

**Alliance Regional Water Authority  
Board of Directors**

**REGULAR MEETING**



**ALLIANCE WATER**

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.

Buda City Hall  
405 E. Loop St.  
Buda, TX 78610

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

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., 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 2:00 PM, Wednesday, May 24, 2023, at the Buda City Hall, 405 E. Loop Street, Buda, TX 78610.

Members of the public wishing to make public comment during the meeting must be present at the public meeting location. A copy of the agenda packet will be available on the Authority's website at the time of the meeting. Additional information can be obtained by calling Graham Moore at (512) 294-3214.

A. CALL TO ORDER

B. ROLL CALL

C. SEATING OF NEWLY APPOINTED DIRECTORS AND ELECTION OF OFFICERS

C.1 Oath of Office and swearing in of Directors

C.2 Election of Officers for the May 2023 through April 2024 Board term

D. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at [info@alliancewater.org](mailto:info@alliancewater.org) before 2:00 p.m.)

E. 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 April 26, 2023. ~  
*Graham Moore, P.E., Executive Director*

F. PUBLIC HEARINGS / PRESENTATIONS

G. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

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

G.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek

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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*

- H. 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.*
- I. ITEMS FOR ACTION OR DISCUSSION/DIRECTION
- I.1 Update and discussion regarding the Authority's public relations activities possible direction to staff and consultants. ~ *CD&P*
  - I.2 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Toby Flinn, P.E., Pape-Dawson Engineers*
  - I.3 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*
  - I.4 Discussion and possible direction to Staff regarding the request by the Guadalupe-Blanco River Authority to expand the Authority's Water Treatment Plant Capacity. ~ *Graham Moore, P.E., Executive Director, Ryan Sowa, P.E. Kimley-Horn & Associates and Marisa Vergara, P.E., STV*
  - I.5 Consider adoption of Resolution 2023-05-24-001 approving Amendment #1 to the Adopted FY 2022-23 budget. ~ *Graham Moore, P.E., Executive Director*
  - I.6 Consider adoption of Resolution 2023-05-24-002 approving Amendment #3 to the Agricultural Lease between the Authority and Chris Walker for the Authority's Water Treatment Plant property in Caldwell County. ~ *Graham Moore, P.E., Executive*
  - I.7 Discussion of legislative issues for the 88<sup>th</sup> Texas Legislature, and possible direction to Staff. ~ *Scott Miller / Jeff Hecker, The Schlueter Group*
- J. 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.

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**K. EXECUTIVE SESSION**

K.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*

K.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*

**L. ADJOURNMENT**

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

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**BOARD MEMBER PACKETS**  
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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 2026	
Regina Franke (CRWA - General Manager, Crystal Clear SUD)	April 2026	
Tim Samford (Kyle – Wastewater Treatment Operations Manager)	April 2024	
Blake Neffendorf – Treasurer (Buda – Director of Public Works)	April 2026	
Councilmember Mark Gleason (San Marcos)	April 2025	
Humberto Ramos – Vice Chair (CRWA – Water Resources Director)	April 2024	
Amber Schmeits (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 Treatment Operations Manager)	April 2024	
Shaun Condor (San Marcos –Director of Engineering & CIP)	April 2025	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2026	
Paul Kite (San Marcos – Asst. Director of Public Services)	April 2025	

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**C. SEATING OF NEWLY APPOINTED DIRECTORS AND ELECTION OF OFFICERS**

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**C.1 Oath of Office and swearing in of Directors**

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Background/Information

The re-appointed Directors will be asked to complete the Oath of Office form that is attached. The oath will be read verbally at the meeting by each Director.

The re-appointed Board members are:

- Mayor Jane Hughson
- Regina Franke
- Blake Neffendorf
- Pat Allen

Attachment(s)

- Alliance Water – Director Oath of Office

**Board Decision(s) Needed:**

- None.



Oath of Office  
ALLIANCE REGIONAL WATER AUTHORITY  
Board of Directors

I, \_\_\_\_\_, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, or promised to pay, contributed or promised to contribute any money, or valuable thing, or promised any public office or employment, as a reward to secure my appointment or confirmation thereof.

I do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Board Director of the Alliance Regional Water Authority, and will to the best of my ability preserve, protect and defend the constitution and laws of the United States and of this state, so help me God.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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**C.2 Election of Officers for the May 2023 through April 2024 Board term**

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Background/Information

Each May the Board will be required to elect Officers for the coming year. The Authority's bylaws identify the following four positions: Chair, Vice Chair, Treasurer and Secretary. The duties of each as outlined in the bylaws are described below.

Officer Positions and Duties

*Section 4.2. Powers and Duties of the Chair.* The Chair shall preside at all meetings of the Board. He or she shall have such duties as are assigned by the Board.

*Section 4.3. Powers and Duties of the Vice Chair.* The Vice Chair shall perform the duties and exercise the powers of the Chair upon the Chair's death, absence, disability, or resignation, or upon the Chair's inability to perform the duties of his or her office. Any action taken by the Vice Chair in the performance of the duties of the Chair shall be conclusive evidence of the absence or inability to act of the Chair at the time such action was taken.

*Section 4.4. Treasurer.* The Treasurer shall have custody of all the funds and securities of the Authority which come into his or her hands. When necessary or proper, he or she may endorse, on behalf of the Authority, for collection, checks, notes and other obligations and shall deposit the same to the credit of the Authority in a bank or banks or depositories designated by the Board; he or she may sign all receipts and vouchers for payments made to the Authority, either alone or jointly with another officer designated by the Board; whenever required by the Board, he or she shall render a statement of the Authority's accounts; he or she shall enter or cause to be entered regularly in the books of the Authority to be kept by him or her for that purpose full and accurate accounts of all moneys received and paid out on account of the Authority; he or she shall perform all acts incident to the position of Treasurer subject to the control of the Board; and he or she shall, if required by the Board, give such bond for the faithful discharge of his or her duties in such form as the Board may require. The Treasurer may, with approval of the Board by resolution, delegate any or all of these duties on an interim or ongoing basis to another Director, the Executive Director, or a member of the Authority staff.

*Section 4.5. Secretary.* The Secretary shall act as secretary of all meetings of the Board and keep the minutes of all meetings of the Board in books provided for that purpose; he or she shall attend to the giving and serving of all notices; he or she may attest the signatures of the Chair on all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Authority he or she shall have charge of the Authority's books, records, documents and instruments (except the books of account and financial records and securities of which the Treasurer shall have custody and charge), and such other books and papers as the Board

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may direct, all of which shall at all reasonable times be open to the inspection of any Director at the office of the Authority during business hours; and, he or she shall perform all duties incident to the office of Secretary subject to the control of the Board. The Secretary may, with approval of the Board by resolution, delegate any or all of these duties on an interim or ongoing basis to another Director, the Executive Director, or a member of the Authority staff.

**Board Decision(s) Needed:**

- Election of a Board Chair, Vice Chair, Treasurer and Secretary.

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- D. 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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**E. CONSENT AGENDA**

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

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**E.1** Consider approval of minutes of the Regular Meeting held April 26, 2023. ~ *Graham Moore, P.E., Executive Director*

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Attachment(s)

- 2023 04 26 Board Meeting Minutes

**Board Decision(s) Needed:**

- Approval of minutes.



**Alliance Regional Water Authority**

**BOARD MEETING**

**MINUTES**

**Wednesday, April 26, 2023**

The following represents the actions taken by the Board of Directors of the Alliance Regional Water Authority (ARWA) in the order they occurred during the meeting. The Board of Directors convened in a meeting on Wednesday, April 26, 2023 at the County Line Special Utility District Offices in Kyle, Texas.

- A. CALL TO ORDER.
  - **The Alliance Water Board Meeting was called to order at 3:02 p.m. by Mr. Betz.**
  
- B. ROLL CALL.
  - **Present: Hughson, Franke, Samford, Neffendorf, Gleason, Ramos, Schmeits, Hjorth, Betz, Allen and Kite.**
  - **Absent: Turley and Condor.**
  
- C. PUBLIC COMMENT PERIOD
  - **None.**
  
- D. CONSENT AGENDA
  - D.1 Consider approval of minutes of the Regular Meeting held March 22, 2023.
  - D.2 Consider approval of financial reports for periods ending February 2023 and March 2023.
  - D.3 Consider approval of the Quarterly Investment Report for the period ending March 31, 2023.
    - **Motion to approve the consent agenda with an amendment to the March meeting minutes for Item H.3 to state the sign should be on the fence was made by Ms. Hughson, seconded by Ms. Ramos and approved on an 11-0 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

- **Mr. Moore provided an update.**
- **No action.**

## H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Consider adoption of Resolution 2023-04-26-001 naming authorized signatories on the Authority's Broadway National Bank and TexSTAR pooling accounts.
  - **Motion to adopt Resolution 2023-04-26-001 naming authorized signatories on the Authority's Broadway National Bank and TexSTAR pooling accounts as written was made by Mr. Ramos, seconded by Ms. Hughson and approved on an 11-0 vote.**
- H.2 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program.
  - **Toby Flinn with Pape-Dawson provided the Phase 1B Construction Update.**
  - **Mr. Allen asked if casing across TxDOT right-of-way is the full width of the right-of-way.**
  - **Mr. Moore noted that TxDOT has not required the casing to extend the full width.**
  - **Mr. Ramos inquired how the delay in the Water Treatment Plant project would affect the hydrostatic testing of the system.**
  - **Mr. Moore responded that it will not affect hydrostatic testing as that will accomplished via another water source, but that it will impact disinfection of the pipelines.**
  - **Mr. Ramos asked if the delay would impact the water delivery schedule.**
  - **Mr. Moore responded that the delay would impact water delivery schedule.**
  - **No Action.**



- H.3 Consider approval of Change Proposal #23 to add metal canopies on two delivery points on the Phase 1B Booster Pump Station Project with MWH Constructors, Inc.
- **Item H.3 was pulled from the agenda with no discussion or action taken.**
- H.4 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.**
- H.5 Consider adoption of Resolution 2023-04-26-002 approving Work Order #7 with HVJ South Central Texas – M&J, Inc. for material testing on the South Inline Elevated Storage Tank Project.
- **Motion to adopt Resolution 2023-04-26-002 approving Work Order #7 with HVJ South Central Texas – M&J, Inc. for material testing on the South Inline Elevated Storage Tank Project as written was made by Ms. Schmeits, seconded by Ms. Hughson and approved on an 11-0 vote.**
- H.6 Consider adoption of Resolution 2023-04-26-003 approving an agreement with Braun Intertec Corporation for pre-demolition asbestos and lead-based paint assessment of facilities on the Authority's property in eastern Caldwell County.
- **Mr. Moore noted that four buildings on the Water Treatment Plant property are dilapidated and in need of demolition. Prior to preparing a demolition plan, the buildings need to be checked for asbestos and lead-based paint.**
  - **Ms. Hughson inquired if demolition will allow for re-use of the materials.**
  - **Mr. Moore stated that this will be an option for whomever is selected for the work.**
  - **Mr. Ramos inquired if any "hits" are likely.**
  - **Mr. Moore noted that the old house has vinyl floor tile and is of an age where asbestos is definitely possible.**
  - **Mr. Kite noted that in previous projects he has had "hits" on window glazing.**
  - **Motion to adopt Resolution 2023-04-26-003 approving an agreement with Braun Intertec Corporation for pre-demolition asbestos and lead based paint assessment as written was made by Ms. Schmeits, seconded by Mr. Samford and approved on an 11-0 vote.**

- H.7 Discussion of legislative issues for the 88<sup>th</sup> Texas Legislature, and possible direction to Staff.
- **Scott Miller with The Schlueter Group attended the meeting and provided updates on the current legislative session along with Mr. Moore.**
  - **Mr. Miller noted that is House bills are scheduled for hearing yet, then they are likely dead.**
  - **No Action.**
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS
- **No discussion.**
- J.1 The Board of Directors recessed into Executive Session at 3:51 p.m. pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege, Section 551.072 to discuss water supply project partnership options. The Board of Directors reconvened from Executive Session at 4:08 p.m.
- J.2 Action from Executive Session on the following matters:
- A. Water supply partnership options
  - B. Groundwater leases
  - C. Acquisition of real property for water supply project purposes.
  - D. Consider adoption of Resolution 2023-04-26-004 approving the mediated settlement agreements with Samuel C. Bretzke Family Trust.
    - **Motion to adopt Resolution 2023-04-26-004 approving the mediated settlement agreements with the Samuel C. Bretzke Family Trust as written was made by Mr. Ramos, seconded by Mr. Allen and approved on an 11-0 vote.**
  - E. Consideration of Resolution 2023-04-26-005 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections

of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.

- **Motion to adopt Resolution 2023-04-26-005 as written was made by Mr. Ramos, seconded by Ms. Schmeits and approved on an 11-0 vote.**

K. ADJOURNMENT

- **Meeting was adjourned at 4:09 p.m. based on the motion by Ms. Hughson, seconded by Mr. Hjorth on a 11-0 vote.**

**APPROVED:** \_\_\_\_\_, 2023

**ATTEST:**

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

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

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

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Background/Information

The following items were discussed by the Committee at its 5/10 meeting:

- Received a construction update on the Phase 1B projects (Item I.2).
- Received an update on the Phase 1B program (Item I.3).
- Received a presentation on the updated Phase 1B projections – Staff was provided direction on additional considerations to analyze.
- Received an update on the system for updating Sponsor water demand projections. Staff to prepare a policy based on the new format and bring to the Board for consideration.
- Received an update on the 88<sup>th</sup> Texas Legislature (Item I.7).
- Received an update on area water meetings (Item G.2).

**Board Decision(s) Needed:**

- None.

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

Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on May 10th – no issues directly affecting the Authority were discussed.

Plum Creek Conservation District (PCCD)

The PCCD met on May 17th – no issues directly affecting the Authority were discussed.

Groundwater Management Area 13

No update.

Region L Planning Group

Region L continues to work on the water projections for each Water User Group in the region – those are set to be finalized this summer.

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

No update.

**Board Decision(s) Needed:**

- None.

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- H. 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**

- None.

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- I.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 – February 2023 to May 2023

# PUBLIC RELATIONS HIGHLIGHTS

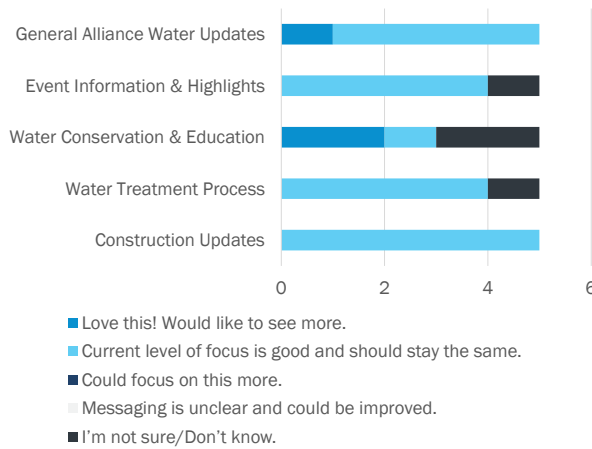


Prepared by CD&P

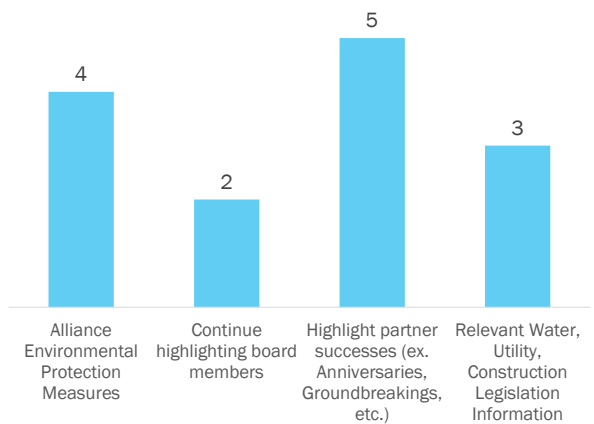
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## Board Survey Results

