORITY’S PHASE 1B SEGMENT D PIPELINE PROJECT AND RELATED MATTERS, AND DECLARING AN EFFECTIVE DATE**

**RECITALS:**

- 1. The Alliance Regional Water Authority (the “Authority”) entered into a Master Agreement with HVJ South Central Texas – M&J, Inc. (HVJ) in July 2021 for material testing services after having conducted a request for qualifications process.
- 2. The Authority is in need of material testing services for its Segment D Pipeline Project.
- 3. The Executive Director negotiated Work Order #5 with HVJ for the material testing necessary for the Segment D Pipeline Project.
- 4. The work order references terms and conditions in the Master Agreement.

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY:**

**SECTION 1.** The attached Work Order #5 for Material Testing Services for the Phase 1B Segment D Project between the Authority and HVJ is approved.

**SECTION 2.** The Authority’s Executive Director, Graham Moore, is authorized to execute Work Order #5 on behalf of the Authority.

**SECTION 4.** This Resolution shall be in full force and effect immediately upon its passage.

**ADOPTED: November 16, 2022.**

**ATTEST:**

\_\_\_\_\_  
Chris Betz  
Chair, Board of Directors

\_\_\_\_\_  
Amber Lewis  
Secretary, Board of Directors



**Work Order No.   5**

Pursuant and subject to the Master Service Agreement between the Alliance Regional Water Authority (Authority) and HVJ South Central Texas – M&J, Inc. (Engineer), the Authority requests the Engineer to perform the services described below:

Work Site: <u>Caldwell &amp; Guadalupe Counties – ARWA Pipeline Segment D</u>
Work to Be Performed: <u>Material testing for the ARWA Phase 1B – Pipeline Segment D Pipeline Project as noted in the attached proposal dated October 26, 2022.</u>
_____
_____
Date to Commence: <u>November 18, 2022</u>
Date to Complete: <u>May 31, 2024</u>
Cost Proposal to be: <u>  </u> Fixed Fee <u>  X  </u> Hourly Rate
Maximum Fee Not-to-Exceed: <b><u>\$489,949</u></b>
Other Information/Requirements: _____
_____

**Acceptance:**

Alliance Regional Water Authority

HVJ South Central Texas – M&J, Inc.

By: \_\_\_\_\_  
Signature  
Graham Moore, Executive Director

By: \_\_\_\_\_  
Signature  
Syed Jafar, Executive Vice President

Date: \_\_\_\_\_

Date: \_\_\_\_\_



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Austin, Texas 78744

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512.443.3442 Fax

[www.hvj.com](http://www.hvj.com)

Oct. 26, 2022

Mr. Graham Moore, PE  
Executive Director  
Alliance Regional Water Authority  
630 E. Hopkins  
San Marcos, Texas 78666

Re: ARWA Phase 1B – Pipeline Segment D  
Construction Phase Materials Engineering and Testing Proposal  
San Marcos, Texas  
HVJ Project No. SC2110020.6

Dear Mr. Moore:

Pursuant to your request, HVJ South Central Texas – M&J, Inc. (HVJ) is pleased to submit this proposal to provide Owner quality assurance testing for the above referenced project. This proposal reflects brief scope and fee for construction phase materials engineering and testing services following a brief review of project documents.

### **Project Description**

The Alliance Regional Water Authority Phase 1B Pipeline Segment D project consists of approximately 93,520 LF of 42-inch water, 162 LF of 24-inch water pipelines, and 228 LF of 16-inch water pipelines associated appurtenances and connections. The pipelines are primarily constructed via open-cut methodology but feature trenchless/tunneled crossings of major creeks and roadways/highways, including a 1350 LF steel casing/tunnel liner plate by other than open cut method.

### **Scope of Services**

The general scope of material testing and inspection services anticipated for this project is as follows.

- Soils, Base, Aggregate, Concrete and Grout Lab/Field Testing
- Steel Pipe – Weld Inspection & Testing

It is understood that materials testing and observations services were estimated on a call-out basis, where personnel will not be present full time during performance of the work unless requested to be present. ***However, where possible, HVJ-SCTx will work with the CMI team to combine testing and inspection activities in an attempt to reduce the number of site visits needed.***

**Cost Estimate**

We recommend allocating a budget of **\$498,949.00** for construction materials testing and inspection including weld inspection for the proposed Phase 1B Pipeline Segment D. Summary of the materials testing and inspection budget fee is shown below.

<b>ARWA - Phase 1B Pipeline Segment D - Materials Testing (Field Services - soils, concrete/grout)</b>				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Tech Time - Soil Compaction, Concrete/Grout Testing	hour	1312	\$84	\$110,208
Overtime - Soil Compaction, Concrete/Grout Testing	hour	66	\$126	\$8,316
Nuclear Gauge	trip	328	\$55	\$18,040
Vehicle Charge	trip	328	\$80	\$26,240
			<b>Subtotal</b>	<b>\$162,804</b>
<b>ARWA - Phase 1B Pipeline Segment D - Materials Testing (Lab Services - soils, aggregates &amp; concrete/grout)</b>				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Soil/Base Sample Preparation	each	15	\$75	\$1,125
Atterberg Limits	each	15	\$75	\$1,125
Sieve Analysis (soils)	each	15	\$72	\$1,080
Proctors	each	15	\$275	\$4,125
Relative Density (gravel)	each	5	\$550	\$2,750
Sieve Analysis (bedding & rip rap)	each	5	\$95	\$475
Resistivity Test (soils)	each	5	\$125	\$625
Concrete & Grout Cylinder Compressive Strength	each	325	\$24	\$7,800
			<b>Subtotal</b>	<b>\$19,105</b>
<b>ARWA - Phase 1B Pipeline Segment D - Weld Inspection</b>				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Pipeline Inspector (CWI)	hour	1280	115	\$147,200
Pipeline Inspector - Overtime	hour	320	172.5	\$55,200
Magnetic Particle Equipment	trip	160	\$125	\$20,000
Vehicle Charge	trip	160	\$80	\$12,800
Reporting - Welding Inspection	each	160	\$100	\$16,000
			<b>Subtotal</b>	<b>\$251,200</b>
<b>ARWA - Phase 1B Pipeline Segment D - Project Administration</b>				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Project Manager, PE	hour	160	\$179	\$28,640
Task Leader (Deputy Project Manager)	hour	180	\$125	\$22,500
Admin	hour	180	\$65	\$11,700
			<b>Subtotal</b>	<b>\$62,840</b>
<b>ARWA - Phase 1B Treated Pipeline Segment D - Other Direct Expenses</b>				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Air Quality Meter	each	1	\$1,000	\$1,000
Ultrasonic Paint Thickness Gauge	each	1	\$2,000	\$2,000
Other Reimbursable Expenses (cost + 10%)	-	-	-	-
			<b>Subtotal</b>	<b>\$3,000</b>
			<b>Total</b>	<b>\$498,949.00</b>

## Assumptions

The following assumptions were used in the preparation of this proposal:

- For soils and concrete/grout testing, 240 days for one tech and 88 days for second tech at 4 hrs./day are assumed.
- For welding inspections, 160 days at 10 hrs./day are assumed.
- Inspection of O Ring Connections will be performed by others.
- Field inspection of mortar lining and polyurethane coating is not included in this scope. The CWIs will be certified to measure polyurethane coating thickness of field repairs. When scheduled the previous day, the CWIs will perform thickness measurements of polyurethane coating and the only extra fees will be for equipment and reporting.
- 100% visual and 100% testing is assumed for field welds.
- All welds will be tested using the Magnetic Particle method.
- Retest and reinspection costs are not included in the estimate. We will reinspect/retest inside the daily fee as long as it doesn't cause the need to add more service days. As requested, reinspection/retest costs will be separated on invoices to ARWA.
- 1 business day advance notice will be required to schedule services.

This estimate was prepared based on a **12-month** pipe installation schedule with anticipated completion in December 2023. The cost estimate is based on our projections for both the construction schedule and the frequency of service requests from the Client. As the schedule and frequency of service requests are beyond our control, we cannot guarantee that the estimate provided herein will be adequate for the services needed through the entire duration of the construction of this project. We understand that advance authorization will be required if additional funds are needed to complete the testing per project specifications. HVJ will monitor the budget as the work proceeds and will keep you or your designated representative informed.

Scheduling of our personnel for this project will be at the request of you or your designated representatives. To ensure proper scheduling of the work, we require a minimum 24 hour notice (1 full business day, Monday-Friday) to provide on-call personnel.

Services will be invoiced on a unit fee basis in accordance with the attached Construction Phase Services Fee Schedule. Overtime rates of 1.5 times the regular hourly rates will be charged for time worked over 8 hours per day, hours worked before 6:00 AM or after 6:00 PM Monday through Friday, and all hours worked on Saturdays, Sundays and holidays.

## Limitations

Our work will be performed in a manner consistent with that level of care and skill ordinarily exercised by other members of HVJ's profession practicing in the same locality, under similar conditions and on the date the services are provided. Our conclusions, opinions and recommendations will be based on a limited number of observations and data. It is possible that conditions could vary between or

ARWA Phase 1B – Pipeline Segment D  
AC2110020.6  
Oct. 26, 2022

beyond the data evaluated. HVJ makes no guarantee or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This proposal was prepared specifically for the client and its designated representatives and may not be provided to others without HVJ's expressed permission.

HVJ Associates® is pleased to submit this revised proposal for the proposed improvements. Should you have any questions regarding the contents of this proposal, please contact us at 512-447-9081.