1. For the topics covered this year, how satisfied are you with the current level of focus?



2. What other topic do you think we should focus on this year?

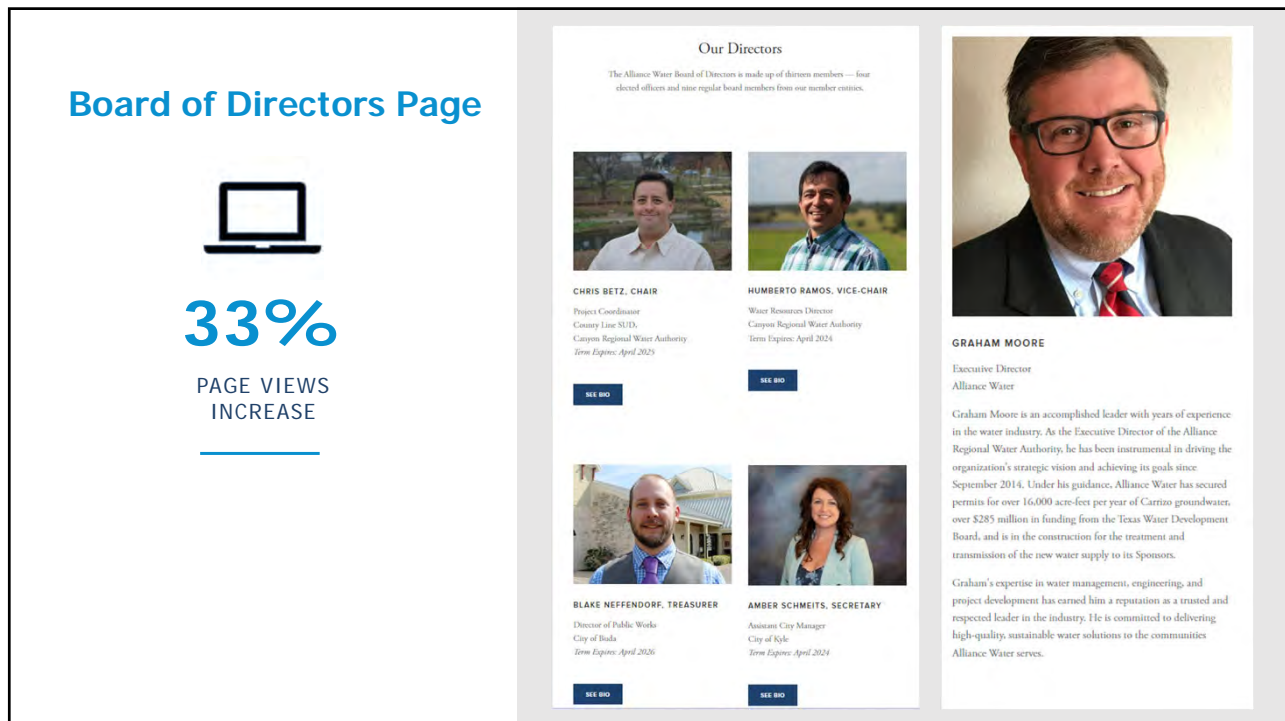


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3




4

## Social Media Outreach




**21**  
NEW FOLLOWERS

**1,111**  
TOTAL FOLLOWERS



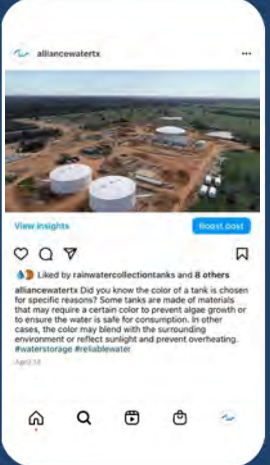
**124**  
TOTAL ENGAGEMENTS  
(LIKES, COMMENTS, SHARES)

### Top-performing posts




**20** Engagements  
**363** Impressions

**f**  
FACEBOOK



**9** Engagements  
**57** Impressions

**i**  
INSTAGRAM



**2** Engagements  
**1,413** Impressions

**t**  
TWITTER

5


## Email Campaigns

Quarterly Newsletter

May 01, 2023

**185** recipients

**50%** open rate



Quarterly Update | May 2023

### Splash, Splash, Spring!

We started this spring season with a splash! Nearly all of the projects for the Central Water System have started construction. The final design for the Segment C pipeline is expected to be completed this summer and crews have started construction activities for pipeline Segments D and E, which will span from Mansfield to the New Braunfels area.


In March, we awarded the contract for the South Mine Elevated Storage Tank, one of the elevated storage tanks that will be developed. Design for the North Elevated Storage Tank is underway and is about 80% complete.

As construction progresses, we look forward to reaching beyond existing milestones (holding water being delivered to west side by the end of the year!)


### Construction Updates

- Water Treatment Plant: Continued work on the filter building structure, underground electrical installation. Steel framing around the electrical building, piping at the well sites, and Pacific 10's basin wall construction. Full completion is expected in the fall of 2023.
- Booster Pump Station: About 85% complete with piping installation to Segments B, C, and D completed. Continued electrical work, pressure testing, and lighting installation.
- Segment A: About 85% complete with all minor tunnels completed and nearly all of the pipe installation complete. Continued work on the Plum Creek crossing.
- Segment B: About half of the pipe is installed and 75% of the TX 130 crossing is complete.
- Segment D: About 20% complete. Continued work on ROW clearing, pipe delivery, and installation.
- Segment E: Design to be completed this summer.
- Segment F: Design preliminary construction planning and permitting.
- South Valley Elevated Storage Tanks: Completed preliminary construction kick-off meeting and started meeting coordination.


Water Treatment Facility, South West View, April 2023



North Elevated Storage Tank, Pipeline Installation, March 2023 (Photo provided by Page Dawson)



Segment A, Pipeline Installation, March 2023 (Photo provided by Page Dawson)



### It's Migratory Bird Season in Texas

Being in the spring, sometimes we're blessed to see migratory birds in Texas in ways we don't see elsewhere. Migratory birds, such as the Red-tailed Tropicbird, the Golden-crowned Kinglet, and the Golden-crowned Kinglet, are common in spring. These birds are here for a short time and then they're gone. It's a great time to see them. We have a lot of migratory birds here. We have a lot of migratory birds here. We have a lot of migratory birds here. We have a lot of migratory birds here.

### Board Member Spotlight: Mark Gleason

Mark Gleason currently serves as the City Council Member for the City of San Antonio, Texas, and was appointed to the position in 2020. Gleason has been a resident of the City of San Antonio for over 20 years and brings with him a wealth of knowledge and experience in the public sector. He currently works for the City of San Antonio, Texas, as the Chief of Police. Mark has served on the Planning and Zoning Commission as the Chairman. Mark is a member of the City of San Antonio, Texas, and is a member of the City of San Antonio, Texas. Mark is a member of the City of San Antonio, Texas, and is a member of the City of San Antonio, Texas.

**About Alliance Water**

Alliance Water was established in 2017 to provide long-term, sustainable water solutions to the residents of central and south Texas. The company was formed by the merger of the Central Water System and the San Antonio Water System. Alliance Water developed the Construction Water Supply Project (CWS) and has since then received the support of the City of San Antonio, Texas, and the City of New Braunfels, Texas.

*Water Solutions for Today and Tomorrow*

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6

## Next Steps

- Provide updated website content for City of Kyle page
- Develop content consistent with survey results
- Prepare for ribbon-cutting events
- Coordinate with media and city PIOs to share major milestones
- Continue providing updates through Quarterly Newsletter, Social Media, and Website



Plum Creek Launch Shaft, 45 ft deep

7

Thank You



8

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

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

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

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 – May 24, 2023



# PHASE 1B CONSTRUCTION UPDATE

May 24, 2023

Water Resources | Transportation | Land Development | Surveying | Environmental

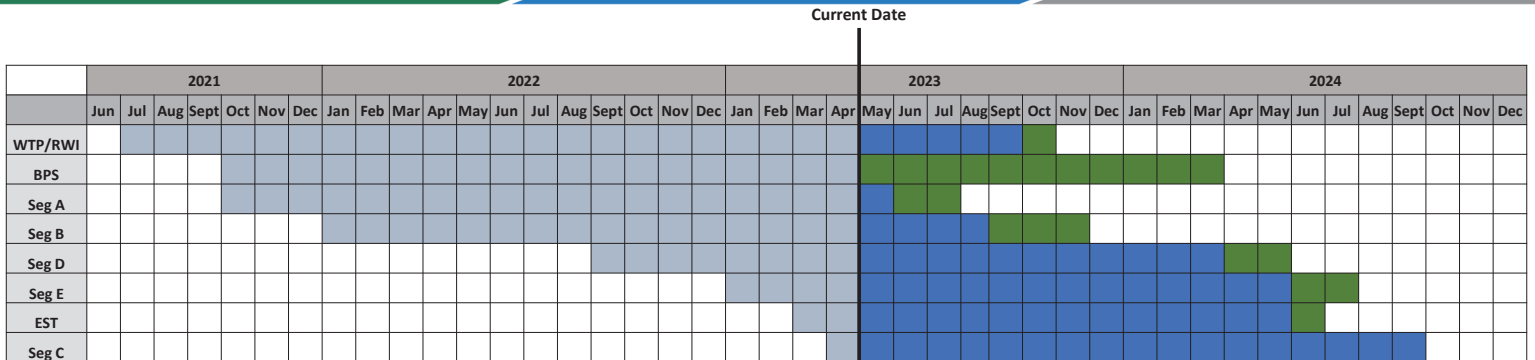


## PROGRAM CONTRACT VALUES



PROJECT	CURRENT CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$55,002,687	\$38,309,313	\$16,693,374	69.65%
BPS	\$19,846,490	\$13,809,859	\$6,036,631	69.58%
Seg A	\$49,471,385	\$43,894,614	\$5,576,770	88.73%
Seg B	\$41,988,309	\$32,144,441	\$9,843,868	76.56%
Seg D	\$46,663,969	\$10,198,647	\$36,465,322	21.86%
Seg E	\$27,277,770	\$0	\$27,277,770	0.00%
EST	\$4,573,000	\$378,675	\$4,194,325	8.28%

# PROGRAM SCHEDULE DURATIONS

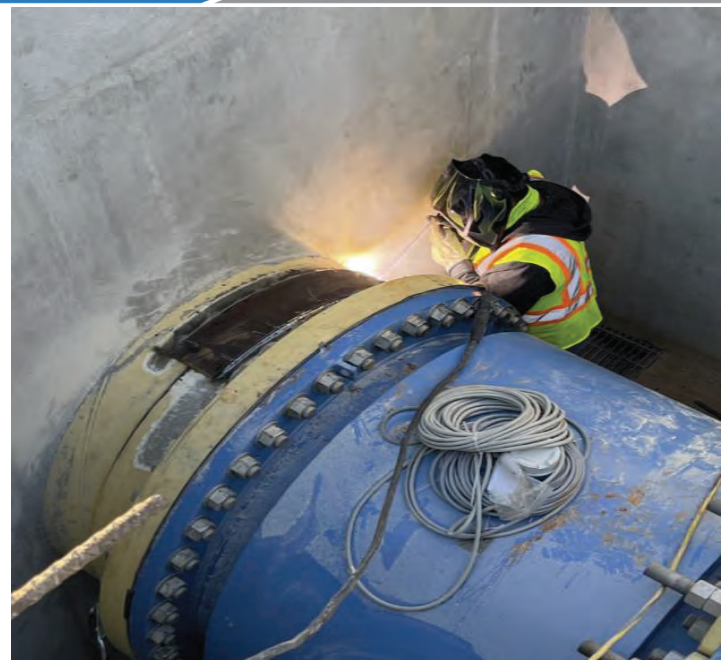


Project	Contract Dates				Program Sub Completion Status (June 2023)
	Notice to Proceed	Original Sub Completion	Current Sub Completion	Final Completion	
WTP/RWI	7/16/2021	7/16/2023	9/3/2023	11/2/2023	Behind 63 days
BPS	10/25/2021	3/18/2023	3/18/2023	3/18/2024	On Time
Seg A	11/16/2021	6/9/2023	6/9/2023	10/7/2023	On Time
Seg B	2/15/2022	8/9/2023	9/17/2023	12/1/2023	On Time
Seg D	9/19/2022	4/1/2024	4/1/2024	5/31/2024	On Time
Seg E	1/25/2023	5/24/2024	5/24/2024	7/23/2024	On Time
EST	3/28/2023	5/21/2024	5/21/2024	6/20/2024	On Time

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

### Construction Status

- Installation of the filter units process piping.
- Electrical duct bank and underground conduit installation.
- Concrete placement for the HSPS slab.
- Excavation for the generator #1 pad and MSB-1.
- Continued painting of the filter complex process piping.
- Completed the Rapid Mix area retaining wall construction.
- Continued the 24” Backwash Supply yard piping installation.
- Continued the installation of the 4” plant water piping .
- Continued the WTP site culverts installation.
- Began the installation of the 4” sludge feed line to the drying beds.



WTP – PWL Welding Butt Strap on Pipe, inside of Meter Vault.

## WTP/RWI - PROGRESS PHOTOS



WTP – Filter Complex Sanding & Cleaning Pipes for Paint



WTP – Filter Complex Painting Pipes



WTP – Filter Complex Painting FE Pipes  
5

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

### Next Month - Projected Construction Activities

- Continue the Installation of the filter units process piping.
- Electrical duct bank and underground conduit installation.
- Form and install reinforcing steel for the generator #1 pad.
- Continue painting of the filter complex process piping.
- Continue the 24" Backwash Supply yard piping installation.
- Continue the installation of the 4" plant water piping .
- Continue the installation of the 4" sludge feed line to the drying beds.
- Continue the WTP site culverts installation.
- Complete the PEMB structural steel erection at the Filter Complex and HSPS Electrical building.



WTP – 48" Potable Water Line Welding Last Pipe

# Booster Pump Station (MWH / Freese and Nichols)

## Construction Status

- Completed 48" DIP from the pump station to GST.
- Continued installation of the ducttanks.
- Continued conduit rough-in at the pump station.
- Placed the pump station concrete pad.



BPS – Native Backfilling Efforts for Suction Line

## BPS- PROGRESS PHOTOS



BPS – Formwork at Eastern End of  
Pump Station Slab



BPS – Reinforced Steel for Pump  
Station Slab



BPS – Pump Station Slab Protection from  
Forecasted Rain



# Booster Pump Station (MWH / Freese and Nichols)

## Next Month - Projected Construction Activities

- Formwork removal for the pump station slab (corrections required)
- Install Segment B piping at the pump station to begin filling of the GST from San Marcos WTP.
- Backfill and site grading around the pump station and electrical building

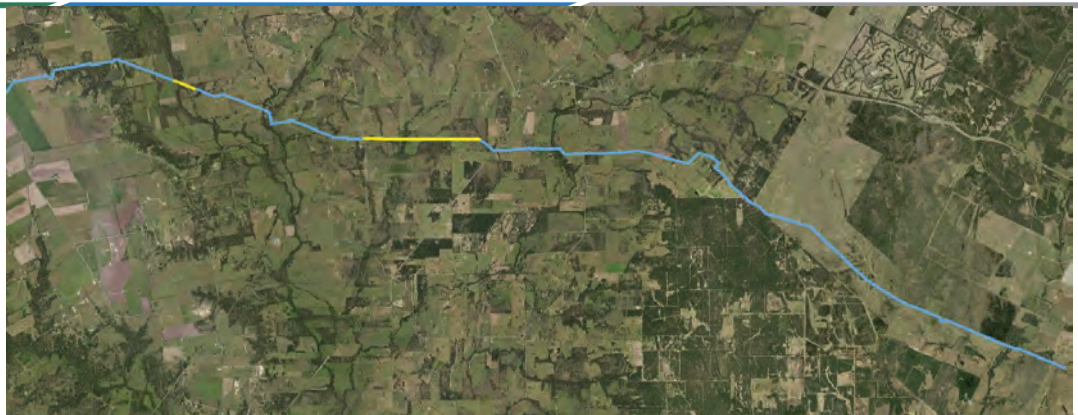


BPS – Anchoring Pipe Supports for Seg D Meter Vault Pipe

# Segment A (Garney Construction / LAN)

## Construction Status

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



Activity	Status
ROW Cleared	100%
Pipe Delivered	100%
Tunnels Completed	100%(15 of 15)
Pipe Installed	87%
Major Crossing (Plum Creek)	Pour mud slab and thrust blocking at Plum Creek

# SEGMENT A - PROGRESS PHOTOS



Seg A – Garney Crew Receiving Precast Manhole Section



Seg A – Installing Manhole section



Seg A - Setting Manhole section at STA 854+68 **11**

## Segment A (Garney Construction / LAN)

### Next Month - Projected Construction Activities

- Pipe Installation
  - Continue stripping, trenching, and pipe installation operations with Crew 1, between FM 86 and Fox Lane.
  - Continue stripping, trenching, and pipe installation operations with Crew 3, West of Seawillow Road.
  - Crews are loading carrier pipe in tunnels, pouring CLSM at ends of tunnels, pouring 3000 psi concrete anchors as they lay past appurtenance locations, installing test stations for cathodic protection, and stacking out precast at appurtenance locations after concrete cures.
- Major Crossing Completed 0% (0 of 1)
  - Pour mud slab and thrust blocking of launch shaft on West side of Plum Creek.
  - Dewater the receiving shaft at Plum Creek.
  - Mobilize and setup of equipment to start Microtunneling operations.
- Perform maintenance on all county roads and private roads being used for construction operations.
- Continue haul off excess native material and rough grading.
- Meetings with GBRA on hydrostatic testing water requirements.

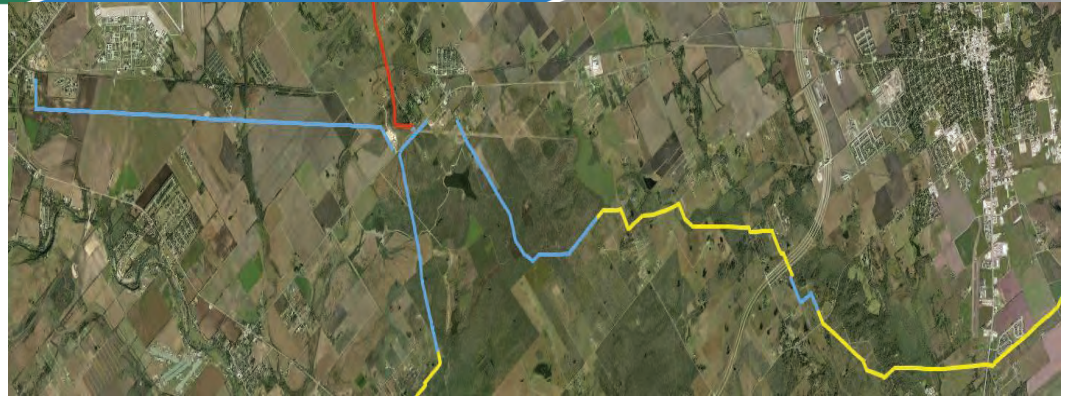


Seg A – Installing Pipe Piece 2520

# Segment B (Garney Construction / K Friese)

### Construction Status

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



Activity	Status
ROW Cleared	100%
Pipe Delivered	100%
Tunnels Completed B1	100% (21 of 21)
Tunnels Completed B2	50% (2 of 4)
Pipe Installed	57%
Major Crossing (TX 130)	100%

## SEGMENT B - PROGRESS PHOTOS



Seg B – Preparing Pipe for Placement



Seg B – Installing Pipe



Seg B – Installing Pipe MK#2216

## Segment B (Garney Construction / K Friese)

### Next Month - Projected Construction Activities

- Pipe Installation
  - Continue installation of pipe on B1
  - Hauling off excess spoils from project site and spreading topsoil
  - Continue pouring concrete anchors for precast at CAV and Drain Valves
  - Setting precast structures for appurtenances behind laying operation
- Major Crossings
  - 100% Completed
  - Finalize all outstanding submittals associated with SH 130 tunnel
- Tunnels
  - Installed tunnels to bring total to 21 of 21 (100%)
  - Hold on CP002 scope of tunnel installations for segment B2 during installation of SH130 tunnel; current total is 2 of 4 (50%) completed on CP002 scope of work added to segment B contract
- Continue pouring concrete anchors for precast at CAV, access manways, and drain valves.
- Set precast at CAV, access manways, and drain valve locations.
- Work at completing hydrostatic testing on B2.
- Turn over water from SMWTP to MWH to start filling GST.



Segment A – Unloading Embedment Material

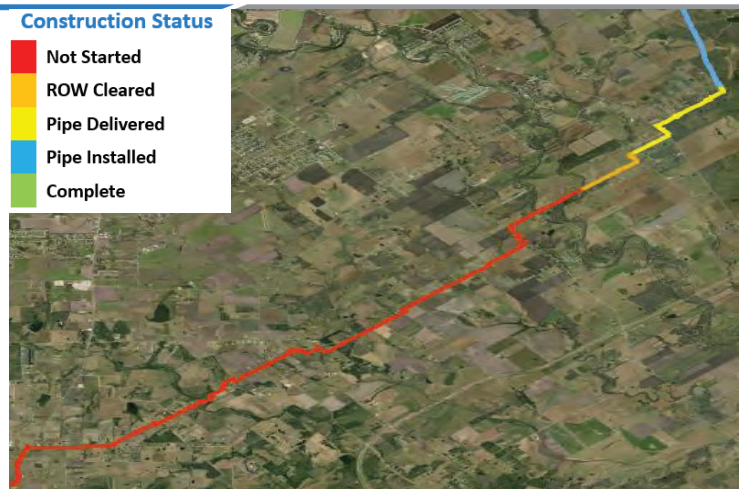
## Segment D (SJ Louis / Freese & Nichols)

### Construction Activities

- Process documentation: Submittals and RFI in SharePoint.
- Continued SWPPP installations on both sides of San Marcos River in front of pipe stringing operations.
- Continued temporary fence gaps for access and cattle fencing along easements.
- Prepping ROW with culverts and leveling out easements for access with pipe trucks.
- Continued pipe laying operations between SH 142 and HWY 80.
- Welding operations are staying close behind laying operation and being completed in restrained sections on a weekly basis.
- Rain events slowed pipe installation on 4/21/23.
- Mobilizing tunneling subcontractor to HWY 80.

### Construction Status

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



Activity	Status
ROW Cleared	31%
Pipe Delivered	23%
Tunnels Completed	0%(0 of 18)
Pipe Installed	11%
Major Crossing (San Marcos River Crossing)	0%

# SEGMENT D - PROGRESS PHOTOS



Seg D – Pipe Preparation



Seg D – Pipe Placement



Seg D – Embedment Test

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

### Next Month - Projected Construction Activities

- Processing documentation in SharePoint.
- Installation of temporary fence gaps for access and cattle fencing along easements.
- SWPPP installations behind clearing operations.
- Continue pipe deliveries South of HWY 80.
- Continue clearing operations after conducting scheduled bird surveys.
- Conduct next bi-weekly progress meeting 5/4/23.
- Continue pipe installation between SH 142 and HWY 80.



Seg D – Easement Cleanup

## Segment E (Garney / Walker Partners)

### Construction Activities

- Process documentation: Submittals and RFI in SharePoint.
- Coordination with developments along 758 and 46.
- UIR permitting coordination.
- Conducted bi-weekly progress meeting on 4/20/23.
- Continued surveying
- Installation of temp gates for access continued by Razor.

### Next Month - Projected Activities

- Processing documentation in SharePoint.
- Conduct bi-weekly progress meeting on 5/4/23.
- Continue staking easement limits
- Bird survey coordination and start clearing operations.
- Continue installation of temporary entrances



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## Elevated Storage Tanks Landmark / Plummer

### Construction Activities

- Completed monthly construction meeting
- Continued processing project documentation in Autodesk
- Contractor mobilized to the site and began clearing and grubbing.

### Next Month - Projected Activities

- Drilling for piers are planned for completion on May 10<sup>th</sup>
- Foundation completion is planned for Jun 14<sup>th</sup>

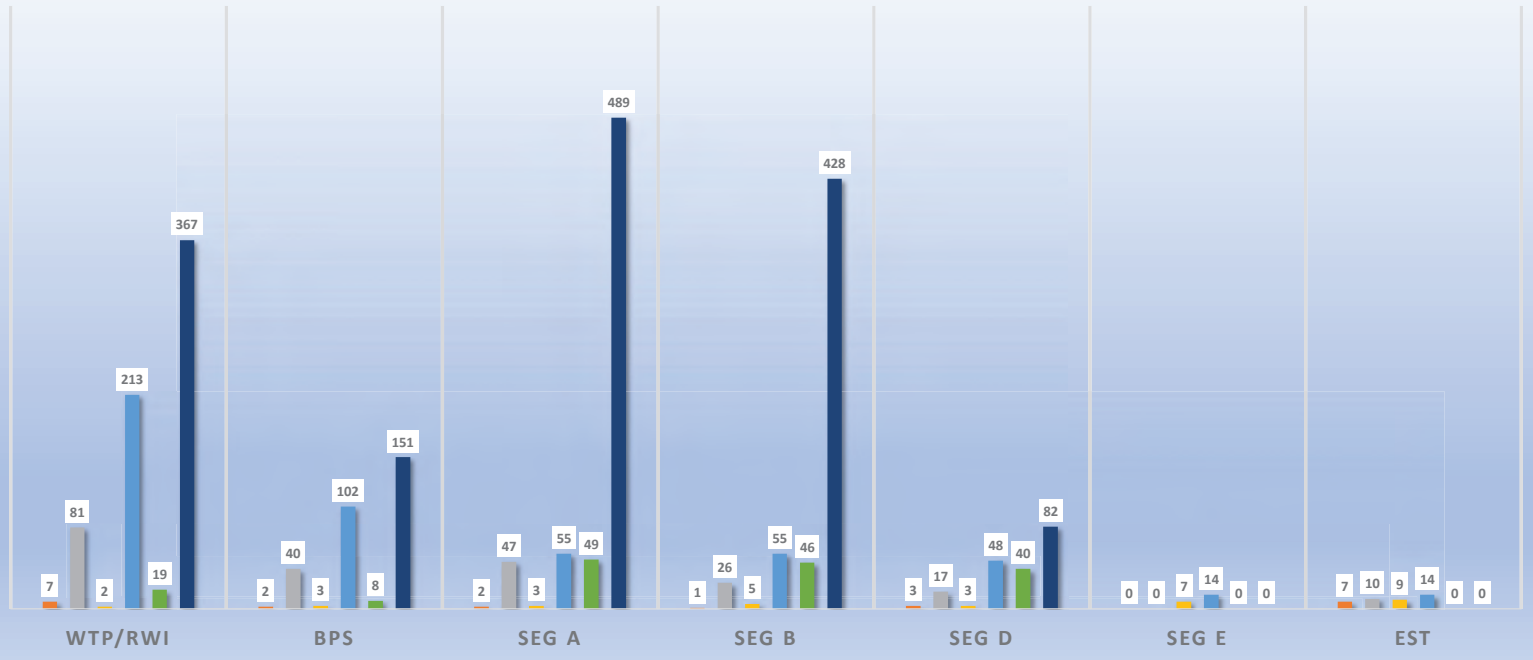


EST - Excavating Existing Pond for EST Foundation

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# PROGRAM OVERSIGHT RECAP

RFIs This Period    RFIs To Date    Submittals This Period    Submittals To Date    Test Reports This Period    Test Reports To Date



**QUESTIONS?**

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

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

- I.3** 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 – May 24, 2023
- Kimley-Horn Monthly Summary of Activities for April 2023

**Board Decision(s) Needed:**

- None.





# Phase 1B Program Update

Board of Directors Meeting  
May 24, 2023

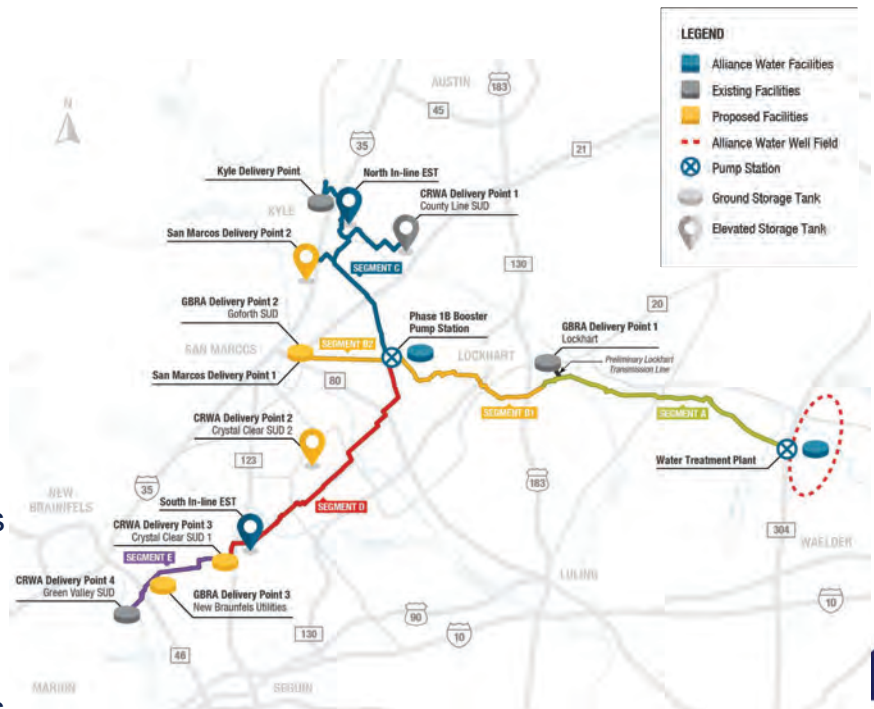


**ALLIANCE WATER**

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

## Ongoing Progress

- ▶ Design Milestone Status
  - Segment C
    - 100% Submittal – June
- ▶ TWDB Reviews
  - Segment E
    - Plans and Specs – Under Review
    - Construction – Release of Funds Request – Under Review
  - South In-line EST
    - Plans and Specs – Under Review
    - Construction – Release of Funds Request – Under Development



# Pipeline Easement Acquisition Status

Pipeline Segment	Number of Parcels	STATUS						Final Settlement Outstanding
		(A) Appraisal/Offer in Development	(B) Negotiation	(C) = (A+B) Appraisal / Negotiation	(D) Condemnation in Process	(E) = (C+D) Possession Still Needed	(F) Purchase Agreement Signed / Possession Obtained	
A	39	0	0	0	0	0	39	5
B	47	0	0	0	0	0	47	16
D	60	0	0	0	0	0	60	15
C	76	4	8	12	3	15	61	37
E	36	0	0	0	0	0	36	13
Well Field	16	0	4	4	0	4	12	4
<b>Total</b>	<b>274</b>					<b>19</b>	<b>255</b>	<b>90</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: 068706606-0423  
 Invoice Date: Apr 30, 2023  
 Invoice Amount: \$ 95,062.89  
 Project No: 068706606  
 Project Name: ARWA PROGRAM YEAR 6  
 Project Manager: SOWA, RYAN

Work Order No. 6  
 Duration: March 2023 - Feb. 2024

Invoice Duration: April 1, 2022 to April 30, 2022

Federal Tax Id: 56-0885615

**COST PLUS MAX**

KHA Ref # 068706606.3-24717740

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	5,455.00	300.00	200.00	100.00
STAKEHOLDER COORDINATION	160,793.00	14,476.31	5,209.74	9,266.57
BUDGETING	91,252.00	12,196.00	7,482.50	4,713.50
SCHEDULE	32,002.00	2,564.00	870.00	1,694.00
REPORTING	36,930.00	11,057.50	4,305.00	6,752.50
DATA MANAGEMENT	71,102.00	3,905.75	2,021.55	1,884.20
ENVIRONMENTAL MANAGEMENT	31,866.00	5,894.25	290.00	5,604.25
LAND ACQUISITION MANAGEMENT	294,091.00	77,781.36	43,738.36	34,043.00
TWDB MANAGEMENT	67,256.00	2,591.75	290.00	2,301.75
DESIGN STANDARDS	12,036.00	740.00	740.00	0.00
ENGINEERING DESIGN MANAGEMENT	77,716.00	12,865.00	8,132.50	4,732.50
QUALITY ASSURANCE	3,630.00	0.00	0.00	0.00
ELECTRICAL POWER PLANNING	7,325.00	0.00	0.00	0.00
PERMIT COORDINATION/TRACKING	19,702.00	2,065.00	1,515.00	550.00
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	285,132.00	21,677.50	9,180.00	12,497.50
PROJECT ADMINISTRATION	17,888.00	8,701.00	5,633.00	3,068.00
OTHER SERVICES	141,826.00	5,178.75	370.00	4,808.75
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	266,369.00	3,046.37	0.00	3,046.37
<b>Subtotal</b>	<b>1,622,371.00</b>	<b>185,040.54</b>	<b>89,977.65</b>	<b>95,062.89</b>
<b>Total COST PLUS MAX</b>				<b>95,062.89</b>

**Total Invoice: \$ 95,062.89**

*If you have questions regarding this invoice, please call 281-612-9031.*

May 5, 2023

## **Project Monthly Summary**

### **April 2023 Tasks Performed:**

- Task 1 – Program Management Plan Updates
  - *Finalized and distributed the updates to 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, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
  - Continued weekly task coordination with Alliance Water.
  - 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
  - *Coordinate Overall Program Budget projection presentation updates with ARWA staff.*
  - 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
  - Integrated each project schedule into overall Program schedule. Developed and distributed the monthly Program schedule summary.
- Task 6 – Data Management
  - Continued tracking the number of easements with final settlement outstanding.
  - 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
  - *Continue coordination with the Program Environmental Consultant in addressing Segment C USACE comments on submitted reports.*
  - Continue coordination with ARWA and the Program Environmental Consultant regarding the burial relocation proceedings.

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

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- Continued coordination with Program Environmental Consultant concerning the Segment C comments from the United States Army Corps of Engineers.
- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continued coordination between Program Environmental Consultant and Design Engineers.
  
- Task 8 – Land Acquisition Management
  - Continued negotiations with remaining Segment C parcels.
  - Coordinated the appraisal process for Segments C and W parcels as needed.
  - 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 team 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 as needed.
  
- Task 9 – Texas Water Development Board Management
  - *Submitted the Segment E Final design and Construction Phase Release of Funds documentation.*
  - Coordinated with TWDB staff to track the status of funding release requests under review.
  - Continued coordination with ARWA, GBRA, and TWDB Staff to track all documents currently under review.
  