Sincerely,

**HVJ South Central Texas – M&J, Inc.**  
TBPE F-18091



Jimmy Si, P.E.  
Sr. Project Manager



Syed Jafar, P.E.  
Executive Vice President

Enclosures:

Attachment A: Standard Fee Schedule (4 pages)

**HVJ SOUTH CENTRAL TEXAS  
CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES  
STANDARD FEE SCHEDULE**

Attachment A

**ALLIANCE REGIONAL WATER AUTHORITY MASTER FEE  
SCHEDULE**

CODE	DESCRIPTION	HOURLY RATES
1	Project Manager (PE)	\$ 179.00
2	Sr. Project Engineer(PE)	\$ 179.00
3	Project Engineer (PE)	\$ 150.00
4	Staff Engineer (EIT)	\$ 125.00
5	Certified Engineering Technician	\$ 84.00
6	Welding Inspector (CWI)	\$ 115.00
7	NDT Inspector (ASNT Level II)	\$ 125.00
8	NDT Inspector (ASNT Level III)	\$ 145.00
9	NACE Inspector Level I Coatings Inspector	\$ 115.00
10	Administrative	\$ 65.00
11	Vehicle Charge (per trip)	\$ 80.00
12	Nuclear Gauge (per trip)	\$ 55.00
13	Magnetic Particle Equipment (per trip)	\$ 125.00
14	Traffic Control	Cost + 10%

**MATERIAL TESTING**

**UNIT PRICE**

**100 Concrete Aggregates:**

101	Screen or Sieve Analysis (ASTM C-136 or Tex-110)	\$ 72.00
102	Specific Gravity (ASTM C-127 or C128)	\$ 51.00
103	Unit Weight (ASTM C-29)	\$ 45.00
104	Absorption (ASTM C-127 or C-128)	\$ 44.00
105	Finer than 200 Mesh (ASTM C-117)	\$ 49.00
106	Organic Impurities (ASTM C-40)	\$ 45.00
107	Scratch Hardness (ASTM C-851)	\$ 45.00
108	Abrasion Tests (ASTM C-131 or C-535)	\$ 215.00
109	Clay Lumps (ASTM C-142)	\$ 55.00
110	Light Weight Pieces (ASTM C-123)	\$ 61.00
111	Sand Equivalent (ASTM D-2419)	\$ 65.00
112	Sodium/Magnesium Sulfate Soundness (5 Cycles)	\$ 390.00
113	Sodium/Magnesium Sulfate Soundness Additional Cycles	\$ 175.00
114	Petrographic Examination of Concrete Aggregates (ASTM C-295)	By Quotation

**200 Concrete Mix Design Inspection and Testing**

201	Mix Design Review (using previously determined aggregate properties and other design factors) Excluding Test Costs	\$ 179.00
202	Trial Batch Tests (ASTM C-192) (Using aggregate admixtures and cement proposed for use in the project) each batch or each curve point	\$ 450.00
203	Cylinders (ASTM C-39) test or hold, each	\$ 24.00
204	Beam Test (ASTM C-78, C-293) or Hold, Each	\$ 55.00



**HVJ SOUTH CENTRAL TEXAS  
CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES  
STANDARD FEE SCHEDULE**

Attachment A

CODE	DESCRIPTION	UNIT PRICE
205	Concrete Coring (4" Dia Up to 6" Thickness) ASTM C-42 includes Personnel, Vehicle and Patching Holes	\$ 90.00
206	Measuring Thickness of Concrete Cores (ASTM C-174)	\$ 22.00
207	Additional Thickness (6"to 12")/ (Inch)	\$ 8.00
208	Additional Thickness (Over 12")/ (Inch)	\$ 10.00
209	Concrete Coring, Minimum Charge (Min. 3 Cores)/ (LS)	\$ 290.00
210	Preparation of Cores, Capping & Test (ASTM C42, C-39)	\$ 67.00
211	Cement Compressive Strength, one age (ASTM C-109)/(Set)	\$ 120.00
212	Cement Compressive Strength, two age (ASTM C-109)/ (Set)	\$ 127.00
213	Mortar/Grout Compressive Strength Cubes (ASTM C-109)	\$ 27.00
214	Mortar/Grout Compressive Strength 3" x 6" (ASTM C-495)	\$ 24.00
215	Mortar/Grout Compressive Strength Grout Prisms (ASTM C-1019)	\$ 55.00
216	Structural Coring	By Quotation
217	Windsor Probes (ASTM C-803)	\$ 79.00
218	Bar Linear Shrinkage/ (Set)	\$ 282.00
219	Unit Weight of Lightweight Cylinders/ (Set)	\$ 70.00
220	Split Tensile Strength including preparation (ASTM C-496)	\$ 94.00
221	Petrographic Examination of Hardened Concrete (ASTM C-856)	By Quotation
222	Concrete Shrinkage Test (ASTM C-157, C-490)/ (Test)	\$ 138.00

**800 Asphalt Concrete Mix Design & Inspection**

801	Mix Design Review (using previously determined aggregates properties and other design factors) Excluding Test Costs	\$ 187.00
802	Trial Batch Test (up to 5 curve points)	\$ 1,403.00
803	Additional Curve Points for item 802, Per Point	\$ 202.00
804	Extraction & Gradation Test (ASTM D-2172, ASTM C-136 or TEX - 210F)	\$ 174.00
805	Specific Gravity (ASTM D-2041 TEX 201F)	\$ 75.00
806	Stability: Hveem (3 Per Set) (ASTM D-1559)	\$ 125.00
807	Bulk Density of Lab Molded or Field Specimen (Core), (TEX - 207F)/(Set)	\$ 75.00
808	Molding Specimens (3 Per Set) for 806 & 807 (ASTM D-1560, TEX-208F)/(Set)	\$ 125.00
809	Penetration (ASTM D-5)	\$ 74.00
810	Ductility (ASTM D-113)	\$ 99.00
811	Viscosity (ASTM D-2170)	\$ 82.00
812	Asphalt Coring (4" Dia Up to 6" Thickness) includes Personnel, Vehicles and Patching Holes	\$ 80.00
813	Asphalt Coring Minimum Charge/ (LS)	\$ 290.00
814	Additional Thickness over 6"/ (Inch)	\$ 7.00

**HVJ SOUTH CENTRAL TEXAS  
CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES  
STANDARD FEE SCHEDULE**

Attachment A

CODE	DESCRIPTION	UNIT PRICE
815	Abson Recovery (TEX-211F)	\$ 281.00
816	Measuring Thickness of Asphalt Cores	\$ 8.00
817	Maximum Theoretical Specific Gravity (TEX 227F)	\$ 115.00
818	Hot Mix In-Place Asphalt Design	\$ 1,870.00
819	Apparent Specific Gravity (TEX 227F)	\$ 58.00
820	Moisture Susceptibility Test (TEX 531C)	\$ 409.00
821	PMA Extraction/Gradation (ASTM D-2172)	\$ 234.00
822	PMA Extraction/Gradation by Ignition (ASTM D-2928)	\$ 145.00

**1000 Soils Tests:**

	Liquid and Plastic Limits: (Atterberg Limits) (ASTM D-4318, Tex 104E, 105E, 106E)	
1001		\$ 75.00
1002	Moisture Content Only (ASTM D-2216)	\$ 15.00
1003	Mechanical Sieve Analysis, Through #200 Sieve (ASTM D-422)	\$ 72.00
1004	Percent Passing #200 Sieve (ASTM D-1120)	\$ 65.00
1005	Specific Gravity (ASTM D-854 & D-204)	\$ 51.00
1006	OMD Standard Compaction (ASTM D-698, Tex-114E)	\$ 275.00
1007	OMD Modified Compaction (ASTM D-1557, Tex-113E)	\$ 275.00
1008	OMD Lime or Cement Stabilized Soil (ASTM D-698, D-558, D-1557, Tex121E)	\$ 275.00
1009	California Bearing Ratio (ASTM D-1883)	\$ 185.00
1010	Percent Solids in Lime Slurry /(Test)	\$ 37.00
1011	Four Point Lime Content Recommendation Series (Pl)/(Set)	\$ 250.00
1012	Cement Content of Freshly Mixed CSS Mixture (ASTM D-806)	\$ 269.00
1014	Comp. Strength of CSS Sample, Including Molding (ASTM D-1632 & D-1633)	\$ 61.00
1015	Maximum & Minimum Density (Sands) (ASTM D-4254)/ (Test)	\$ 275.00
1016	Density and Moisture of Soil Sample	\$ 19.00
1017	Unconfined Compression (ASTM D-2166)	\$ 39.00
1018	Unconsolidated Undrained (ASTM D-2850)	\$ 54.00
1019	Consolidation (One cycle) (ASTM D-2435)	\$ 310.00
1020	Consolidation - Additional Increments	\$ 44.00
1021	Ph of Soil (ASTM D-4972)	\$ 45.00
1022	Optimum Lime Content Ph Method	\$ 225.00
1023	Sieve Analysis - Base Materials (ASTM C-136)	\$ 85.00
1024	Compressive Strength of Cement Stabilized Base Materials, (TEX-120E, ASTM D-2166)	\$ 275.00
1025	Soil Shrinkage Factor (ASTM D-427)	\$ 54.00
1026	One Dimensional Swell Cohesive Soils	\$ 251.00
1027	Triaxial Testing	By Quotation

**HVJ SOUTH CENTRAL TEXAS  
CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES  
STANDARD FEE SCHEDULE**

Attachment A

1028	Permeability Test, Constant Head Method (ASTM D-2434)	\$	225.00
1029	Pinhole Test	\$	246.00
1030	Crumb Test (ASTM D-4647)	\$	33.00
1031	Double Hydrometer (ASTM D-4221)	\$	152.00
1032	Free Swell (FHA)	\$	75.00
1033	Soil Suction - Filter Paper Method	\$	49.00

**1300 Reimbursable Expenses:**

1301	Reimb Expenses Including Outside Testing, Equipment and Supplies		Cost + 10%
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**General Notes**

\*Services on an hourly basis will be invoiced based on unit rates presented above. Overtime rates of 1.5 times the regular hourly rates will be charged for time worked over 8 hours or before 6:00 AM or after 6:00 PM on Monday through Friday, and all hours worked on Saturdays, Sundays, or holidays.

\*A minimum charge of four (4) hours applies to time worked less than four hours in any service call. HVJ, when possible will combine inspection and testing activities to minimize trip charges and labor expenses.

\*Services will be invoiced from portal to portal including on-site time.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

- H.4** 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 Committee on their recent activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Program Update – November 16, 2022
- Kimley-Horn Monthly Summary of Activities for October 2022

**Board Decision(s) Needed:**

- None.



# Phase 1B Program Update

Board of Directors Meeting  
November 16, 2022



**ALLIANCE WATER**

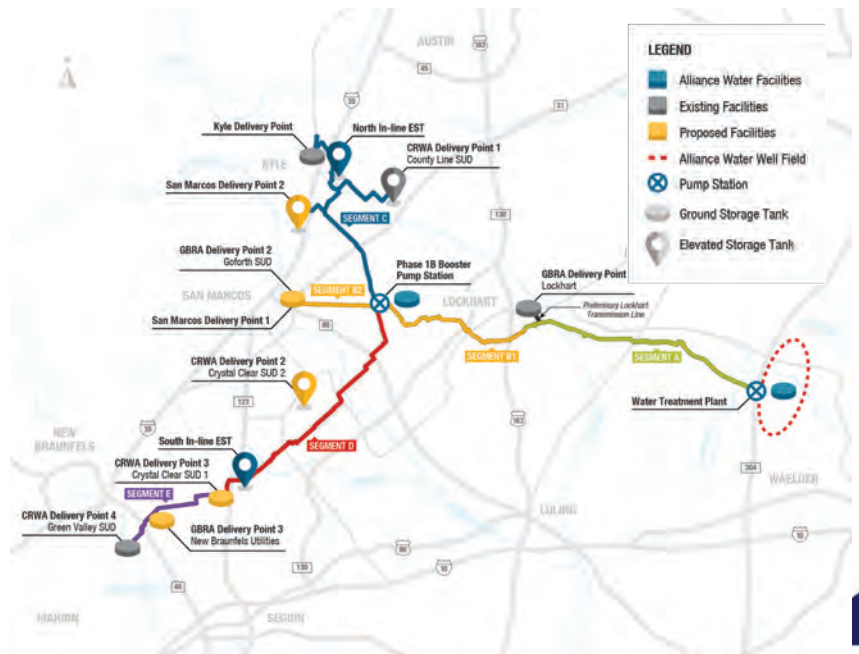
Kimley»Horn  
Expect More. Experience Better.

PRESENTED BY

## Ongoing Progress

### ► Design Milestone Status

- Design Submittals
  - South In-line EST – 100% submittal in early November
  - Segment C – 100% submittal anticipated in early December
- TWDB Reviews
  - WTP
    - Change Order No. 1 and 2 Release of Funds Under Review
  - Segment D
    - Engineering Feasibility Report Being Routed for Approval
    - Plans & Specs Under Review
  - Segment E
    - Engineering Feasibility Report Under Review – Comment Responses Provided



# Ongoing Progress

## ► Segment E Procurement Schedule

- Oct. 11<sup>th</sup> – Advertisement
- Nov. 14<sup>th</sup> – Proposals Received/Opened
- December – Anticipated Contract Award
- January – Notice to Proceed

## ► South In-line EST Procurement Schedule

- Tentatively scheduled to begin advertisement in November



# 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	0	0	52
D	60	0	0	0	0	0	0	60
C	75	3	4	4	11	11	22	53
E	38	0	0	4	4	3	7	31
Well Field	17	0	0	4	4	0	4	13
<b>Total</b>	<b>281</b>						<b>33</b>	<b>248</b>





## COST UPDATES BASED ON OCTOBER MILESTONE SUBMITTALS/RESULTS

		ORIGINAL (FEB. 2019)	REVISED	
	Construction Package	ARWA Total Projected Cost	ARWA Total Projected Cost	DIFFERENCE
<b>Submittal (%) Combined Program Infrastructure</b>				
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
90	Inline EST (South)	\$ 3,600,000	\$ 4,800,000	\$ 1,200,000
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
Const.	Pipeline Segment D	\$ 36,300,000	\$ 44,200,000	\$ 7,900,000
90	Pipeline Segment E	\$ 9,500,000	\$ 10,900,000	\$ 1,400,000
	<b>Subtotal</b>	<b>\$141,000,000</b>	<b>\$165,500,000</b>	<b>\$ 24,500,000</b>
<b>ARWA-Only Infrastructure</b>				
Closed	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)
	<b>Subtotal</b>	<b>\$ 99,400,000</b>	<b>\$110,600,000</b>	<b>\$ 11,200,000</b>
<b>Total</b>		<b>\$240,400,000</b>	<b>\$276,100,000</b>	<b>\$35,700,000</b>
<b>NOVEMBER 2022 UPDATE</b>			<b>CHANGE FROM OCTOBER UPDATE</b>	<b>\$700,000</b>



# 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: 068706605-0922  
 Invoice Date: Oct 31, 2022  
 Invoice Amount: \$ 154,860.66  
 Project No: 068706605  
 Project Name: ARWA PROGRAM YEAR 5  
 Project Manager: SOWA, RYAN

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

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

Federal Tax Id: 56-0885615

**COST PLUS MAX**

KHA Ref # 068706605.3-22929173

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	9,550.00	1,809.50	1,809.50	0.00
STAKEHOLDER COORDINATION	219,391.00	113,242.34	97,472.09	15,770.25
BUDGETING	91,175.00	48,039.06	42,028.93	6,010.13
SCHEDULE	38,828.00	32,895.50	29,870.50	3,025.00
REPORTING	44,890.00	28,555.01	23,915.01	4,640.00
DATA MANAGEMENT	87,965.00	58,619.05	53,704.05	4,915.00
ENVIRONMENTAL MANAGEMENT	62,796.00	35,833.88	30,247.25	5,586.63
LAND ACQUISITION MANAGEMENT	459,289.00	390,489.35	337,988.63	52,500.72
TWDB MANAGEMENT	70,355.00	50,696.25	44,772.75	5,923.50
DESIGN STANDARDS	41,994.40	12,437.50	11,400.00	1,037.50
ENGINEERING DESIGN MANAGEMENT	209,034.00	156,246.00	137,087.75	19,158.25
QUALITY ASSURANCE	8,140.00	555.00	0.00	555.00
ELECTRICAL POWER PLANNING	30,183.00	275.00	275.00	0.00
PERMIT COORDINATION/TRACKING	48,510.00	38,171.97	34,046.97	4,125.00
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	300,483.00	160,489.73	141,884.23	18,605.50
PROJECT ADMINISTRATION	38,165.50	19,841.13	17,423.75	2,417.38
OTHER SERVICES	16,200.00	597.50	47.50	550.00
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	212,142.00	142,732.49	132,691.68	10,040.81
<b>Subtotal</b>	<b>1,989,091.00</b>	<b>1,291,526.25</b>	<b>1,136,665.59</b>	<b>154,860.66</b>
<b>Total COST PLUS MAX</b>				<b>154,860.66</b>

**Total Invoice: \$ 154,860.66**

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



November 9, 2022

## **Project Monthly Summary**

### **October 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 Technical Committee Meeting Update.
  - Prepared and presented the Project Advisory Committee Meeting Update.
  - Prepared and presented the Board Meeting Update.
  - Prepared for and held Monthly Status Meeting with Alliance Water.
  
- Task 3 – Budgeting
  - *Addressed ARWA’s comments on the budget projection.*
  - Prepared and presented the monthly Budget Update for the Technical Committee and Board meetings.
  - Continued updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
  
- Task 4 – Schedule
  - *Incorporated the Inline Elevated Storage Tank schedule split within the overall Program schedule.*
  - Revised the 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
  - Continued to coordinate with ARWA and Construction Management & Inspection Team to integrate construction data collected on the 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
  - *Began review of the Segment C drafted agency reports prepared by the Program Environmental Consultant.*
  - Continued coordination with ARWA and the Program Environmental Consultant regarding the burial relocation proceedings.
  - Continued coordination with Program Environmental Consultant concerning the comments from the United States Army Corps of Engineers.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continued coordination between Program Environmental Consultant and Design Engineers.
- 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 legal 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 legal team.
  - Weekly coordination meeting with Legal Land Acquisition to discuss status of easement acquisition proceedings and to provide Program clarification on any questions/requests that have come from landowners.
  - Reviewed 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 ARWA, GBRA, and 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
  - Reviewed Construction Standards given questions arising from construction activities and coordinated with the Program Design Consultants as needed.
- 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 construction phase services.
    - 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
      - *Continue coordination with Design Consultant for construction phase services.*
    - Segment E

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- *Coordinated with Design Consultant during final design and project procurement services.*
  - 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 final design development for the South and North Inline Elevated Storage Tanks.
  - 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 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
  - *Coordinated with Segment E Design Consultant during the procurement phase.*
  - *On-going coordination with WTP, RWI, BPS, Segment A, Segment B, and Segment D Design Consultants during the construction phase.*
  - Continued coordination with the Construction Management & Inspection team.
- Task 18 – Environmental Construction Services
  - Continue coordination with USACE regarding Sandy Creek and Plum Creek permits.
  - Attended construction status meetings.

**November 2022 Projection:**

- Task 1 – Program Management Plan Updates
  - *Update the Document Control Data Management Section given ARWA’s document retention feedback.*
  
- 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 Project Advisory Committee Meeting Update.
  - Prepare and present Board Meeting Update.
  - Prepare for and hold Monthly Status Meeting with Alliance Water.
  
- Task 3 – Budgeting
  - *Finalize budget projection for ARWA’s review.*
  - 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
  - *Perform spot check audit of LAN’s land acquisition files on the SharePoint site.*
  - Continued coordination with ARWA and Construction Management & Inspection Team to integrate 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
  - *Review the Segment C draft agency reports prepared by the Program Environmental Consultant.*
  - Continue coordination with ARWA and the Program Environmental Consultant regarding the burial relocation proceedings.
  - Continue coordination with Program Environmental Consultant concerning the comments from the United States Army Corps of Engineers.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- 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 and Design Consultants to address questions that arise as part of the field work coordination process.
  - Perform weekly QC of parcel files in SharePoint, provide comments to Legal Land Acquisition team.
  - Weekly coordination meeting with Legal Land Acquisition to discuss status of easement acquisition proceedings and to provide Program clarification on any questions/requests that have come from landowners.
  - Review 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 ARWA, GBRA, and 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 Construction Standards given questions arising from construction activities and coordinate with the Program Design Consultants as needed.
  