- 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 pipeline alignment considerations.
    - Segment D

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

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- Continue coordination with Design Consultant for construction phase services.
    - Segment E
      - Continue coordination with Design Consultant for construction phase services.
  - Raw Water Infrastructure:
    - Continued coordination with Design Consultant for construction phase services.
  - Water Treatment Plant:
    - 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 construction phase services for the South Inline Elevated Storage Tank.
    - Continued coordination with Design Consultant for final design development for the North Inline Elevated Storage Tank.
  - 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 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 Inline Elevated Storage Tank Design Consultant during the South Inline Elevated Storage Tank construction phase services.*
  - On-going coordination with WTP, RWI, BPS, Segment A, Segment B, Segment D, and Segment E Design Consultants during the construction phase.
  - Continued coordination with the Construction Management & Inspection team.
- Task 16 – Other Services
  - *Coordinated with Booster Pump Station Design Consultant regarding comments received for the Watershed Protection Plan.*
  - *Ongoing GBRA WTP Expansion option and cost projection development*

- Task 18 – Environmental Construction Services
  - Attended construction status meetings.
  - Perform migratory bird nesting surveys.

**May 2023 Projection:**

- Task 2 – Stakeholder Coordination
  - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, GVEC, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
  - Continue weekly task coordination with Alliance Water.
  - Prepare and present the Technical Committee Meeting Update.
  - Prepare and present Project Advisory Committee Meeting Update.
  - Prepare and present Board Meeting Update.
  - Prepare for and hold Monthly Status Meeting with Alliance Water.
  
- Task 3 – Budgeting
  - *Prepare and present updates to the Overall Program Budget projection presentation for the Technical Committee Meeting.*
  - 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
  - Integrate each project schedule into overall Program schedule. Develop and distribute schedule update and memorandum.
  
- Task 6 – Data Management
  - Continue tracking the number of easements with final settlement outstanding.
  - Continue 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.
  - Continue updating of web-based GIS for easement acquisition process and alignment changes.
  
- Task 7 – Environmental Management
  - Continue coordination with the Program Environmental Consultant in addressing Segment C USACE comments on submitted reports.
  - Continue coordination with ARWA and the Program Environmental Consultant regarding the burial relocation proceedings.

**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 negotiations with remaining Segment C parcels.
  - Coordinate the appraisal process for Segment C 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 as needed.
  
- Task 9 – Texas Water Development Board Management
  - *Coordinate with Program PM and Design Consultants to prepare the South Inline EST Construction Phase Release of Funds documentation.*
  - Continue coordination with ARWA, GBRA, and TWDB Staff to track all 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



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

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- Continue coordination with Design Consultant for construction phase services.
    - Segment E
      - Continue coordination with Design Consultant for construction phase services.
  - Raw Water Infrastructure:
    - Continue coordination with Design Consultant for construction phase services.
  - Water Treatment Plant:
    - 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:
    - Continue coordination with Design Consultant for construction phase services for the South Inline Elevated Storage Tank.
    - 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, booster pump station).
    - Review invoices, schedules, and risk logs for consultants.
- Task 14 – Permit Coordination/Tracking
  - Continue Permit coordination with Pipeline consultants
  - Coordinate with Hays County concerning the Site Development Permit.
  - General Coordination with TxDOT.
  - Coordinate with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
  - Continue General Coordination with GVEC, BBEC, and LCRA.
  - On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services
  - On-going coordination with WTP, RWI, BPS, Segment A, Segment B, Segment D, Segment E, and South Inline Elevated Storage Tank Design Consultants during the construction phase.
  - On-going coordination with the Construction Management & Inspection team.
- Task 16 – Other Services
  - *Respond to City of San Marcos comments for the submitted City of San Marcos Watershed Protection Plan for the parcels to be platted near the Booster Pump Station.*
  - *Ongoing GBRA WTP Expansion option and cost projection development*

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

---

- Task 18 – Environmental Construction Services
  - Attend construction status meetings.
  - Perform migratory bird nesting surveys.

**Scope Elements Added/Removed:**

None at this time.

**Outstanding Issues/Concerns:**

None at this time.

**HUB Participation:**

22.0 % allotted by Contract (based on contract total fee)

39.1 % 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	\$93,880.00	6.4%	\$6,050.00	\$-
Grubb Engineering, Inc.	ESBE; SBE; WBE	Electrical Power Planning	\$5,000.00	0.0%	\$-	\$-
Spitzer and Associates, Inc.	SBE; WBE	Land Acquisition Management	\$253,970.00	26.1%	\$66,272.60	\$36,262.60
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$4,755.00	0.0%	\$-	\$-
		Subtotal	\$357,605.00	20.2%	\$72,322.60	\$36,262.60

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

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

- I.4** Discussion and possible direction to Staff regarding the request by the Guadalupe-Blanco River Authority to expand the Authority's Water Treatment Plant Capacity. ~ *Graham Moore, P.E., Executive Director, Ryan Sowa, P.E. Kimley-Horn & Associates and Marisa Vergara, P.E., STV*
- 

Background/Information

The Authority entered into the Water Treatment and Transmission Agreement in June 2018 with the Guadalupe-Blanco River Authority (GBRA) that prescribed 15,000 acre-feet of capacity in the Carrizo Water Treatment Plant (WTP) for GBRA's use. This project is currently in construction.

In 2022 GBRA requested that the Authority consider expanding the capacity of the WTP by 10.2 million gallons per day. This additional capacity has not previously been planned into the master plan for the WTP.

The attached presentation analyzes three options for expansion of the plant. It also includes an estimate of costs for the Authority's expansions of its raw water system and the Maxwell Booster Pump Station in order to take advantage of expansions in the WTP that would provide the Authority with additional capacity.

Staff is not seeking any formal action from the Board on this item at this meeting. Any action would be anticipated at a future meeting.

Attachment(s)

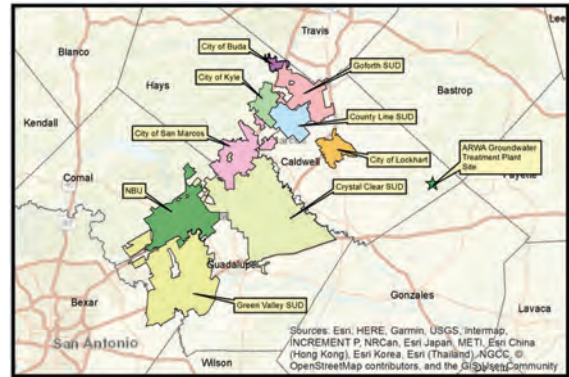
- WTP Expansion Alternatives Analysis – May 24, 2023

**Board Decision(s) Needed:**

- Possible direction to Staff.

# Alliance Regional Water Authority Water Treatment Plant

WTP Expansion Alternatives Analysis



ALLIANCE WATER

Kimley»Horn

## Background

- ▶ 2018: Water Treatment & Transmission Agreement with GBRA.
- ▶ Agreement required ARWA to build 15,000 acre-feet per year (13.38 MGD) of water treatment capacity all in Phase 1B; Agreement did not contemplate any additional capacity for GBRA.
- ▶ GBRA approached ARWA in 2022 requesting an expansion of the Water Treatment Plant to add 10.2 MGD of capacity by 2027 for delivery to: County Line, Maxwell & Goforth SUDs as well as Camino Real utilities.
- ▶ Analysis is in two parts: 1) WTP Expansion and 2) ARWA expansion of raw water system and at Maxwell BPS.



Kimley»Horn

# Meeting Agenda



- ▶ Alternatives Analysis Objectives
- ▶ WTP Flow Summary
- ▶ WTP Expansion Options
- ▶ WTP Expansion Flow Assumptions
- ▶ WTP Alternative Layouts
- ▶ WTP Total Cost Summary
- ▶ RWI and BPS Total Cost Summary



## Alternatives Analysis Objectives

- ▶ Develop GBRA expansion options for an additional 10.2 MGD.
- ▶ Utilize shared infrastructure for maximum cost savings.
- ▶ Evaluate ARWA and GBRA cost sharing for each expansion option.



# WTP Flow Summary

- ▶ Phase 1B  
(Current Phase)
  - Total: 19.51 MGD
    - ARWA: 6.13 MGD
    - GBRA: 13.38 MGD
- ▶ Phase 1C/1D  
(ARWA Expansion)
  - Total: 26.77 MGD
    - ARWA: 13.39 MGD
    - GBRA: 13.38 MGD



# WTP Expansion Options

- ▶ Option 1 (Shared Expansion)
  - Expand ARWA to ultimate capacity at the same time as GBRA expansion.
- ▶ Option 2 (GBRA Expansion)
  - Expand capacity for GBRA now utilizing shared infrastructure to accommodate ARWA future expansion.
- ▶ Option 3 (GBRA Parallel Plant)
  - Expand capacity for GBRA only in a parallel plant.

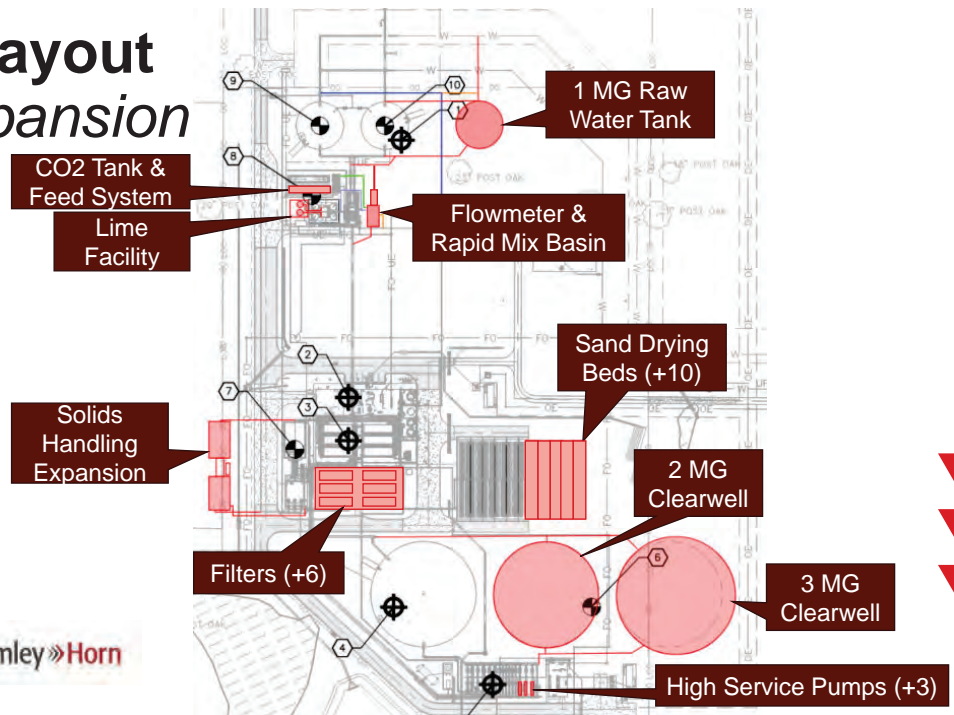


# WTP Expansion Flow Assumptions

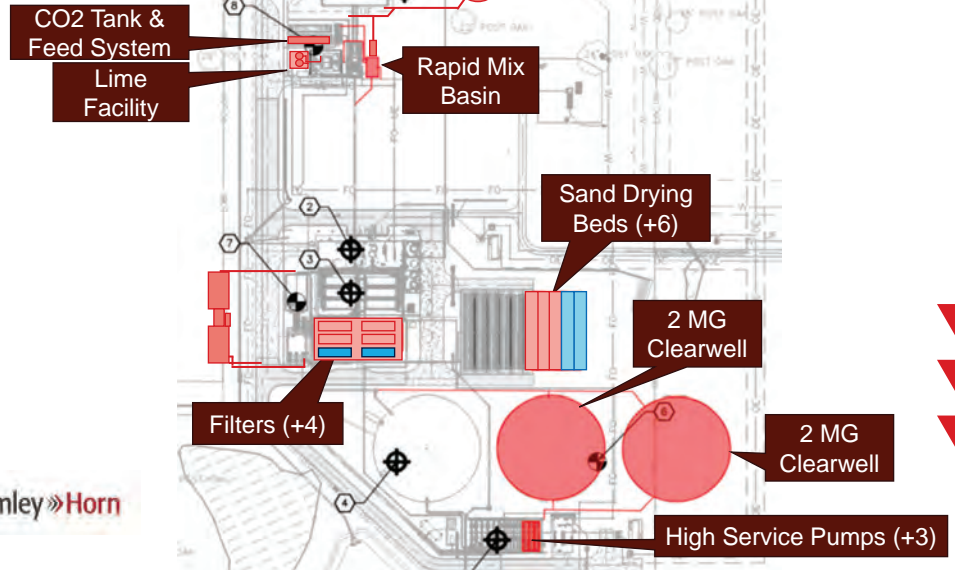
Phase	Total Flow	ARWA	GBRA
Option 1 <sub>1</sub> <i>Shared Expansion</i>	<b>38.19 MGD</b> <i>(18.68 MGD Expansion)</i>	<b>14.61 MGD</b> <i>(8.48 MGD Expansion)</i>	<b>23.58 MGD</b> <i>(10.20 MGD Expansion)</i>
Option 2 <sub>2</sub> <i>GBRA Expansion</i>	<b>29.71 MGD</b> <i>(10.20 MGD Expansion)</i>	<b>6.13 MGD</b> <i>(No Expansion at this time) (ARWA Expansion in 1C/1D)</i>	<b>23.58 MGD</b> <i>(10.20 MGD Expansion)</i>
Option 3 <sub>3</sub> <i>GBRA Parallel Plant</i>	<b>10.20 MGD</b>	<b>0.0 MGD</b> <i>(No ARWA Capacity)</i>	<b>10.20 MGD</b>



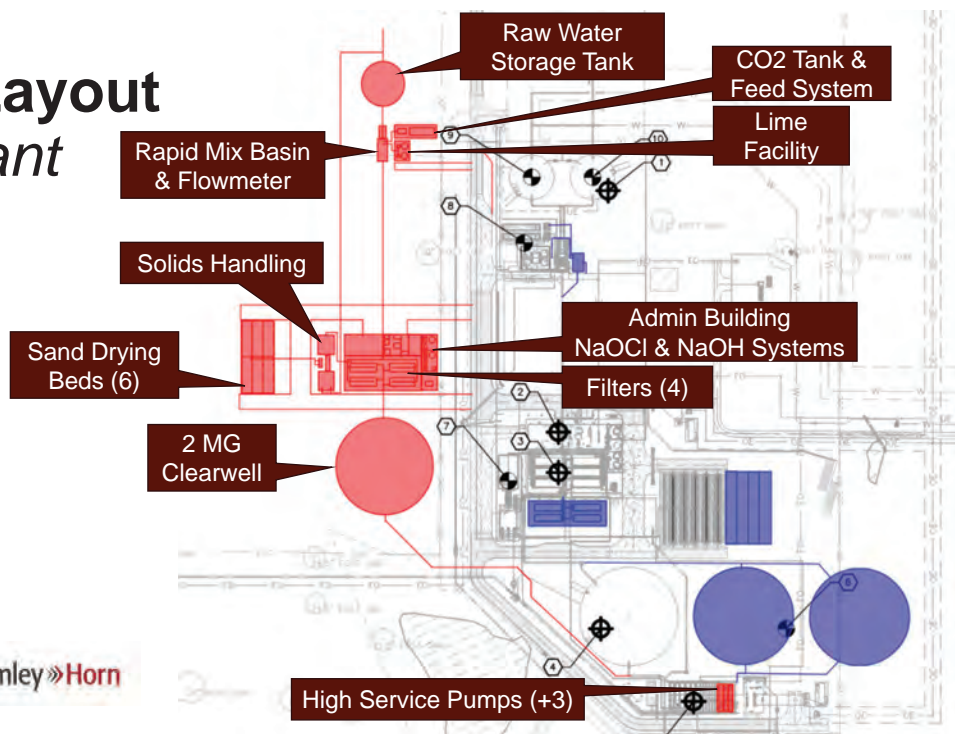
## Option 1 Layout *Shared Expansion*



# Option 2 Layout GBRA Expansion



# Option 3 Layout Parallel Plant





# WTP Phase 1B Cost Sharing Reallocation

Option	Ph 1B Total Cost	ARWA Share	GBRA Share	Ph 1B Credit due to ARWA
Phase 1B (Current Phase)	\$48,100,000	\$19,700,000	\$28,400,000	\$0
Option 1 (Shared Expansion)	\$48,100,000	\$17,200,000	\$30,900,000	\$2,500,000
Option 2 (GBRA Expansion)	\$48,100,000	\$17,200,000	\$30,900,000	\$2,500,000
Option 3 (Parallel Plant)	\$48,100,000	\$18,700,000	\$29,400,000	\$1,000,000



# WTP Total Cost Summary

Phase	WTP Total Cost	ARWA Share	GBRA Share
Phase 1C/1D (ARWA Expansion)	\$26,200,000	\$26,200,000	\$0
Option 1 (Shared Expansion)	\$40,100,000	\$18,200,000	\$21,900,000
Option 2** (GBRA Expansion)	\$30,800,000	\$4,000,000	\$26,800,000
Option 3** (Parallel Plant)	\$48,900,000	\$0	\$48,900,000

\*These costs are construction costs only with a 5% annual inflation rate assumed.