- 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 construction phase services.
    - Segment E

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- *Coordinate with Design Consultant during project procurement and construction phase services.*
  - Raw Water Infrastructure:
    - Continue coordination with Design Consultant for construction phase services.
  - Water Treatment Plant:
    - Continue coordination with Design Consultant concerning Hydraulics/Surge development.
    - Continue coordination with Design Consultant for construction phase services.
  - Booster Pump Station:
    - Continue coordination with Design Consultant for construction phase services.
  - Inline Elevated Storage Tanks:
    - *Coordinate with Design Consultant during the South Inline Elevated Storage Tank final design and project procurement services.*
    - Continue coordination with Design Consultant for final design development for the North Inline Elevated Storage Tanks.
  - 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 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
  - *Continue coordination with Segment E Design Consultant during the procurement phase and construction phase.*
  - *Coordinate with Inline Elevated Storage Tank Design Consultant during the South Inline Elevated Storage Tank procurement phase services.*
  - On-going coordination with WTP, RWI, BPS, Segment A, Segment B, and Segment D Design Consultants during the construction phase.
  - On-going coordination with the Construction Management & Inspection team.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Task 16 – Other Services
  - Finalize and submit the City of San Marcos Watershed Protection Plan for the Booster Pump Station Plat.
  
- Task 18 – Environmental Construction Services
  - Continue coordination with USACE regarding Sandy Creek and Plum Creek permits.
  - Attend construction status meetings.

**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)

33.5% 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	84.4%	\$ 99,484.38	\$ 89,095.63
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	83.4%	\$ 332,766.68	\$ 285,416.25
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$18,999.00	0.0%	\$ -	\$ -
		Subtotal	\$561,919.00	76.9%	\$ 432,251.06	\$ 374,511.88

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

**H.5** Discussion and possible direction to Staff regarding the Authority's priorities for the upcoming 88<sup>th</sup> Texas Legislative Session. ~ *Graham Moore, P.E., Executive Director*

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Background/Information

Representatives of The Schlueter Group will attend the meeting to discuss the November election results and possible impacts on the upcoming legislative session.

Staff has prepared the attached suggested priorities for the Authority for the next legislative session. Staff is seeking feedback from the Board on the priorities with the intent of finalizing for approval by the Board at the December meeting.

The proposed agenda notes the Authority's support for the following:

- Expansion of aquifer & storage projects below the Fresh Edwards in the San Antonio pool
- Support amendment to Edwards Aquifer Rules to address EAA Regular permit use outside of the EAA boundaries
- Efforts to make CCN decertification by developers more balanced
- Further definition of groundwater districts authority

In addition the following items are listed for monitoring and defense:

- Changes to wholesale water supply contracting
- Changes that would impact cost of developing projects
- Bills that would limit the Authority or its Sponsors from exercising current powers
- Initiatives that affect the ability to control and reuse treated wastewater

Attachment(s)

- Texas Election Wrap Up
- DRAFT Legislative Priorities for the 88<sup>th</sup> Legislative Session

**Board Decision(s) Needed:**

- Possible direction to Staff regarding the Authority's priorities for the 88<sup>th</sup> Texas Legislative Session.





1122 Colorado Street, Suite 200  
Austin, Texas 78701

[www.schluetergroup.com](http://www.schluetergroup.com)

## **Texas Election Wrap Up**

### **VOTER TURNOUT**

Voter apathy is alive and well in Texas. Early voting was at 31%, about 7 percentage points below what it was in 2018. Unofficial estimates say that by the end of election day approximately 41% of the 17.5 million eligible voters participated in the election.

### **STATEWIDE**

Republicans celebrated their 14<sup>th</sup> consecutive sweep of all statewide races.

On an interesting note, Agriculture Commissioner Sid Miller received the most votes of any other statewide candidate. Campaign reports show that 230 million dollars was spent on the Governor's race, a new record for the history books.

Governor – Greg Abbott (R) 54.8%

Lt. Governor – Dan Patrick (R) 53.8%

Attorney General – Ken Paxton (R) 53.5%

Land Commissioner – Dawn Buckingham (R) 56.2%

Railroad Commissioner – Wayne Christian (R) 55.4%

Agriculture Commissioner – Sid Miller (R) 56.4%

Comptroller – Glen Hegar (R) 56.4%

### **Texas Supreme Court and Criminal Court of Appeals**

There was a Republican sweep for Texas highest courts. In fact, a Democrat has not been elected since the late 1990s.

### **U.S. Congress**

All 435 U.S. House seats were up for grabs. The Republicans needed a five-seat gain to take control. There is inconsistent reporting of how many seats Republican gained as several races are still too close to call. Democrats seem to be holding more seats than expected. However, it is expected that once the dust settles, republicans will control the US House by a slim margin. Historically the sitting president's party lose seats in midterm elections.

What we do know is that Texas is sending 25 Republicans and 13 Democrats to the U.S. House.

Democrats did make some inroads winning two of three congressional seats in South Texas.

Democrats took back TX-34 after Republican Rep. Mayra Flores was elected in a special election in June. Vincente Gonzalez won with 52.7% of the vote despite Flores spending \$7 million on race.

Henry Cuellar (D) held on to his seat. The TX-28 race is one of three congressional seats in South Texas where Republicans hoped to build on gains. Cuellar secured his 10th term in office amid the most politically challenging year of his career, which saw his home and office raided by the FBI in the weeks before his primary election. He has not been charged and has denied wrongdoing.

Republicans are touting the win of Monica De La Cruz who will become first Republican to win in 15th Congressional District in South Texas with 53.3% of the vote.

### **TEXAS HOUSE AND SENATE**

Election Day also goes to the Republicans this year in Texas House and Senate races with each chamber gaining one Republican seat. The 88<sup>th</sup> Legislative Session will have 19 Republicans and 12 Democrats giving Dan Patrick his 2/3 majority. The Texas House will now have 86 Republicans and 64 Democrats.

Speaker Phelan had a good day with his backed candidates and incumbents which strengthens his position as speaker. Before a floor vote, Phelan must have a majority vote of the House Republican Caucus. He noted that Texas doubled the number of Republican women in the Texas House and made great strides in South Texas.

Texas also elected its first two Muslim lawmakers. Salman Bhojani won HD 92 in Tarrant County and Suleman Lalani won HD 76 in Fort Bend County. Bhojani will also add to the number of physicians currently serving in the Texas Legislature.

In **HD 17** which is the seat vacated by Rep. John Cyrier, Republican Stan Gerdes won with 64% of the vote. Linda Curtis only garnered 4% of the vote.

In **HD 45**, Democrat incumbent Erin Zweiner easily won with 59% of the vote.

In **HD 73**, Republican Carrie Isaac easily won this seat with 70% of the vote. This seat was vacated by former Rep. Kyle Biedermann who decided not to run for re-election when he was placed outside the district after redistricting.

Also of note, four legislative staffers won House races: Caroline Harris HD 52, Mihaela Plesa HD 70, Luis Villarreal HD 37, and Christian Manuel HD 22.

### **Two races are worthy of a recount, SD 27 and HD 70.**

**HD 70** – Mihaela Plesa (D) wins the seat with a 50.70% of the votes. HD 70 was redrawn and now covers parts of Plano, Allen and Richardson – a district which is event split politically. Plesa is a former staffer of Rep. Lopez of San Antonio. This seat had been considered a Republican seat.

**SD 27** – Morgan LaMantia (D) won by only 568 votes against Adam Hinojosa. This makes it a key race of a recount. This seat was vacated by Eddie Lucio Jr., known as a conservative Democrat. This seat was redrawn to be a more competitive seat. LaMantia spent \$5.7 million between January 2021-October 29, 2022 to win the race.

### **OTHER NOTEWORTHY RACE FACTS**

**HD 31** – Rep. Ryan Guillen won Starr County, his home county with 70.1% of the vote. No Republican has won Starr County since the 1890s.

Janie Lopez will be the first Hispanic Republican female from the Rio Grande Valley after winning **HD 37** winning with 51.8 percent of the vote.

Republicans picked up **HD 52** with former staffer for Senator Hughes, Caroline Harris, winning that race. This seat was formerly held by Rep. Talarico who moved to HD 52 in which he defeated Republican Victor Johnson. HD 52 was formerly held by Celia Israel who is facing Kirk Watson in a run-off election for Austin Mayor.

**HD 118** – Rep Lujan (R) won this seat with 52% of the vote. Rep. Lujan has won this seat twice in special elections but has never won in a general election until now. The district was redrawn so Lujan was considered an underdog in previous races, but the makeup of the current district gave him a favorable opportunity to win. He had serious backing from groups as well as Speaker Phelan.

### **Bexar County races**

Senate District 25 – Sen. Campbell (R) wins over Robert Walsh with 62.9% of the vote.

Senate District 26 – Sen. Menendez (D) wins over Ashton Murray with 66.5% of the vote.

House District 116 – Rep. Fischer (D) wins seat unopposed.

House District 117 – Rep. Cortez (D) wins over Aaron Schwope with 62% of the vote.

House District 118 – Rep. Lujan (D) wins over Frank Ramirez (see above for details).

House District 119 – Rep. Campos wins over Arthur Thomas with 78% of the vote.

House District 120 – Rep. Gervin-Hawkins wins over Ronald Payne with 67.4% of the vote.



1122 Colorado Street, Suite 200  
Austin, Texas 78701

[www.schluetergroup.com](http://www.schluetergroup.com)

House District 121 – Steve Allison wins over Becca Moyer Defelice with 55.1% of the vote. This race was on the Republican watch group and a priority race for Speaker Phelan.

House District 122 – Mark Dorzio (R) wins over Angi Aramburu and Stephanie Berlin with 56.1% of the vote. This was the race to replace retiring Rep. Lyle Larson.

House District 123 – Rep. Bernal (D) wins over Charlotte Valdez with 66.7% of the vote.

House District 124 – Josey Garcia (D) wins over Johnny Arredondo with 67% of the vote.

House District 125 – Rep. Ray Lopez (D) wins over Carlos Raymond with 62.4% of the vote.