\*\*No added capacity for ARWA.



# ARWA Summary Points

## *Option 1 (ARWA Expansion)*

### Advantages

- ▶ Most efficient use of infrastructure and lowest overall ARWA costs at the WTP.
- ▶ Minimizes impacts to WTP operations by expanding ARWA to ultimate capacity at the same time as GBRA.
- ▶ ARWA will receive a credit of **\$2,500,000** from GBRA due to Phase 1B cost re-allocation.
- ▶ Cost to share in the expansion is **\$8,000,000** less than ARWA to build expansion alone.

### Disadvantages

- ▶ Option to expand the WTP for **\$18,200,000** expedites the expenditures.
- ▶ ARWA is required to pay for additional capacity before it is required.
- ▶ Additional RWI and BPS expenditures required to utilize additional capacity.



# ARWA Summary Points

## *Option 2 (GBRA Expansion)*

### Advantages

- ▶ ARWA expands raw water infrastructure and booster pump station when the additional capacity is required.
- ▶ ARWA will receive a credit of **\$2,500,000** from GBRA due to Phase 1B cost re-allocation.

### Disadvantages

- ▶ No added capacity for ARWA.
- ▶ Requires ARWA participation of **\$4,000,000** at the WTP to accommodate ARWA's future WTP expansion.
- ▶ Future expansion costs are susceptible to inflation and market fluctuations.



# ARWA Summary Points

## Option 3 (Parallel Plant)

### Advantages

- ▶ Allows ARWA to proceed with planned Phase 1D expansion when the additional capacity is required.
- ▶ ARWA will receive a credit of **\$1,000,000** from GBRA due to Phase 1B cost re-allocation.

### Disadvantages

- ▶ Future expansion costs are susceptible to inflation and market fluctuations.
- ▶ Operations becomes more challenging with parallel plant.
- ▶ Inefficient use of ARWA property.



## Raw Water & Booster Pump Station

- ▶ ARWA must expand raw water and Maxwell Booster Pump Station (BPS) systems in order to utilize additional WTP capacity.
- ▶ GBRA would not participate in the expansion of the raw water system as they have their own raw water.
- ▶ GBRA would not participate in the expansion of the Maxwell BPS as the “expanded” water would delivered through the Lockhart Delivery Point, prior to the Maxwell BPS.



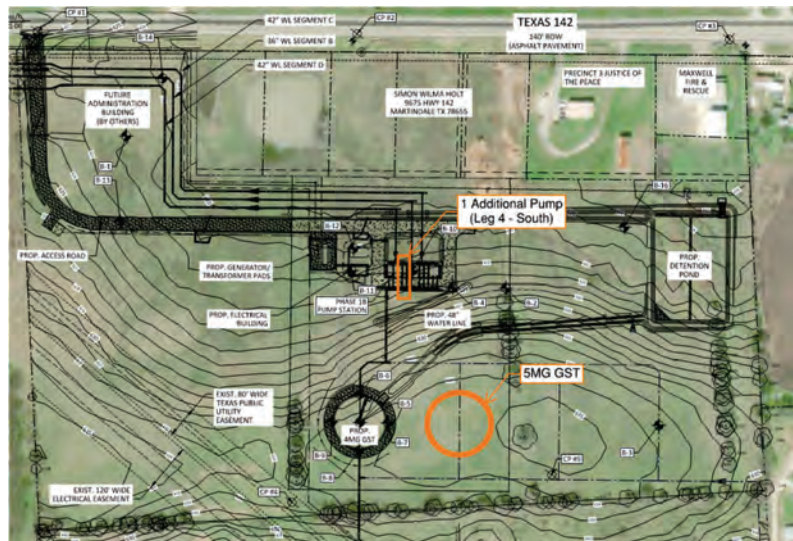
# ARWA RWI & Wellfield (Option 1)

- ▶ Phase 1C
  - Construct raw water and well drilling infrastructure for Well Sites 1, 2, 3, & 4
- ▶ Phase 1D
  - Construct raw water and well drilling infrastructure for Well Sites 5, 10, & 11



# ARWA BPS (Option 1)

- ▶ Phase 1C
  - Construct 5 MG GST
  - 1 additional pump for Leg 4 (South)
- ▶ Phase 1D
  - Phase 1C improvements address Phase 1D capacities



# ARWA RWI, Wellfield, & BPS (Option 1) Total Costs

Phase 1C/1D	Total Cost (Ph 1C/D 2026)	Total Cost (Ph 1C 2026 / Ph 1D 2029)	Total Savings
ARWA Raw Water Infrastructure and Wellfield	\$40,600,000	\$43,500,000	\$2,900,000
Booster Pump Station	\$7,200,000	\$7,200,000	\$0
<b>Total Phase 1C/1D Costs</b>	<b>\$47,800,000</b>	<b>\$50,700,000</b>	<b>\$2,900,000</b>

\*These costs are construction costs only with a 5% annual inflation rate assumed.



## Next Steps

- ▶ Follow-up on any questions from ARWA Board.
- ▶ Will need direction from Board in June as to interest in continued consideration of expansion for GBRA.
- ▶ If there is continued interest, ARWA and GBRA will need to enter into a new agreement or amend the existing agreement to describe the commitments from each Party, including the cost-split.
- ▶ Will need to finalize analysis in memorandum format to include anticipated construction durations, etc.



# Comments and Questions



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

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

- I.5** Consider adoption of Resolution 2023-05-24-001 approving Amendment #1 to the Adopted FY 2022-23 budget. ~ Graham Moore, P.E., Executive Director
- 

Background/Information

In March the Board awarded the Operations and Maintenance Agreement for the Carrizo Water System to the Guadalupe-Blanco River Authority. At the time the FY 2022-23 budget was approved by the Board in 2022 it was not known whether this would be done with ARWA staff or out-sourced to a third party. With the contracting of this effort, Staff would like to amend the budget to move money from the Staffing line item in the budget to the O&M – General line item.

Staff is also proposing moving money originally allocated to the Legal Support category to the Hydrogeological Support category and additional funding to the Engineering – General line item as the Authority continues to work on the addition of a Monitoring Well as required by it's permits with the Plum Creek Conservation District.

The result of all of the amendment is no net increase in the budget for FY 2022-23.

Attachment(s)

- Resolution 2023-05-24-001
- FY 2022-23 Budget Amendment #1

**Board Decision(s) Needed:**

- Adoption of Resolution 2023-05-24-001 approving Amendment #1 to the Adopted FY 2022-23 budget.



**ALLIANCE WATER**

**RESOLUTION NO. 20230524-001**

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING AMENDMENT #1 TO THE AUTHORITY'S 2022-23 OPERATING BUDGET RESULTING IN ZERO NET INCREASE, AND DECLARING AN EFFECTIVE DATE**

**RECITALS:**

1. The ARWA Board of Directors wishes to amend the 2022-2023 Budget as shown on Attachment A to re-allocate line item expenditures resulting in zero net increase to the budget.

2. The budget amendment decreases the "Employee Expenses" and "Legal Support" by a total of \$267,810. The decrease is required as the Board selected the Guadalupe-Blanco River Authority (GBRA) to operate the water system and therefore additional employees for the Authority are not required. Additionally, the legal support line item is not needed in the current fiscal year.

3. The budget amendment increases the "General – O&M Expenditures", the "Hydrogeologic Support" line and the "Engineering – General" by a total of \$267,810. As noted above, the expenditures by GBRA for operating the system will be charged to the "General – O&M Expenditures" line item and therefore the original budget item must be increased. Additional hydrogeological support is required this fiscal year as the Authority works on the addition of a monitoring well and finally, the "Engineering – General" line item was increased by the remainder of \$102,810 as a placeholder.

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

**PART 1.** The 2022-2023 Budget of the Alliance Regional Water Authority is amended as shown on the attached Attachment A.

**PART 2.** This Resolution shall be in full force and effect immediately upon its passage.

**ADOPTED:** May 24, 2023.

**ATTEST:**

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

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



**Alliance Regional Water Authority**  
**APPENDIX A: FY 2021-22 GENERAL OPERATIONS BUDGET**

**ATTACHMENT A - AMENDMENT #1 2023-05-24**

Expense	Actual FY 2020/21	Approved (as Amended) FY 2021/22	Estimated FY 2021/22	Proposed FY 2022/23
<b>Operations Expenditures</b>				
Royalties & Permit Fees				
Groundwater Royalties	1,239,073.15	1,355,600.00	1,498,100.00	1,520,470.50
Permit Fees	74,454.43	82,000.00	82,000.00	91,000.00
Total Royalties & Permit Fees	1,313,527.58	1,437,600.00	1,580,100.00	1,611,470.50
Contract Services				
Agency Mgmt Public Relations	37,883.30	50,000.00	50,000.00	60,000.00
Contract Services-Lobbyist	72,000.00	72,000.00	45,000.00	60,000.00
Auditing fees	10,930.00	13,000.00	10,930.00	13,000.00
Legal Fees	86,307.99	115,000.00	115,000.00	125,000.00
Total Contract Services	207,121.29	250,000.00	220,930.00	258,000.00
Regional Water Planning Contribution	484.53	2,500.00	1,500.00	1,500.00
Admin Operations				
Dues	7,655.00	7,500.00	7,500.00	9,000.00
Bank Fees	3,723.08	2,500.00	4,500.00	4,000.00
Insurance - Liability, E&O	2,422.98	7,000.00	3,075.00	7,000.00
Non-Project Newspaper Public Notices	3,556.37	3,500.00	0.00	2,000.00
Telephone, Telecommunications	1,209.68	3,800.00	2,400.00	3,800.00
Supplies	18,330.34	18,000.00	33,500.00	27,500.00
Admin Operations - Other	0.00	1,500.00	0.00	1,500.00
Total Admin Operations	36,897.45	43,800.00	50,975.00	54,800.00
Travel, Conferences & Meetings	1,175.83	5,000.00	3,000.00	5,000.00
Employee Expenses				
Salaries and wages	328,983.05	389,225.19	340,000.00	372,360.98
Merit Bonus	0.00	0.00	0.00	0.00
Auto Allowance	13,084.74	12,600.00	12,600.00	12,600.00
Phone Allowance	2,803.95	2,700.00	2,700.00	2,700.00
Payroll taxes	24,497.37	27,759.89	25,000.00	27,564.08
Employee Insurance	29,351.46	47,637.50	32,000.00	37,112.40
Retirement	23,571.27	33,267.70	28,000.00	32,951.18
Licenses & Permits	1,123.75	2,700.00	1,250.00	1,700.00
Mileage Reimbursement	0.00	3,150.00	500.00	1,500.00
Employee Expenses - Other	0.00	6,000.00	1,000.00	4,000.00
Total Employee Expenses	423,416.00	525,040.00	443,050.00	492,490.00
<b>Total Operations Expenditures</b>	<b>1,982,620.00</b>	<b>2,263,940.00</b>	<b>2,299,560.00</b>	<b>2,423,260.00</b>
<b>Facility O&amp;M Expenditures</b>				
General - O&M Expenditures	35,767.24	9,000.00	9,000.00	149,000.00
Well Field - O&M Expenditures	0.00	0.00	0.00	0.00
WTP - O&M Expenditures	0.00	0.00	0.00	0.00
Maxwell BPS - O&M Expenditures	0.00	0.00	0.00	0.00
Buda BPS - O&M Expenditures	0.00	19,510.00	5,000.00	23,750.00
Kyle EST - O&M Expenditures	0.00	0.00	0.00	0.00
SH-123 EST - O&M Expenditures	0.00	0.00	0.00	0.00
<b>Total O&amp;M Expenditures</b>	<b>35,767.24</b>	<b>28,510.00</b>	<b>14,000.00</b>	<b>172,750.00</b>

**Alliance Regional Water Authority**  
**APPENDIX A: FY 2021-22 GENERAL OPERATIONS BUDGET**  
**ATTACHMENT A - AMENDMENT #1 2023-05-24**

	Actual FY 2020/21	Approved (as Amended) FY 2021/22	Estimated FY 2021/22	Proposed FY 2022/23
<b>Capital Expenditures</b>				
Projects-in-Progress (Cash)			Reduction: \$25,000	
Legal Support	2,715.30	25,000.00	10,000.00	0.00
Hydrogeologic Support	12,782.31	20,000.00	Addition: \$25,000	45,000.00
Total Projects-in-Progress (Cash)	15,497.61	45,000.00	30,000.00	45,000.00
Projects-in-Progress Eng. (Cash)			Addition: \$102,810	
Engineering - General	16,125.00	75,000.00	50,000.00	202,810.00
GIS Development	15,102.75	0.00	0.00	0.00
Total Projects-in-Progress Eng. (Cash)	31,227.75	75,000.00	50,000.00	202,810.00
Debt Service Payment				
Series 2015a (CRWA)	250,977.00	249,058.00	249,058.00	251,854.00
Series 2015b (Kyle)	181,087.50	179,928.50	179,928.50	178,608.00
Series 2017a (CRWA)	498,561.50	501,017.50	501,017.50	498,047.50
Series 2017b (Kyle)	452,995.50	455,691.50	455,691.50	452,996.50
Series 2017c (San Marcos)	723,522.00	719,232.00	719,232.00	719,282.00
Series 2017d (Buda)	104,678.00	104,054.00	104,054.00	103,334.00
Series 2019a (CRWA)	1,287,478.50	1,289,930.50	1,289,930.50	1,287,130.50
Series 2019b (Kyle)	1,174,531.50	1,172,646.50	1,172,646.50	1,175,574.50
Series 2019c (San Marcos)	1,897,305.00	1,899,831.00	1,899,831.00	1,897,081.00
Series 2019d (Buda)	268,481.00	271,717.00	271,717.00	269,889.50
Series 2020a (CRWA)	640,000.00	1,728,369.50	1,728,369.50	1,726,815.50
Series 2020b (Kyle)	585,000.00	1,573,890.50	1,573,890.50	1,577,476.50
Series 2020c (San Marcos)	500,000.00	2,584,310.50	2,584,310.50	2,581,682.50
Series 2020d (Buda)	75,000.00	365,842.00	365,842.00	365,470.00
Series 2022a (CRWA)	0.00	0.00	0.00	375,000.00
Series 2022b (Kyle)	0.00	0.00	0.00	340,000.00
Series 2022c (San Marcos)	0.00	0.00	0.00	340,000.00
Series 2022d (Buda)	0.00	0.00	0.00	50,000.00
Total Debt Service Payment	8,639,620.00	13,095,520.00	13,095,520.00	14,190,240.00
<b>Total Capital Expenditures</b>	<b>8,686,350.00</b>	<b>13,215,520.00</b>	<b>13,175,520.00</b>	<b>14,438,050.00</b>
<b>Total Expense</b>	<b>10,704,740.00</b>	<b>15,507,970.00</b>	<b>15,489,080.00</b>	<b>17,034,060.00</b>

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

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

- I.6** Consider adoption of Resolution 2023-05-24-002 approving Amendment #3 to the Agricultural Lease between the Authority and Chris Walker for the Authority's Water Treatment Plant property in Caldwell County. ~ *Graham Moore, P.E., Executive*
- 

Background/Information

The Authority entered into an Agricultural Lease Agreement with Chris Walker for the Water Treatment Plant property in April 2018; the lease was renewed via addenda in December 2018 and December 2020.

Attached is the proposed Addendum #3 to the lease agreement extending the lease for two years. As has been done with previous addenda It takes the approach of using two years of lease payments to offset the cost of re-building the southern property fence line. The total estimated amount of the fence replacement is \$22,732 and the annual lease amount is \$6.096, resulting in total amount owed to Chris Walker of of \$10,540.

Attachment(s)

- Resolution 2023-05-24-002
- Amendment #3 to the Agricultural Lease with Chris Walker

**Board Decision(s) Needed:**

- Adoption of Resolution 2023-05-24-002 approving Amendment #3 to the Agricultural Lease with Chris Walker.



**RESOLUTION NO. 20230524-002**

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING ADDENDUM #3 TO THE AGRICULTURAL LEASE WITH CHRIS WALKER FOR THE AUTHORITY'S WATER TREATMENT PLANT PROPERTY; AND DECLARING AN EFFECTIVE DATE**

**RECITALS:**

1. The Alliance Regional Water Authority ("Alliance Water") entered into an Agricultural Lease Agreement (the "Agreement") for the Authority's Water Treatment Plant property in April 2018.
2. Addendums #1 and #2 to the Agreement were adopted in 2018 and 2020, respectively and credited two years of lease payments towards the cost for fence repair work along the boundary of the property.
3. The proposed Addendum #3 takes the same approach and includes the replacement of the entire southern fence line for the property.

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

**PART 1.** The attached Addendum #3 to the Agricultural Lease Agreement is hereby approved by the Alliance Water Board of Directors. Alliance Water's Executive Director, Graham Moore, is authorized to execute the addendum on behalf of Alliance Water.

**PART 2.** This Resolution shall become effective upon its adoption.

**ADOPTED:** May 24, 2023.

**ATTEST:**

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Chris Betz  
Chair, Board of Directors

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Amber Schmeits  
Secretary, Board of Directors

**ADDENDUM NO. 3 TO AGRICULTURAL LEASE**

This is Addendum No. 3 (this *Addendum*) to the Agricultural Lease (the *Lease*) entered into between the Alliance Regional Water Authority (the *Lessor*) and Chris Walker (the *Lessee*). The Lessee has proposed to completely rebuild a portion of the perimeter fencing on the Property in exchange for credit for two years’ rental payments plus a payment of \$10,540 by the Lessor. The Lessor wishes to accept this offer. In consideration for the mutual agreements in this Addendum, the Lessor and Lessee agree to revise the Lease as follows:

- A. **Property.** The area of property covered by this Lease totals 523.55 acres, more or less. This includes 558.208 acres, more or less, out tract of land in Caldwell County, Texas described on the attached Exhibit A, located at 362 Wolf Run Road, Rosanky, TX 78953 with several areas totaling 35.65 acres reserved from the lease as described in the exhibits provided in Exhibit B.
- B. **Lessee’s Repairs to Perimeter Fence.** The Lessee agrees to rebuild the southern property line perimeter fencing on the Property. The Lessee agrees to complete the rebuilding by October 31, 2023. The Lessee will notify the Lessor when the fence rebuilding is complete.
- C. **Credit and Payment towards Rental Amounts for Fence Repairs.** The Lessor will pay the Lessee \$10,540 by June 30, 2023 for the cost for the fence repair over and above the credit amount for the lease. Upon completion of the fence rebuilding, the Lessor will credit the amount of \$12,192 towards rental amounts otherwise due under the Lease. The Lessor will apply this credit towards the rental amounts due from the Lessee for 2023 and 2024.
- D. **Remainder of Lease Unchanged.** Except as revised in this Addendum, all other provisions of the Lease remain are unchanged and remain in full force and effect.
- E. **Effective Date.** This Addendum is effective as of June 1, 2023.

IN WITNESS WHEREOF, the Parties have each executed this Addendum on the dates shown below.

Lessor: Alliance Regional Water Authority 630 East Hopkins Street San Marcos, TX 78666 <a href="mailto:gmoore@alliancewater.org">gmoore@alliancewater.org</a>	Lessee: Chris Walker 3043 SH 304 Rosanky, TX 78953 <a href="mailto:c.walkerconstruction@yahoo.com">c.walkerconstruction@yahoo.com</a>
By:	
Graham Moore, Executive Director	Signature
Date:	Date:

## Exhibit A – Description of Property

**LEGAL DESCRIPTION:** BEING 558.208 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE SAMUEL HAYSLETT SURVEY, ABSTRACT 11 IN CALDWELL COUNTY, TEXAS AND BEING THE REMAINDER OF TRACT 4, AND ALL OF TRACTS 5 AND 6 DESCRIBED BY DEED RECORDED IN VOLUME 287, PAGE 399 DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 558.208 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2017:

**BEGINNING** at a 1/8" iron rod in 4" x 4" concrete monument found on the northerly line of a 30' lane and in the west line of that certain 200.57 acre tract of land conveyed to Michael Lee Evans by deed recorded in Volume 274, Page 50 official records, Caldwell County, Texas for the southeast corner hereof and said Tract 6;

THENCE N 66°10'03" W a distance of 3830.33 feet along the north line of said 30' lane to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set on the easterly right-of-way (120') line of State Highway 304 for the southwest corner hereof;

THENCE with said right-of-way line the following three (3) calls:

1. N 00°09'44" W, passing a concrete right-of-way monument found at a distance of 1162.24 feet and continuing for a total distance of 2615.04 feet to a concrete right-of-way monument found for the beginning of a curve to the right;
2. a distance of 1121.83 feet along the arc of said curve to the right having a radius of 2804.79 feet and a chord bearing N 11°17'46" E a distance of 1114.37 feet to a concrete right-of-way monument found for the endpoint of said curve;
3. N 22°45'16" E a distance of 1591.23 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the northwest corner hereof;

THENCE S 67°11'04" E a distance of 5156.73 feet along the south line of Wolf Run, a 30' lane, to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the northeast corner hereof and said Tract 6 and the northwest corner of that certain 199.1 acre tract of land conveyed to Michael Lee Evans by deed recorded in Volume 274, Page 50 of said official records;

THENCE S 23°48'40" W a distance of 2189.86 feet to a 1" iron pipe found for the common corner of said Evans 199.1 acre and 200.57 acre tracts and S 23°39'45" W a distance of 2969.47 feet to the **POINT OF BEGINNING**, containing 558.208 acres of land, more or less, and as shown on map of survey prepared herewith.

**GUADALUPE VALLEY ELECTRIC COOPERATIVE  
ALLIANCE REGIONAL WATER AUTHORITY  
CALDWELL COUNTY, TEXAS  
5.068 ACRE TRACT**

**BEING** a 5.068 acre tract of land lying in the Samuel Hayslett Survey, Abstract 11, Caldwell County, Texas, same being a portion of a 558.208 acre tract of land described as "Exhibit A" and recorded in document number 2017-006722, Official Public Records of Caldwell County, Texas, same also being described by a drawing (Delhi Substation.dwg dated November 25, 2020) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the south line of a proposed 60' wide water line easement, for the northwest corner of the herein described 5.068 acre tract, from which a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." at the intersection of the east right-of-way line of State Highway 304 (120 foot wide right-of-way) and the south right-of-way line of Wolf Run Road (30 foot wide right-of-way) for the northwest corner of the aforementioned 558.208 acre tract bears N65°20'29"W a distance of 3,288.31 feet;

**THENCE** along the south line of the aforementioned proposed 60' wide water line easement, S67°10'17"E a distance of 475.00 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the northeast corner of the herein described 5.068 acre tract;

**THENCE** leaving the south line of the aforementioned proposed 60' wide water line easement, S22°47'49"W a distance of 464.77 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the southeast corner of the herein described 5.068 acre tract;

**THENCE** N67°10'17"W a distance of 475.00 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the southwest corner of the herein described 5.068 acre tract;

GUADALUPE VALLEY ELECTRIC COOPERATIVE  
ALLIANCE REGIONAL WATER AUTHORITY  
CALDWELL COUNTY, TEXAS  
5.068 ACRE TRACT

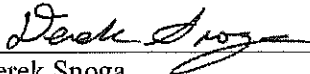
THENCE N22°47'49"E a distance of 464.77 feet to the **PLACE OF BEGINNING** and containing 5.068 acres of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone (4204).

THE STATE OF TEXAS    X  
   X    **KNOWN TO ALL MEN BY THESE PRESENTS:**  
COUNTY OF BEXAR        X

I, Derek Snoga, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in February thru November 2020.

Date 25<sup>th</sup> day of NOVEMBER 2020 A.D.

  
\_\_\_\_\_  
Derek Snoga  
Registered Professional Land Surveyor  
No. 6511 - State of Texas





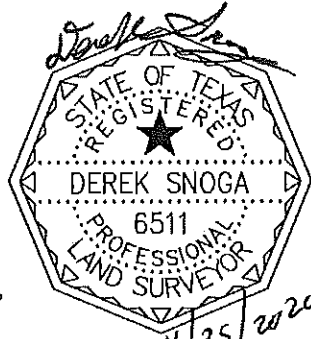
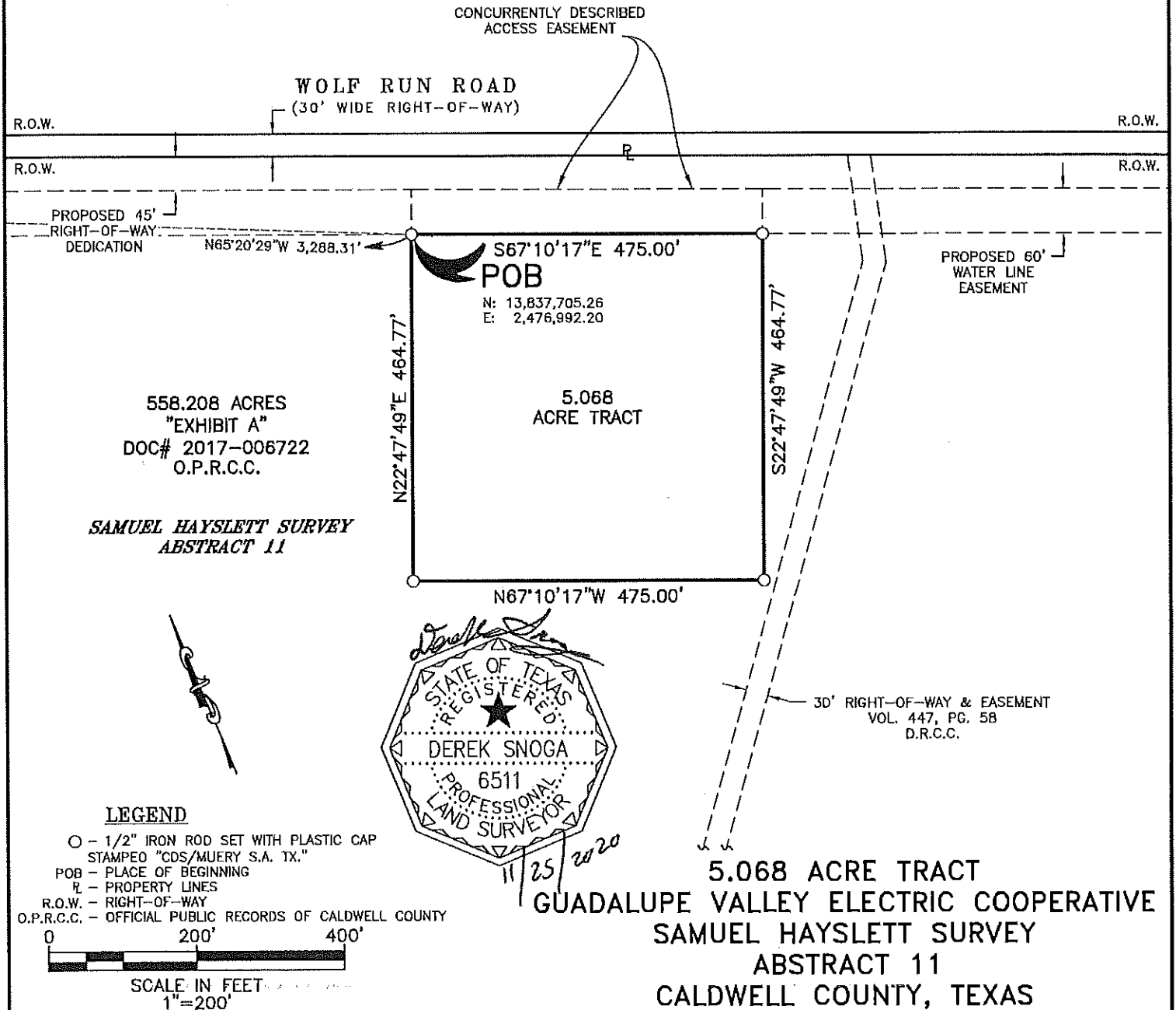
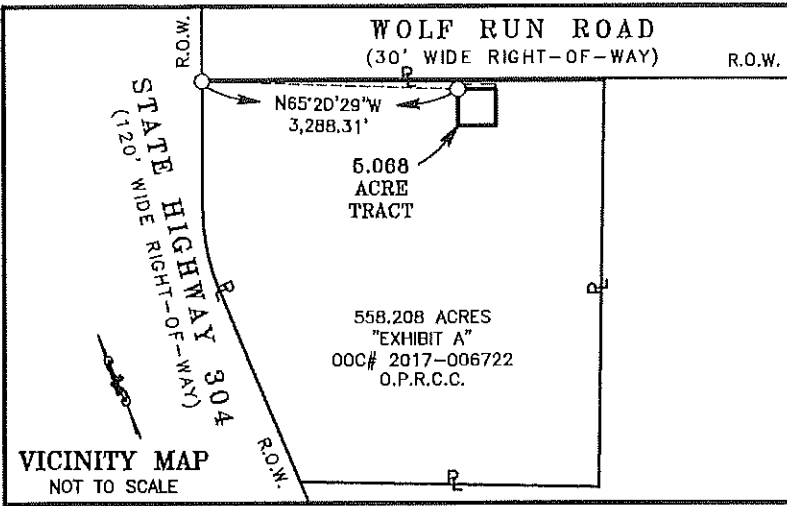
LEGAL DESC. DELHI SUBSTATION.docx  
CDS JOB NO. 120019

BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE,  
NAD83(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE SURFACE.  
(GRID X 1.00013 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY ONLY. EASEMENTS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. NO ADDITIONAL EASEMENTS WERE RESEARCHED BY CDSMUERY.

SURVEYOR NOTE: 50' RIGHT-OF-WAY AND EASEMENT AS DESCRIBED IN VOL. 337 PG. 151 LIES SOUTH OF THE HEREON DESCRIBED 5.068 ACRE TRACT. THE EASEMENT DOES NOT AFFECT THIS PROPERTY.



**CDSmuery**  
ENGINEERS • SURVEYORS

DRAWN BY: A.F.  
DATE: NOVEMBER 25, 2020  
DRAWING NAME: DELHI SUBSTATION.DWG

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## EXHIBIT B

**GUADALUPE VALLEY ELECTRIC COOPERATIVE  
ALLIANCE REGINAL WATER AUTHORITY  
CALDWELL COUNTY, TEXAS  
0.654 OF AN ACRE ACCESS EASEMENT**

**BEING** a 0.654 of an acre tract of land lying in the Samuel Hayslett Survey, Abstract 11, Caldwell County, Texas, same being a portion of a 558.208 acre tract of land described as "Exhibit A" and recorded in document number 2017-006722, Official Public Records of Caldwell County, Texas, same also being described by a drawing (Access Easement.dwg dated June 10, 2020) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the south line of a proposed 60' wide water line easement for the northwest corner of a concurrently described 5.068 acre station site and the southwest corner of the herein described 0.654 of an acre tract, from which a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." at the intersection of the east right-of-way line of State Highway 304 (120 foot wide right-of-way) and the south right-of-way line of Wolf Run Road (30 foot wide right-of-way) for the northwest corner of the aforementioned 558.208 acre tract bears N65°20'29"W a distance of 3,288.31 feet;

**THENCE** leaving the south line of the aforementioned proposed 60' wide water line easement, N22°47'49"E a distance of 60.00 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the north line of said proposed 60' wide water line easement and the south line of a proposed 45' wide right-of-way dedication for the northwest corner of the herein described 0.654 of an acre tract;

**THENCE** along the north line of the aforementioned proposed 60' wide water line easement and the south line of the aforementioned proposed 45' wide right-of-way dedication, S67°10'17"E a distance of 475.00 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the northeast corner of the herein described 0.654 of an acre tract;

**THENCE** leaving the north line of the aforementioned proposed 60' wide water line easement and the south line of the aforementioned proposed 45' wide right-of-way dedication, S22°47'49"W a distance of 60.00 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the south line of said proposed 60' wide water line easement for the northeast corner of the aforementioned concurrently described 5.068 acre station site and the southeast corner of the herein described 0.654 of an acre tract;

**GUADALUPE VALLEY ELECTRIC COOPERATIVE  
ALLIANCE REGIONAL WATER AUTHORITY  
CALDWELL COUNTY, TEXAS  
0.654 OF AN ACRE ACCESS EASEMENT**

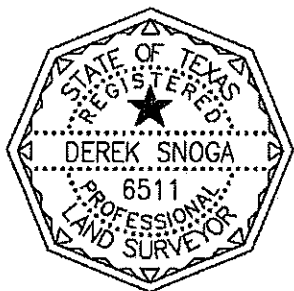
**THENCE** along the south line of the aforementioned proposed 60' wide water line easement and the north line of the aforementioned concurrently described 5.068 acre station site, N67°10'17"W a distance of 475.00 feet to the **PLACE OF BEGINNING** and containing 0.654 of an acre of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone (4204).

**THE STATE OF TEXAS**    X  
   X    **KNOWN TO ALL MEN BY THESE PRESENTS:**  
**COUNTY OF BEXAR**        X

I, Derek Snoga, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in February thru March 2020.

Date 10<sup>th</sup> day of June 2020 A.D.