## Alliance Regional Water Authority

### Legislative Priorities for the 88<sup>th</sup> Texas Legislative Session

The Alliance Regional Water Authority (Alliance Water) recognizes the need for an active state legislative program to ensure the goals of Alliance Water and its Sponsors are protected and enhanced. As directed by the Board of Directors, Alliance Water will participate in the 88<sup>th</sup> Texas Legislative Session (2023) process through monitoring and actively advocating for or against legislation to support or safeguard the interests of Alliance Water. Below is a set of specific issues Alliance Water is tracking along with the direction that the staff and Alliance Water’s legislative advocates intend to pursue.

---

#### Issues to Support

1. Expansion of Aquifer Storage & Recovery (ASR) Projects Below the Fresh Edwards – Alliance Water supports legislative efforts to allow the development of ASR projects below (saline zone and deeper aquifers, including the Trinity) the fresh zone of the Edwards Aquifer for the San Antonio pool so long as the fresh Edwards Aquifer is appropriately protected.
2. Support Amendment of Edwards Aquifer Act to address EAA Regular Permit use outside of EAA boundaries – The Edwards Aquifer Authority has identified that some of its regular permit holders have certificates of convenience and necessity that extend beyond the EAA boundaries. The EAA has provided notification to regular permit holders of this situation and recognizes the difficulty and/or significant costs that would be incurred to ensure that the EAA water is used only within the EAA boundaries. Therefore, the EAA is seeking an amendment to the Edwards Aquifer Act to address this issue. Alliance Water supports this amendment process as some of its sponsors may be impacted.



3. Efforts to Make CCN Decertification by Developers More Balanced – Alliance Water supports legislative changes to make decertification of an area from a utility’s certificate of convenience and necessity (CCN) by a developer more balanced. The utility as the CCN holder must plan to provide service for all future needs within their CCN, including the development of long-term water supplies. Decertification of an area from a CCN can jeopardize the utility’s ability to pay for facilities and future supplies after commitments have been made and costs incurred to provide service to the area. At a minimum the decertification process should shift the burden to a developer to show that decertification is appropriate, and clarify the financial compensation that is necessary to make the utility whole for any area that is released.
4. Groundwater District Authority – Alliance Water supports legislation to further define groundwater districts’ rights to enter property and close or plug abandoned wells as a means of protecting groundwater resources, and to confirm the ability of districts to expend funds on water conservation education.

#### **Issues to Monitor & Defend**

1. Legislative changes to wholesale water supply contracting provisions.
2. Legislative changes that would negatively impact the cost of developing water supply projects.
3. Any bills that would limit, restrict or prohibit Alliance Water from exercising current powers or repeal current powers to acquire or transport water to its Sponsors (i.e., limitations on eminent domain, burdensome environmental regulations related to pipeline construction, unanticipated restrictions on short or long-term water development for the Authority in the future, etc.).
4. Any initiatives that affect the rights of Alliance Water’s Sponsors to control and reuse treated wastewater from their wastewater treatment plants.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

- 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, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

- 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*
  - D. Rocco Moses, James Paul Moses and Richard Lawrence v. Alliance Regional Water Authority, Cause No. 22-O-383 filed in Caldwell County District Court*
-

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

**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, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

- D. *Consideration of Resolution 2022-11-16-002 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.*

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Attachment(s)

- Resolution 2022-11-16-002

**Board Decision(s) Needed:**

- Adoption of Resolution 2022-11-16-002.





## ALLIANCE WATER

### RESOLUTION NO. 2022-11-16-002

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 AND CERTAIN FEE ESTATES FOR SEGMENT “C” OF THE ALLIANCE REGIONAL WATER AUTHORITY, 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, SANITARY CONTROL, 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/or access easements (cumulatively, “Easements”) over, 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 within Segment “C” of Phase 1B 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, 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 \_\_\_\_ day of November 2022.

**ALLIANCE REGIONAL WATER AUTHORITY**

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

**ATTEST:**

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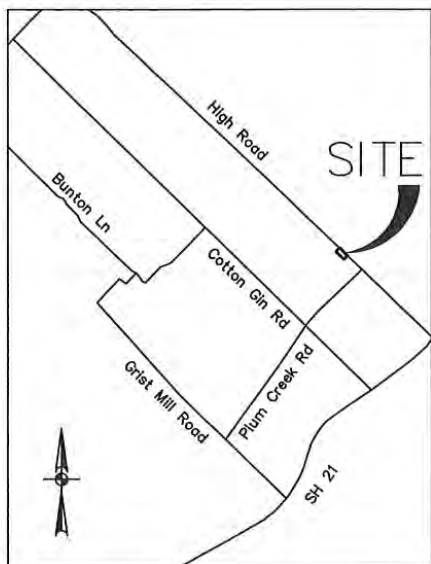
Amber Lewis  
Secretary of the Board of Directors of  
ALLIANCE REGIONAL WATER AUTHORITY

**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>
<b>C090H</b>	<b>Uhland Plaza LLC, a Texas limited liability company</b>	<b>Hays</b>	<b>John Stewart League</b>	<b>No. 14</b>	<b>35</b>	<b>0.225 – PE 0.421 – TCE</b>
<b>C045H</b>	<b>WZ Investment, LLC</b>	<b>Hays</b>	<b>John Stewart</b>	<b>No. 14</b>	<b>5.16</b>	<b>0.459 - TAE</b>

Parcel C090H – PE

PARCEL C090H  
 UHLAND PLAZA LLC  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

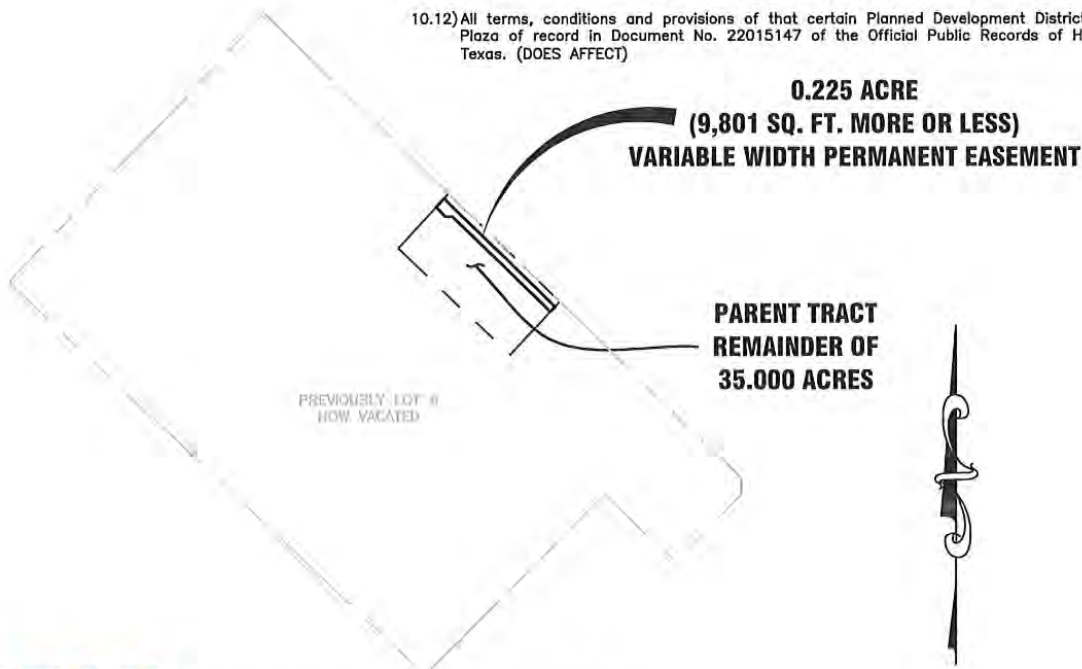
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

TITLE RESOURCES GUARANTY COMPANY  
 OF# T-151310  
 ISSUE DATE: AUGUST 8, 2022

- 10.1) Water pipeline easement granted to Goforth Water Supply Corporation, as described in Volume 229, Page 225, Deed Records, Hays County, Texas. (DOES AFFECT, BLANKET BY NATURE)
- 10.2) Water pipeline easement granted to Goforth Water Supply Corporation, as described in Volume 231, Page 614, Deed Records, Hays County, Texas. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10.3) Water distribution lines and appurtenances easement granted to County Line Water Supply Corporation as described in Volume 1475, Page 662, Official Public Records, Hays County, Texas. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10.11) All terms, conditions and provisions of that certain Development Agreement Establishing Development Standards for the Uhlund Plaza Development of record in Document No. 22015146 of the Official Public Records of Hays County, Texas. (DOES AFFECT)
- 10.12) All terms, conditions and provisions of that certain Planned Development District – Uhlund Plaza of record in Document No. 22015147 of the Official Public Records of Hays County, Texas. (DOES AFFECT)



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPCLS 10194124





Partners for a Better Quality of Life

**Legal Description  
0.225 Acre (9,801 Square Foot, more or less)  
Variable Width Permanent Easement**

BEING A 0.225 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 35.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO UHLAND PLAZA LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NUMBER 19043371 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), PREVIOUSLY DESCRIBED AS LOT 6 VACATED BY THE CITY COUNCIL OF UHLAND, TEXAS, AS RECORDED IN COUNTY CLERKS FILE NUMBER 18005275 OF SAID O.P.R.H.C.T. SAID 0.225 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found and stamped "ASH 5687", being the southeast common corner of said 35.000 acre tract and Lot 2, Block 2 of the Diego Subdivision Unit 1, according to the Final Plat thereof, as recorded in County Clerks File Number 17023476 of the Plat Records of Hays County, Texas (P.R.H.C.T.), and also being the southwest corner of that called 0.175 acre tract of land dedicated as Right of Way (ROW) to the City of Uhland, as shown on said Diego Subdivision;

**THENCE** S 43° 12' 04" W, along the southerly common line of said 35.000 acre tract and Lot 2, a distance of 10.00 feet, to a point for the **POINT OF BEGINNING** and northeast corner of the herein described tract, also lying in the south line of that called 20 foot wide Right of Way and Easement to the County Line Water Supply Corp, as recorded in Volume 1475, Page 662 of said O.P.R.H.C.T.;

**THENCE** S 45° 49' 32" E, leaving said common line, along the south line of said 20 foot wide easement, over and across said 35.000 acre tract, a distance of 455.41 feet, to a point for the southeast corner hereof, lying in the southeast line of said 35.000 acre tract, being a northwest line of that called 32.74 acre tract of land described in deed to Partners Real Estate Development LLC, as recorded in County Clerks File Number 22004822 of said O.P.R.H.C.T. From which a 1/2 inch capped iron rod found and stamped "WW" being the northerly southeast corner of said 32.74 acre tract and also lying in the southwest ROW line of County Road 127 (Variable width ROW) commonly known as High Road bears S 47° 21' 35" E, a distance of 747.09 feet;

**THENCE** S 43° 21' 36" W, leaving said 20 foot wide easement, along the common line of said 35.000 and 32.74 acre tracts, a distance of 20.00 feet, to a point for the southwest corner hereof;

**THENCE** leaving said common line, over and across said 35.000 acre tract, the following three (3) courses and distances:

- 1) N 45° 49' 32" W, a distance of 400.36 feet, to a point for corner;
- 2) S 88° 41' 16" W, a distance of 21.02 feet, to a point for corner;
- 3) N 45° 49' 42" W, a distance of 40.01 feet, to a point for the northwest corner hereof, lying in the southerly common line of said 35.000 acre tract and Lot 2. From which a 1/2 inch iron rod found with damaged cap, being the southerly common corner of said 32.74 acre tract and Lot 2 bears S 43° 12' 04" W, a distance of 474.52 feet;

**THENCE** N 43° 12' 04" E, along the common line of said 35.000 acre tract and Lot 2, a distance of 35.00 feet, to the **POINT OF BEGINNING** and containing 0.225 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.

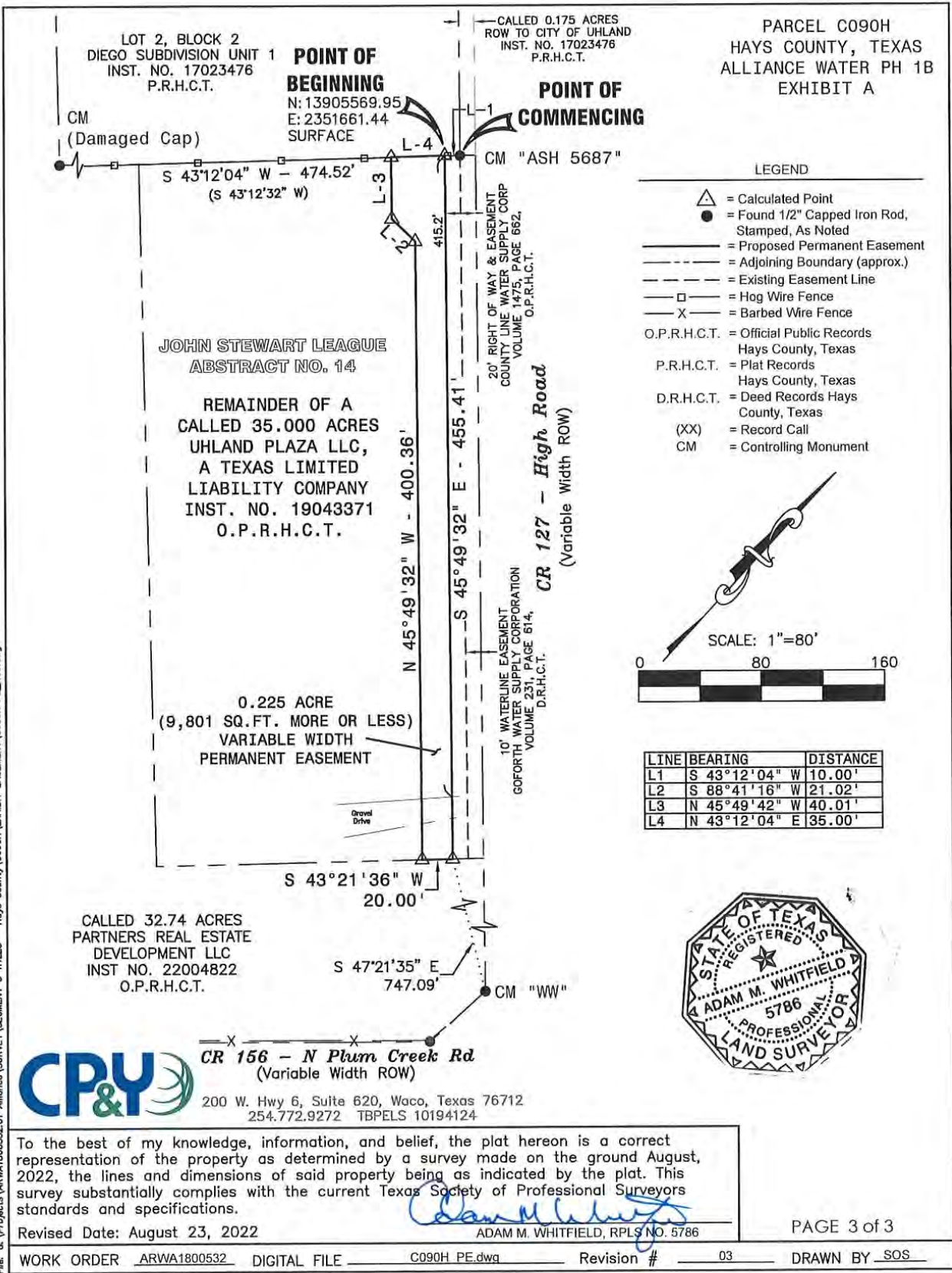
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 08-23-22

January 19, 2021  
Revised Date: April 28, 2021  
Revised Date: August 23, 2022

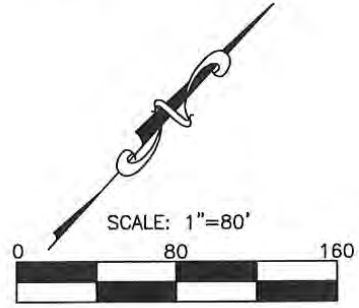


Date: Aug 23, 2022, 12:35pm User ID: semith File: G:\Projects\ARWA1800532.01 Alliance\SURVEY\SEGMENT C TITLES - Hays County C090H\EXHIBIT EASEMENT\C090H PE\_R03.dwg



PARCEL C090H  
HAYS COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

- LEGEND**
- = Calculated Point
  - = Found 1/2" Capped Iron Rod, Stamped, As Noted
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Existing Easement Line
  - = Hog Wire Fence
  - = Barbed Wire Fence
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - P.R.H.C.T. = Plat Records Hays County, Texas
  - D.R.H.C.T. = Deed Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument



LINE	BEARING	DISTANCE
L1	S 43°12'04" W	10.00'
L2	S 88°41'16" W	21.02'
L3	N 45°49'42" W	40.01'
L4	N 43°12'04" E	35.00'



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254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground August, 2022, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: August 23, 2022 ADAM M. WHITFIELD, RPLS NO. 5786



Parcel C090H – TCE

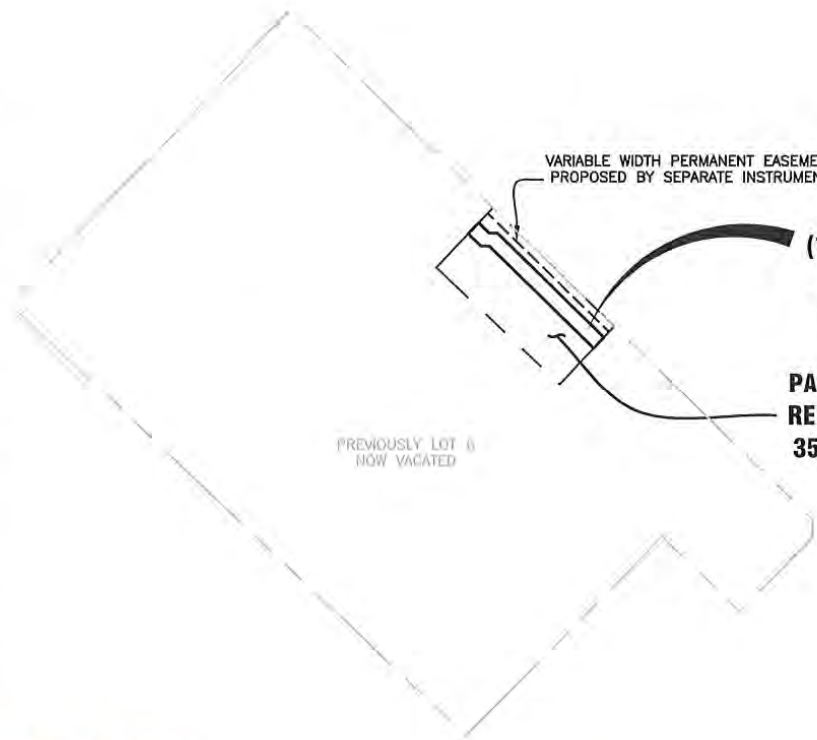
PARCEL C090H  
 UHLAND PLAZA LLC  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.