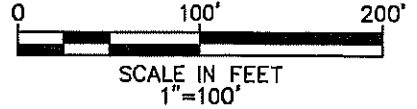
Derek Snoga  
Derek Snoga  
Registered Professional Land Surveyor  
No. 6511 - State of Texas

LEGAL DESC. ACCESS EASEMENT.dwg  
CDS JOB NO. 120D19

BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE,  
NAD83(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (42D4)

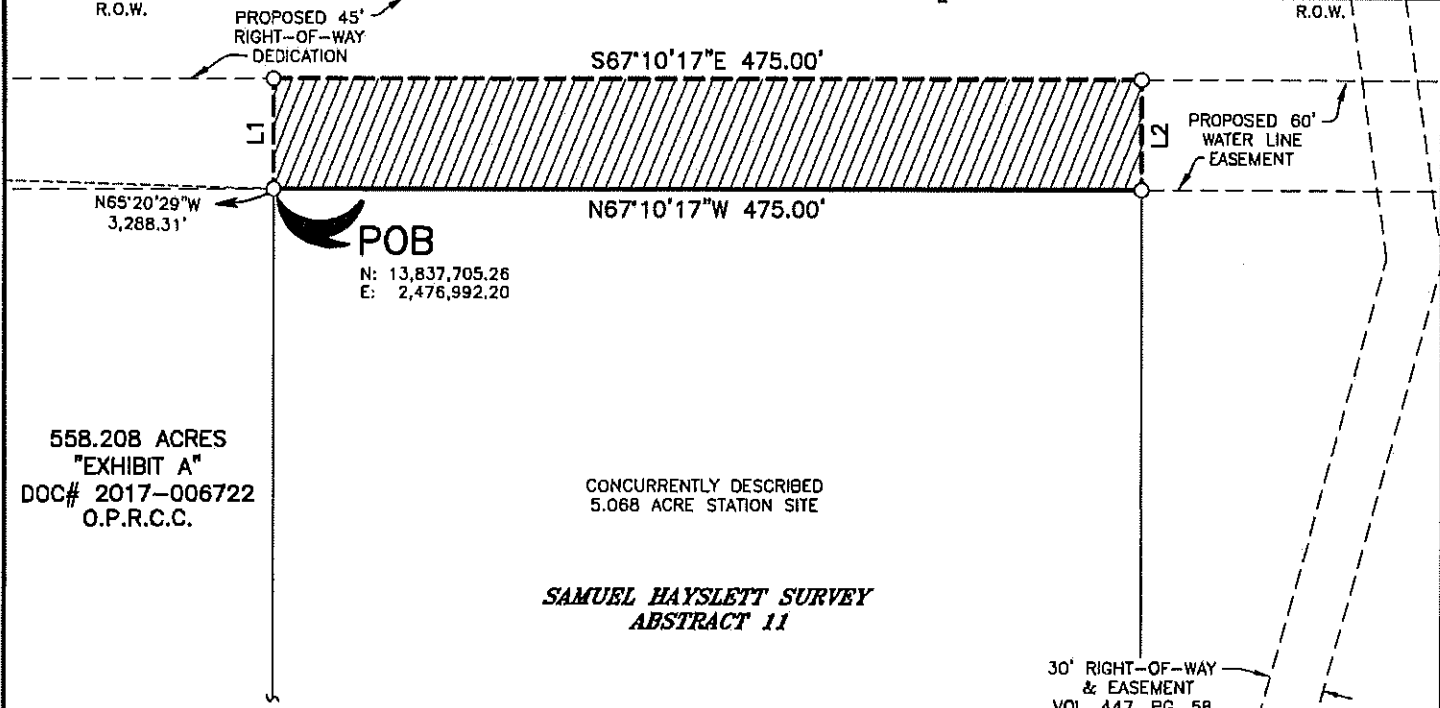
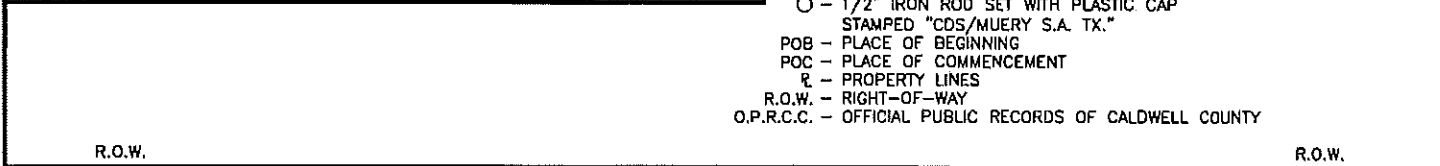
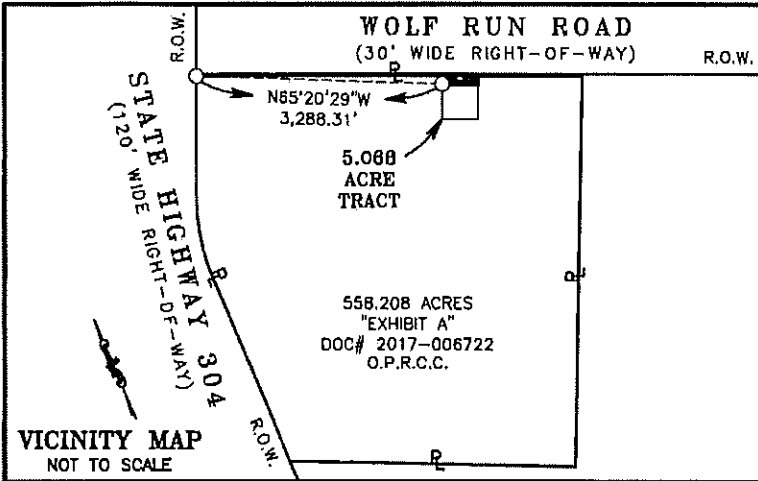
ALL DISTANCES SHOWN ARE SURFACE.  
(GRID X 1.00013 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY  
ONLY. NO VISIBLE EASEMENTS OR EASEMENTS  
OF RECORD ARE DEPICTED HEREON.

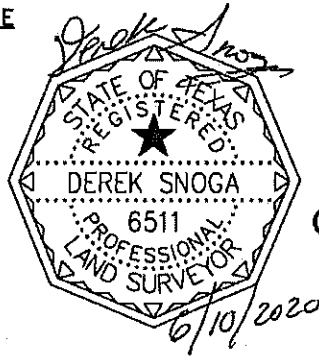


**LEGEND**

- - 1/2" IRON ROD SET WITH PLASTIC CAP  
STAMPED "CDS/MUERY S.A. TX."
- POB - PLACE OF BEGINNING
- POC - PLACE OF COMMENCEMENT
- ℙ - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY



LINE	BEARING	DISTANCE
L1	N22°47'49"E	60.00'
L2	S22°47'49"W	60.00'



**0.654 OF AN ACRE  
GUADALUPE VALLEY ELECTRIC COOPERATIVE  
SAMUEL HAYSLETT SURVEY  
ABSTRACT 11  
CALDWELL COUNTY, TEXAS**

	DRAWN BY: A.F.	DATE: JUNE 10, 2020	
	DRAWING NAME: ACCESS EASEMENT.DWG		

**GUADALUPE VALLEY ELECTRIC COOPERATIVE  
ALLIANCE REGIONAL WATER AUTHORITY  
CALDWELL COUNTY, TEXAS  
0.491 OF AN ACRE TEMPORARY ACCESS EASEMENT**

**BEING** a 0.491 of an acre tract of land lying in the Samuel Hayslett Survey, Abstract 11, Caldwell County, Texas, same being a portion of a 558.208 acre tract of land described as "Exhibit A" and recorded in document number 2017-006722, Official Public Records of Caldwell County, Texas, same also being described by a drawing (Temporary Access Easement.dwg dated July 15, 2020) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the north line of a proposed 60' wide water line easement and the south line of a proposed 45' wide right-of-way dedication for the northwest corner of a concurrently described 0.654 of an acre access easement and the southwest corner of the herein described 0.491 of an acre tract, from which a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." at the intersection of the east right-of-way line of State Highway 304 (120 foot wide right-of-way) and the south right-of-way line of Wolf Run Road (30 foot wide right-of-way) for the northwest corner of the aforementioned 558.208 acre tract bears N66°23'13"W a distance of 3,286.91 feet;

**THENCE** leaving the north line of the aforementioned proposed 60' wide water line easement and the south line of the aforementioned 45' wide right-of-way dedication, N22°47'49"E a distance of 45.00 feet to a point in the north line of said proposed 45' wide right-of-way dedication and the south right-of-way line of the aforementioned Wolf Run Road for the northwest corner of the herein described 0.491 of an acre tract;

**THENCE** along the north line of the aforementioned proposed 45' wide right-of-way dedication and the south right-of-way line of the aforementioned Wolf Run Road, S67°10'17"E a distance of 475.00 feet to a point for the northeast corner of the herein described 0.491 of an acre tract;

**THENCE** leaving the south right-of-way line of the aforementioned Wolf Run Road and the north line of the aforementioned proposed 45' wide right-of-way dedication, S22°47'49"W a distance of 45.00 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the south line of said proposed 45' wide right-of-way dedication and the north line of the aforementioned proposed 60' wide water line easement for the northeast corner of the aforementioned concurrently described 0.654 of an acre access easement and the southeast corner of the herein described 0.491 of an acre tract;

GUADALUPE VALLEY ELECTRIC COOPERATIVE  
ALLIANCE REGIONAL WATER AUTHORITY  
CALDWELL COUNTY, TEXAS  
0.491 OF AN ACRE TEMPORARY ACCESS EASEMENT

THENCE along the north line of the aforementioned proposed 60' wide water line easement, the south line of the aforementioned proposed 45' wide right-of-way dedication and the north line of the aforementioned concurrently described 0.654 of an acre access easement, N67°10'17"W a distance of 475.00 feet to the PLACE OF BEGINNING and containing 0.491 of an acre of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone (4204).

THE STATE OF TEXAS   X  
                                  X   **KNOWN TO ALL MEN BY THESE PRESENTS:**  
COUNTY OF BEXAR     X

I, Derek Snoga, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in February thru March 2020.

Date 15<sup>th</sup> day of July \_\_\_\_\_ 2020 A.D.



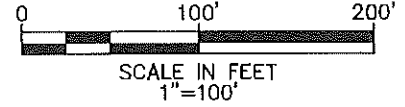
Derek Snoga  
Derek Snoga  
Registered Professional Land Surveyor  
No. 6511 - State of Texas

LEGAL DESC. TEMPORARY ACCESS EASEMENT.docx  
CDS JOB NO. 120019

BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE,  
NAD83(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (4204)

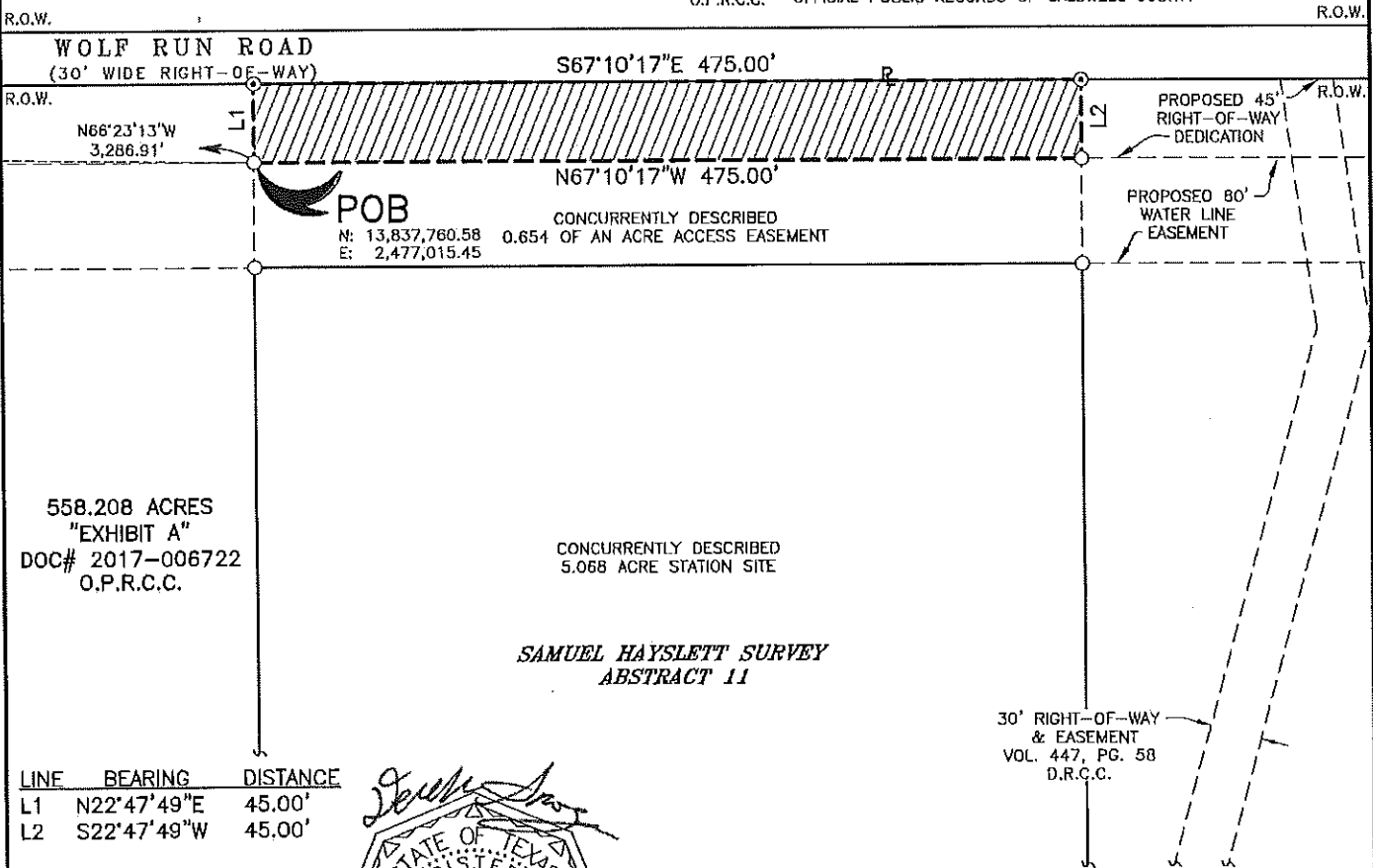
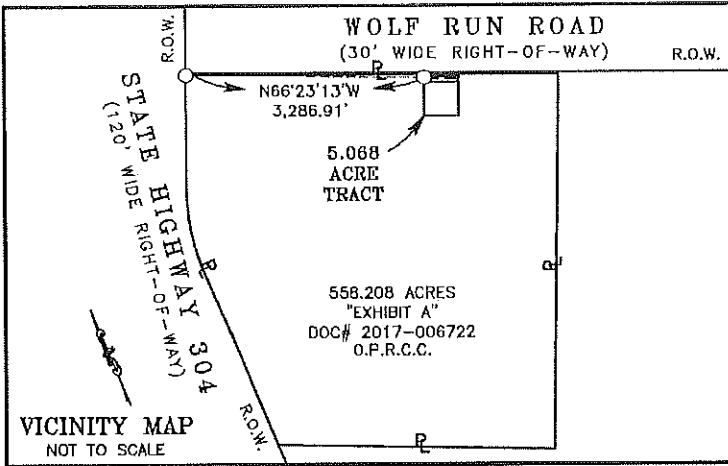
ALL DISTANCES SHOWN ARE SURFACE.  
(GRID X 1.00013 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY  
ONLY. NO VISIBLE EASEMENTS OR EASEMENTS  
OF RECORD ARE DEPICTED HEREON.



**LEGEND**

- - 1/2" IRON ROD SET WITH PLASTIC CAP  
STAMPED "CDS/MUERY S.A. TX."
- ⊙ - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- D.R.C.C. - DEED RECORDS OF CALDWELL COUNTY
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY

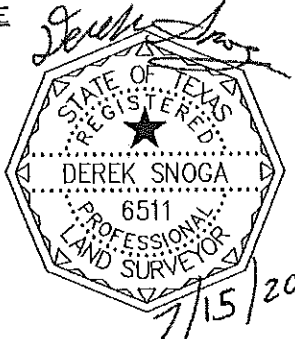


558.208 ACRES  
"EXHIBIT A"  
DOC# 2017-006722  
O.P.R.C.C.

CONCURRENTLY DESCRIBED  
5.068 ACRE STATION SITE

*SAMUEL HAYSLETT SURVEY  
ABSTRACT 11*

LINE	BEARING	DISTANCE
L1	N22°47'49"E	45.00'
L2	S22°47'49"W	45.00'



**0.491 OF AN ACRE  
TEMPORARY ACCESS EASEMENT  
GUADALUPE VALLEY ELECTRIC COOPERATIVE  
SAMUEL HAYSLETT SURVEY  
ABSTRACT 11  
CALDWELL COUNTY, TEXAS**

<p><b>CDS muery</b> ENGINEERS • SURVEYORS <small>11110 GOLF COURSE MANASSAS DRIVE, TEXAS • 817-438-9911 • WWW.CDSMUERY.COM</small></p>	DRAWN BY: SAM	DATE: JULY 15, 2020	<p><b>gvec</b> Your kind of power.™</p>
	DRAWING NAME: TEMPORARY ACCESS EASEMENT.DWG		

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

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

- I.7** Discussion of legislative issues for the 88<sup>th</sup> Texas Legislature, and possible direction to Staff. ~ *Scott Miller / Jeff Hecker, The Schlueter Group*
- 

Background/Information

Below are some of the key remaining dates in the session:

- ~~Last Day for House Committee to Report House Bills: Monday, May 8<sup>th</sup>~~
- ~~Last Day for House to pass bills: Friday, May 12<sup>th</sup>~~
- Last Day for House to Report Senate Bills: Saturday, May 20<sup>th</sup>
- Last Day of Session (Sine Die): Monday, May 29<sup>th</sup>

On the following pages is a list of bills that have been filed that may be of interest to the Authority as of May 19, 2023. The Authority's initial position on the bill has been provided in the table based on the legislative priorities approved by the Board in December 2022.