**0.421 ACRE**  
**(18,339 SQ. FT. MORE OR LESS)**  
**40 FOOT WIDE TEMPORARY**  
**CONSTRUCTION EASEMENT**

**PARENT TRACT**  
**REMAINDER OF**  
**35.000 ACRES**

PREVIOUSLY LOT 6  
 NOW VACATED



Date: Aug 23, 2022, 12:35pm User ID: ssmith  
 File: G:\Projects\ARWA1800532.01\Alliances\SURVEY\SEGMENT C TITLES - Hays County\C090H\EXHIBIT EASEMENT\C090H TCE\_P03.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPELS 10194124



Partners for a Better Quality of Life

**Legal Description  
0.421 Acre (18,339 Square Foot, more or less)  
40 Foot Wide Temporary Construction Easement**

BEING A 0.421 ACRE, 40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 35.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO UHLAND PLAZA LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NUMBER 19043371 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) PREVIOUSLY DESCRIBED AS LOT 6 VACATED BY THE CITY COUNCIL OF UHLAND, TEXAS, AS RECORDED IN COUNTY CLERKS FILE NUMBER 18005275 OF SAID O.P.R.H.C.T. SAID 0.421 ACRE, 40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found and stamped "ASH 5687", being the southeast common corner of said 35.000 acre tract and Lot 2, Block 2 of the Diego Subdivision Unit 1, according to the Final Plat thereof, as recorded in County Clerks File Number 17023476 of the Plat Records of Hays County, Texas (P.R.H.C.T.), and also being the southwest corner of that called 0.175 acre tract of land dedicated as Right of Way (ROW) to the City of Uhlend, as shown on said Diego Subdivision;

**THENCE** S 43° 12' 04" W, along the southerly common line of said 35.000 acre tract and Lot 2, a distance of 45.00 feet, to a point for the **POINT OF BEGINNING** and northeast corner of the herein described tract, also being the southwest corner of a Variable Width Permanent Easement (PE) to be dedicated by separate instrument;

**THENCE** leaving said common line, over and across said 35.000 acre tract and along the south line of said PE, the following three (3) courses and distances:

- 1) S 45° 49' 42" E, a distance of 40.01 feet, to a point for corner;
- 2) N 88° 41' 16" E, a distance of 21.02 feet, to a point for corner;
- 3) S 45° 49' 32" E, a distance of 400.36 feet, to a point for the southeast corner hereof, being the southwest corner of said PE, and lying in the southeast line of the remainder of said 35.000 acre tract, being a northwest line of the remainder of said 35.000 acre tract and that called 32.74 acre tract of land described in deed to Partners Real Estate Development LLC, as recorded in County Clerks File Number 22004822 of said O.P.R.H.C.T. From which a 1/2 inch capped iron rod found and stamped "WW" being the northerly southeast corner of said 32.74 acre tract and also lying in the southwest ROW line of County Road 127 (Variable width ROW) commonly known as High Road bears S 48° 53' 33" E, a distance of 747.60 feet;

**THENCE** S 43° 21' 36" W, leaving said PE, along the common line of the remainder of said 35.000 acre and 32.74 acre tracts, a distance of 40.00 feet, to a point for the southwest corner hereof;

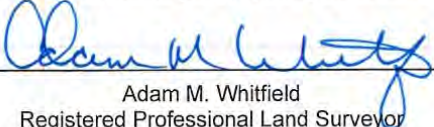
**THENCE** leaving said common line, over and across said 35.000 acre tract, the following three (3) courses and distances:

- 1) N 45° 49' 32" W, a distance of 392.20 feet, to a point for corner;
- 2) S 88° 41' 16" W, a distance of 21.02 feet, to a point for corner;
- 3) N 45° 49' 42" W, a distance of 48.05 feet, to a point for the northwest corner hereof, lying in the southerly common line of said 35.000 acre tract and Lot 2. From which a 1/2 inch iron rod found with damaged cap, being the southerly common corner of said 32.74 acre tract and Lot 2 bears S 43° 12' 04" W, a distance of 434.52 feet;



**THENCE** N 43° 12' 04" E, along the common line of said 35.000 acre tract and Lot 2, a distance of 40.01 feet, to the **POINT OF BEGINNING** and containing 0.421 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.



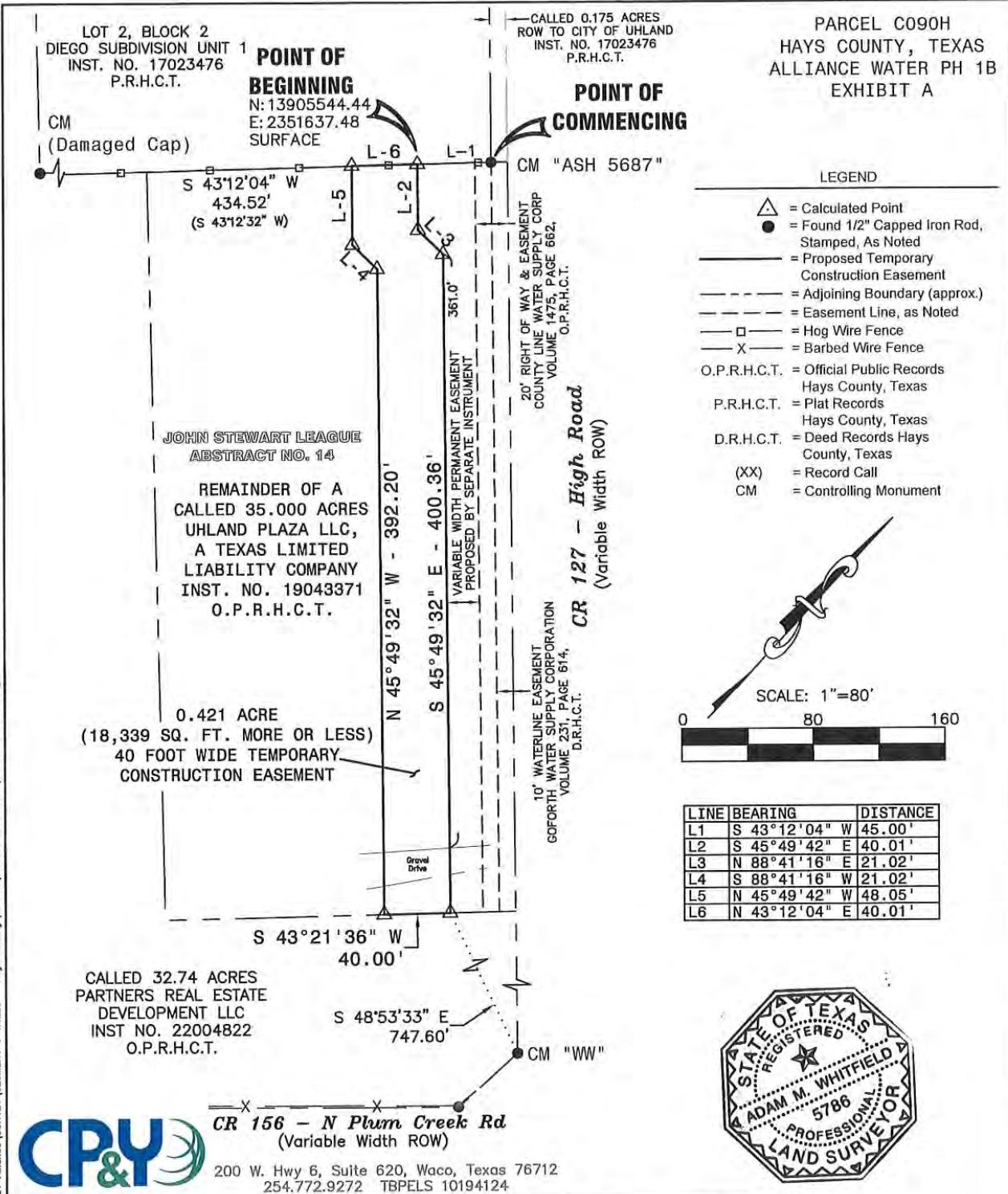
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 08-23-22

January 19, 2021  
Revised Date: April 28, 2021  
Revised Date: August 23, 2022

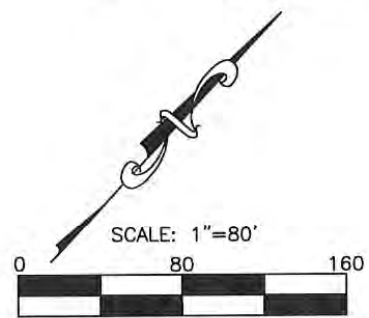






PARCEL C090H  
HAYS COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

- LEGEND**
- = Calculated Point
  - = Found 1/2" Capped Iron Rod, Stamped, As Noted
  - = Proposed Temporary Construction Easement
  - = Adjoining Boundary (approx.)
  - = Easement Line, as Noted
  - = Hog Wire Fence
  - = Barbed Wire Fence
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - P.R.H.C.T. = Plat Records Hays County, Texas
  - D.R.H.C.T. = Deed Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument



LINE	BEARING	DISTANCE
L1	S 43°12'04" W	45.00'
L2	S 45°49'42" E	40.01'
L3	N 88°41'16" E	21.02'
L4	S 88°41'16" W	21.02'
L5	N 45°49'42" W	48.05'
L6	N 43°12'04" E	40.01'



**CR 156 - N Plum Creek Rd**  
(Variable Width ROW)  
200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPELS 10194124

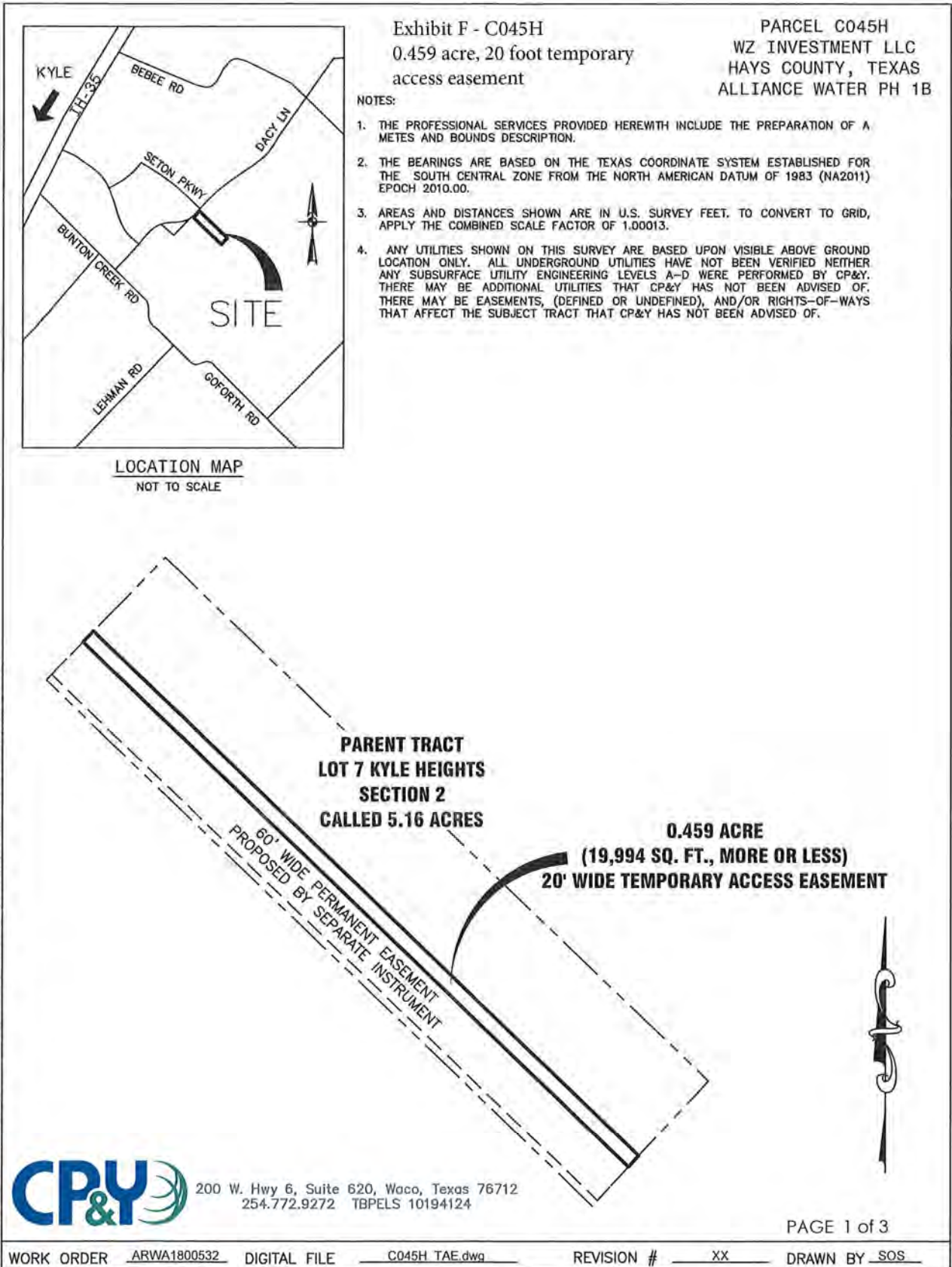
To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground August, 2022, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: August 23, 2022

*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786



**Parcel C045H – TAE**





Partners for a Better Quality of Life

**Legal Description**  
**0.459 Acre (19,994 Square Foot, more or less)**  
**20 Foot Wide Temporary Access Easement**

BEING A 0.459 ACRE, 20 FOOT WIDE TEMPORARY ACCESS EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 7 OF KYLE HEIGHTS SECTION 2, ACCORDING TO THE FINAL PLAT THEREOF AS RECORDED IN VOLUME 6, PAGE 395 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.T.), AND DESCRIBED IN CORRECTION AFFIDAVIT TO WZ INVESTMENT LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 20021960 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), FURTHER DESCRIBED IN COUNTY CLERKS FILE NUMBER 15026614 OF SAID O.P.R.H.C.T. SAID 0.459 ACRE, 20 FOOT WIDE TEMPORARY ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 60D nail found, being the southerly common corner of said Lot 7 and Lot 4 of Kyle Heights Section 1, according to the Final Plat thereof as recorded in Volume 6, Page 351 of said P.R.H.C.T., also lying in the northwest line of that called 116.000 acre tract of land described in correction affidavit to WZ Investment, LLC, as recorded in County Clerks File Number 20004559 of said O.P.R.H.C.T. and further described as "Tract 1" in Volume 4530, Page 637, of said O.P.R.H.C.T.;

**THENCE** S 42° 52' 04" W, along the common line of said Lot 7 and 116.000 acre tract, a distance of 134.74 feet, to a point for the northeast corner and **POINT OF BEGINNING** and of the herein described tract;

**THENCE** S 42° 52' 04" W, continuing along said common line, a distance of 20.00 feet, to a point for the southeast corner hereof, also being the northeast corner of a 60 foot wide Permanent Easement (PE) to be dedicated by separate instrument. From which a 1/2 inch capped iron rod found stamped "Byrn" being the southerly common corner of Lots 8 and 9 of said Kyle Heights Section 2, also lying in the northwest line of said 116.000 acre tract bears S 42° 52' 04" W, a distance of 294.76 feet;

**THENCE** N 46° 12' 05" W, leaving said common line, over and across said Lot 7 and along the southwest line of said PE, a distance of 1,000.47 feet, to a point lying in the south Right of Way (ROW) line of County Road 205 (Variable width ROW) commonly known as Dacy Lane, for the southwest corner hereof, also being the northwest corner of said PE. From which a 1/2 inch iron rod found, being the northerly common corner of said Lots 8 and 9, also lying in said south ROW line bears S 44° 21' 04" W, a distance of 295.00 feet;

**THENCE** N 44° 23' 12" E, leaving said PE, along the common line of said Lot 7 and south ROW line, a distance of 20.00 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found stamped "B&G" being the northerly common corner of said Lot 7 and Lot 6 of said Kyle Heights Section 1 bears N 44° 23' 12" E, a distance of 135.23 feet;

**THENCE** S 46° 12' 05" E, leaving said common line, over and across said Lot 7, a distance of 999.93 feet, to the **POINT OF BEGINNING** and containing 0.459 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.



Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

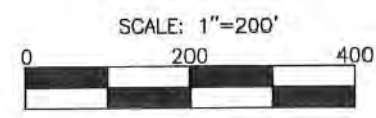
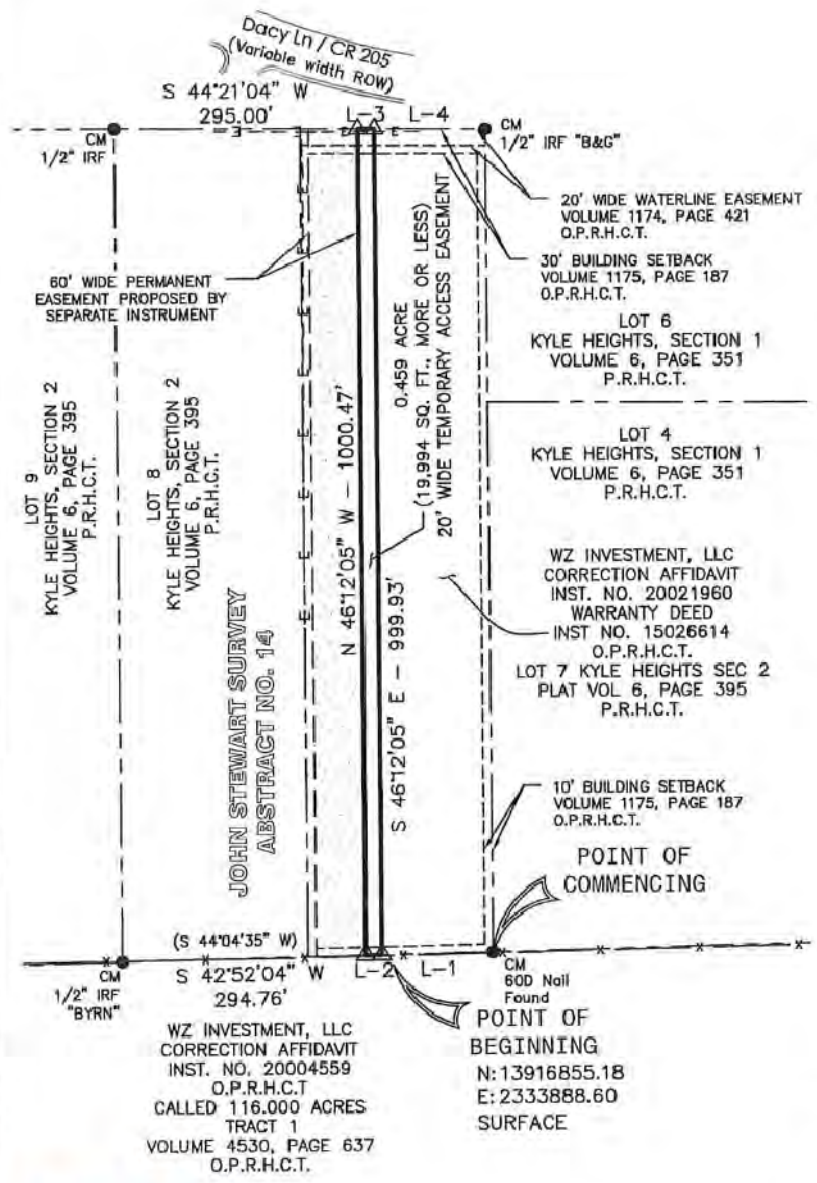
Date: 10.05.22

October 05, 2022





PARCEL C045H  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B  
 EXHIBIT A



Line Table		
LINE	BEARING	DISTANCE
L-1	S 42°52'04" W	134.74'
L-2	S 42°52'04" W	20.00'
L-3	N 44°23'12" E	20.00'
L-4	N 44°23'12" E	135.23'

- LEGEND
- = Calculated Point
  - = Found 1/2 Inch Iron Rod, Unless Otherwise Noted
  - = Proposed Temporary Access Easement
  - = Adjoining Boundary (approx.)
  - = Barbed Wire Fence
  - = Easement or Building Setback Line, as noted
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - P.R.H.C.T. = Plat Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument
  - IRF = Iron Rod Found



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 2019 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Adam M. Whitfield*  
 ADAM M. WHITFIELD, RPLS NO. 5786

Date: October 05, 2022

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C045H TAE.dwg Revision # XX DRAWN BY SOS

Date: Oct 05, 2022 4:20pm User ID: samith  
 File: G:\Projects\ARWA1800532\01 Alliance\SURVEY\SEGMENT C TITLES - Hays County\C045H\EXHIBIT EASEMENT\C045H\_TAE.dwg

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**  
Wednesday, November 16, 2022 at 3:00 PM  
Buda City Hall, 405 E. Loop Street, Building 100, Buda, TX 78610

**K. ADJOURNMENT**

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