Attachment(s)

ARWA Bill Tracking as of 5/19/2023

**Board Decision(s) Needed:**

- Possible direction to Staff.



**ARWA Bill Tracking – 2023 / 88th Texas Legislature**

<b>ARWA – Bills to Support/Oppose (as of 5/19/2023)</b>				
<u>Bill Number</u>	<u>Sponsor</u>	<u>General Information</u>	<u>Committee</u>	<u>ARWA Position</u>
<b>HB 170</b>	Spiller	<ul style="list-style-type: none"> <li>Restrict public entities, including special purpose districts, from spending public money to pay a lobbyist</li> </ul>	State Affairs	Oppose
<b>HB 622</b>	Shaheen	<ul style="list-style-type: none"> <li>Allows legal postings on website in lieu of newspaper publications</li> <li><b>5/11: Sent to House Calendars</b></li> </ul>	County Affairs	Support
<b>HB 973</b>	Zwiener	<ul style="list-style-type: none"> <li>Adds grants to harden/weatherize water &amp; wastewater systems from the Critical Infrastructure Res Fund</li> </ul>	State Affairs	Support
<b>HB 1646</b>	King, Tracy	<ul style="list-style-type: none"> <li>Amends EAA legislation to allow water from the aquifer withdrawn within the EAA boundaries to be used within the CCN of the public utility withdrawing the water.</li> <li><b>4/19: Passed House</b></li> <li><b>5/19: Passed Senate Cmte</b></li> </ul>	Natural Resources Ag, Water & Rural Affairs	Support
<b>SB 175</b> <b>HB 3538</b>	Middleton Troclair	<ul style="list-style-type: none"> <li>Prohibits political subdivisions from spending public funds on lobbyists or a lobbying association</li> <li>3/13: Left pending in House Cmte</li> <li>4/13: Referred to Senate Cmte</li> </ul>	State Affairs State Affairs	Oppose
<b>HB 2460</b> <b>SB 296</b>	King Perry	<ul style="list-style-type: none"> <li>Requires TCEQ to updates is WAMs for the Guadalupe, Lavaca, Nueces, San Antonio, San Jacinto and Trinity River basins.</li> <li><b>4/26: Passed House</b></li> <li><b>5/10: Passed Senate</b></li> <li><b>5/12: Sent to Governor</b></li> </ul>	Natural Resources Ag, Water & Rural Affairs	Support
<b>SB 469</b>	Springer	<ul style="list-style-type: none"> <li>Redefines “rural political subdivision” for TWDB funding purposes to a service area with a population of 50,000 or less; municipality with max population of</li> </ul>	Ag, Water & Rural Affairs Natural Resources	Monitor

**ARWA Bill Tracking – 2023 / 88th Texas Legislature**

		<p>10,000 within a max urban area of 50,000.</p> <ul style="list-style-type: none"> <li>• 4/27: Passed Senate</li> <li>• 5/17: Passed House Cmte</li> </ul>		
<b>HB 10 SB 28</b>	King Perry	<ul style="list-style-type: none"> <li>• Relating to financial assistance provided and programs administered by the TWDB</li> <li>• Companion allocates \$1 billion from Rainy Day Fund for programs</li> <li>• 4/3: Passed Senate</li> <li>• 5/17: Passed House</li> <li>• 5/19: Headed for Conference</li> </ul>	Natural Resources Ag, Water & Rural Affairs	Support
<b>HB 2906</b>	Hayes	<ul style="list-style-type: none"> <li>• Requires condemnor to pay all expenses and fees if Special Commissioners or jury awards more value than what was offered by the governmental entity</li> </ul>	Land & Resource Mgmt	Oppose
<b>HB 3278</b>	Price	<ul style="list-style-type: none"> <li>• Relating to the joint planning of DFCs in GMAs. TWCA supported legislation.</li> <li>• 4/28: Passed House</li> <li>• 5/12: Passed Senate Cmte</li> </ul>	Natural Resources Ag, Water & Rural Affairs	Support
<b>SB 1289</b>	Perry	<ul style="list-style-type: none"> <li>• Related to the disposal of reclaimed wastewater. TWCA supported legislation.</li> <li>• 4/12: Passed Senate</li> <li>• 5/10: Passed House Committee</li> </ul>	Ag, Water & Rural Affairs Environmental Regulation	Support
<b>HB 3059</b>	King	<ul style="list-style-type: none"> <li>• Increase export fee cap to \$0.20 per 1,000 gals or a 50% surcharge for a fee-based district. Rate increases at 3% per year.</li> <li>• 4/18: Passed House</li> <li>• 5/18: Passed Senate</li> </ul>	Natural Resources Ag, Water & Rural Affairs	Monitor

**ARWA Bill Tracking – 2023 / 88th Texas Legislature**

<b>ARWA – Bills to Related to Open Meetings / Government (as of 5/19/2023)</b>				
<u>Bill Number</u>	<u>Sponsor</u>	<u>General Information</u>	<u>Committee</u>	<u>ARWA Position</u>
<b>HB 537</b>	Wu	<ul style="list-style-type: none"> <li>Require governmental entity to post audit on website</li> <li>3/16: Substitute approved in comm</li> </ul>	State Affairs	Monitor
<b>HB 712</b> <b>SB 271</b>	Shaheen Johnson	<ul style="list-style-type: none"> <li>Require local governments to notify DIR about a security incident</li> <li>3/21: Passed Senate</li> <li>5/6: Passed House</li> <li>5/9: Sent to Governor</li> </ul>	State Affairs Business & Commerce	Monitor
<b>HB 2492</b> <b>SB 680</b>	Capriglione Johnson	<ul style="list-style-type: none"> <li>Requires disclosure of certain types of contracting communication even if it intends to assert an exception to disclosure.</li> </ul>	State Affairs Business & Commerce	Monitor
<b>SB 42</b>	Zaffirini	<ul style="list-style-type: none"> <li>Amends certain open meeting situations – imposes some additional requirements on virtual meetings</li> </ul>	Business & Commerce	Monitor

<b>ARWA – Bills to Monitor (as of 5/19/2023)</b>				
<u>Bill Number</u>	<u>Sponsor</u>	<u>General Information</u>	<u>Committee</u>	<u>ARWA Position</u>
<b>HB 427</b>	VanDeaver	<ul style="list-style-type: none"> <li>Relating to info required to be provided to the public about planned excavations</li> </ul>	Energy Resources	Monitor
<b>HB 495</b>	Meza	<ul style="list-style-type: none"> <li>Requires a rest break of 10-minutes every 4 hours for construction workers; requires public entity to administer the requirement</li> </ul>	State Affairs	Monitor
<b>HB 585</b>	Raymond	<ul style="list-style-type: none"> <li>Requires TCEQ to create a plan to protect water treatment facilities from electrical outages; catastrophic weather events; terrorist attacks; projected effects of climate change; other disruptions</li> </ul>	Natural Resources	Monitor

**ARWA Bill Tracking – 2023 / 88th Texas Legislature**

		<ul style="list-style-type: none"> <li>• 5/1: Sent to House Calendars</li> </ul>		
<b>HB 588</b>	Raymond	<ul style="list-style-type: none"> <li>• Creates a statewide disaster alert system through the Dept of Emergency Management</li> </ul>	Homeland Security	Monitor
<b>HB 778</b> <b>SB 283</b>	Walle Echaradt	<ul style="list-style-type: none"> <li>• Requires written verification from contractor and subcontractor on construction projects that Workers Comp is provided for all workers</li> <li>• 4/24: HB scheduled for hearing</li> </ul>	Business & Industry Business & Commerce	Monitor
<b>HB 982</b>	Toth	<ul style="list-style-type: none"> <li>• Prohibits contracting with certain companies for goods/services unless enviro, social and governance policies are prohibited.</li> </ul>	State Affairs	Monitor
<b>HB 1412</b> <b>SB 330</b>	Schaefer Hall	<ul style="list-style-type: none"> <li>• Creates the Texas Grid Security Commission, which includes a rep from water, to evaluate hazards and risks to the electric grid.</li> <li>• 4/25: Passed Senate</li> <li>• 5/18: Passed House Cmte</li> </ul>	State Affairs Business & Commerce	Monitor
<b>HB 1489</b>	Tepper	<ul style="list-style-type: none"> <li>• Provides limitations on the CO issuances by local governments on public works projects.</li> <li>• 4/5: Left pending in cmte</li> </ul>	Person / Investments/ Financial Services	Monitor
<b>HB 1565</b> <b>SB 1351</b>	Canales Perry	<ul style="list-style-type: none"> <li>• TWDB Sunset Bill.</li> <li>• 4/19: Passed House</li> <li>• 5/4: Passed Senate</li> <li>• 5/8: Sent to Governor</li> </ul>	Natural Resources Ag, Water & Rural Affairs	Monitor
<b>HB 1699</b> <b>SB 1085</b>	King, Tracy Flores	<ul style="list-style-type: none"> <li>• Authorizes Evergreen UCD to impose a maximum combined production and export fee not to exceed \$0.20 per 1,000 gallons.</li> <li>• 4/11: Passed House</li> <li>• 4/27: Pending in Senate Cmte</li> </ul>	Natural Resources Local Government	Monitor
<b>HB 1817</b>	Capriglione	<ul style="list-style-type: none"> <li>• Relating to the validity of a contract for which a disclosure of interested parties is required.</li> <li>• 5/19: Passed House</li> </ul>	State Affairs	Monitor

**ARWA Bill Tracking – 2023 / 88th Texas Legislature**

		<ul style="list-style-type: none"> <li>• <b>5/18: Passed Senate</b></li> </ul>		
<b>HB 1845</b> <b>SB 650</b>	Metcalf  Perry	<ul style="list-style-type: none"> <li>• Require TCEQ to develop a Class D licensure for those not holding a high school diploma</li> <li>• <b>4/14: Passed House</b></li> <li>• <b>5/10: Passed Senate</b></li> <li>• <b>5/11: Sent to Governor</b></li> </ul>	Natural Resources  Ag, Water & Rural Affairs	Monitor
<b>HB 1852</b>	Holland	<ul style="list-style-type: none"> <li>• Prohibits TCEQ from issuing an order creating a new special district after Sept 1, 2023</li> </ul>	Natural Resources	Monitor
<b>HB 1971</b>	Ashby	<ul style="list-style-type: none"> <li>• Relating to the procedures for acting on a permit or permit amendment application by a GCD and the disqualification of board members of GCDs</li> <li>• <b>4/26: Passed House</b></li> <li>• <b>5/16: Passed Senate</b></li> </ul>	Natural Resources  Ag, Water & Rural Affairs	Monitor
<b>HB 2119</b>	Dorazio	<ul style="list-style-type: none"> <li>• Relating to the award of attorney's fees to the prevailing party in certain suits involving a GCD</li> </ul>	Natural Resources	Monitor
<b>HB 2265</b> <b>SB 803</b>	Leach  Hughes	<ul style="list-style-type: none"> <li>• Provides that a construction contract may not prohibit or limit the award of compensatory damages to a contractor for a delay caused solely by the gov't entity</li> <li>• <b>5/5: Passed House</b></li> <li>• 5/19: Scheduled for Senate Cmte hearing</li> </ul>	State Affairs  Business & Commerce	Monitor
<b>HB 2284</b>	King	<ul style="list-style-type: none"> <li>• Provides that a person is entitled to repurchase property acquired through eminent domain if the use of the property is changed from public use</li> </ul>	Land & Resource Mgmt	Monitor
<b>HB 2318</b>	Zwiener	<ul style="list-style-type: none"> <li>• Relating to the possession of property to be acquired by eminent domain during pending litigation in a condemnation proceeding</li> </ul>	Land & Resource Mgmt	Monitor

**ARWA Bill Tracking – 2023 / 88th Texas Legislature**

<b>HB 2443</b>	Harris	<ul style="list-style-type: none"> <li>Allow person to petition GCD to adopt or modify rules. The language is not the TWCA consensus language</li> <li>5/5: Passed House</li> <li>5/12: Passed Senate Cmte</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Monitor
<b>HB 2735</b>	King	<ul style="list-style-type: none"> <li>Requires a GCD to establish the amount of security required to file suit challenging a rule or order of the GCD, not to exceed \$100k</li> <li>5/4: Passed House</li> <li>5/9: Referred to Senate Cmte</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Monitor
<b>HB 2965</b> <b>SB 1336</b>	Vasut Creighton	<ul style="list-style-type: none"> <li>Removes the exemption for civil works projects from construction liability claims.</li> <li>5/10: Passed House</li> <li>5/19: Scheduled for Public Hearing</li> </ul>	Judiciary & Civil Juris. Business & Commerce	Monitor
<b>HB 3225</b>	Tepper	<ul style="list-style-type: none"> <li>Requires a recording to be posted to the gov't entities website within 5 days containing a recording of any public meeting</li> <li>4/25: Left pending in Cmte</li> </ul>	Natural Resources	Monitor
<b>HB 3314</b> <b>SB 1080</b>	Gerdes Kolkhorst	<ul style="list-style-type: none"> <li>Allows Lost Pines GCD to establish a mitigation program to be funded by production or export fees</li> <li>SB is similar to HB, but not same.</li> <li>3/28: Passed Senate</li> <li>5/17: Passed House</li> </ul>	Natural Resources Ag, Water & Rural Affairs	Monitor
<b>HJR 26</b>	Schofield	<ul style="list-style-type: none"> <li>Amends Constitution to provide the right to repurchase real property acquired through eminent domain</li> </ul>	Land & Resource Mgmt	Monitor
<b>SB 30</b>	Huffman	<ul style="list-style-type: none"> <li>Appropriates \$400 million from ARPA to provide grants for flood mitigation as part of Appropriations bill</li> <li>3/15: Passed Senate</li> </ul>	Finance Appropriations	Monitor

**ARWA Bill Tracking – 2023 / 88th Texas Legislature**

		<ul style="list-style-type: none"> <li>• 4/6: Passed House</li> <li>• 4/21: Headed to Conference</li> </ul>		
<b>SB 40</b>	Zaffirini	<ul style="list-style-type: none"> <li>• Requires TCEQ to develop and implement a boil water notice alert system</li> </ul>	Ag, Water & Rural Affairs	Monitor
<b>SB 156</b>	Perry	<ul style="list-style-type: none"> <li>• Amends Ch. 36 of Water Code to allow landowners to petition for rulemaking; clarify which DFC is to be used in a management plan; provide notice on certain applications.</li> <li>• 3/16: Passed Senate</li> <li>• 5/18: Passed House Cmte</li> </ul>	Ag, Water & Rural Affairs Natural Resources	Monitor
<b>SB 223</b>	Campbell	<ul style="list-style-type: none"> <li>• Requires a TCEQ public meeting on an application for an initial wastewater treatment permit in the county the facility would be located.</li> </ul>	Ag, Water & Rural Affairs	Monitor
<b>SB 638</b>	Springer	<ul style="list-style-type: none"> <li>• Amends Ch. 36 in several areas dealing primarily with Directors recusal process; limits board continuances; provides deadlines for permit decisions, etc.</li> <li>• 4/27: Passed Senate</li> <li>• 4/28: Referred to House Cmte</li> </ul>	Ag, Water & Rural Affairs Natural Resources	Monitor
<b>SB 1366</b>	Creighton	<ul style="list-style-type: none"> <li>• Funding mechanism for flood projects.</li> </ul>	Finance	Monitor
<b>HB 3990</b>	Kacal	<ul style="list-style-type: none"> <li>• Requires TWDB and TCEQ to study groundwater and surface water interaction</li> <li>• 5/3: Passed House</li> <li>• 5/5: Referred to Senate Cmte</li> </ul>	Natural Resources Ag, Water & Rural Affairs	Monitor
<b>HB 4532</b>	Kacal	<ul style="list-style-type: none"> <li>• Requires consideration of modeled sustainable groundwater pumping before approving a DFC</li> <li>• 4/28: Passed House</li> <li>• 5/2: Referred to Senate Cmte</li> </ul>	Natural Resources Ag, Water & Rural Affairs	Monitor

## ARWA Bill Tracking – 2023 / 88th Texas Legislature

<b>HB 5052</b>	Gerdes	<ul style="list-style-type: none"><li>• Requires consideration of impacts on historic wells for new permit requests</li><li>• <b>4/27: Passed House</b></li><li>• 5/2: Referred to Senate Cmte</li></ul>	Natural Resources Ag, Water & Rural Affairs	Monitor
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**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

- J. 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.
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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, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

- K.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*
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**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

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

**BOARD MEMBER PACKETS**  
Wednesday, May 24, 2023 at 2:00 P.M.  
Buda City Hall, 405 E. Loop St., Buda, TX 78610

**L. ADJOURNMENT**

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