

**Alliance Regional Water Authority
Board of Directors**

REGULAR MEETING



ALLIANCE WATER

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572
Code: 721 572 507#

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.
Conference Call Number: 1-903-405-2572; Code: 721 572 507#

In accordance with Governor Abbott's Executive Order, declaration of the COVID-19 public health threat, and action to temporarily suspend certain provisions of the Texas Open Meetings Act, a quorum of Alliance Regional Water Authority's (the Authority's) Board of Directors will hold a meeting by telephonic conference call at 3:00 PM, Monday, July 27, 2020. The public may participate in this meeting by calling the following number and code:

Conference Call Number: 1-903-405-2572
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Members of the public wishing to make public comment during the meeting must register by emailing info@alliancewater.org prior to 3:00 p.m. on July 27, 2020. This meeting will be recorded and the audio recording will be available on the Authority's website after the meeting. A copy of the agenda packet will be available on the Authority's website at the time of the meeting. Additional information can be obtained by calling Graham Moore at (512) 294-3214.

A. CALL TO ORDER

B. ROLL CALL

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

D. CONSENT AGENDA

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

D.1 Consider approval of minutes of the Regular Meeting held June 24, 2020. ~ Graham Moore, P.E., Executive Director

D.2 Consider approval of the financial report for June 2020. ~ Graham Moore, P.E., Executive Director

D.3 Consider approval of the Quarterly Investment Report for the period ending on June 30, 2020. ~ Graham Moore, P.E., Executive Director

E. PUBLIC HEARINGS / PRESENTATIONS - None

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F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

- F.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*
- F.2 Update and possible direction to Staff regarding the status of the Authority's Phase 1A projects, and direction to staff and consultants. ~ *Jason Biemer, Project Coordinator*
- F.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*
- F.4 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities. ~ *Graham Moore, P.E., Executive Director*

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

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Consider adoption of Resolution 2020-07-27-001 declaring the Phase 1A Segment B Pipeline construction project more than 50% complete and progressing satisfactorily. ~ *Graham Moore, P.E., Executive Director*
- H.2 Update, discussion and possible direction to Staff regarding the Authority's Phase 1B Program Cost Estimates & Schedules. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
- H.3 Consider adoption of Resolution 2020-07-27-002 approving Work Order #2 with Pape-Dawson Engineering, Inc. for Construction Management and Inspection Services related to the Phase 1B Program. ~ *Graham Moore, P.E., Executive Director*

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- H.4 Update, discussion and possible direction to Staff regarding the Authority's request to the Texas Water Development Board for additional SWIFT Funding. ~ *Graham Moore, P.E., Executive Director*
- H.5 Consider adoption of Resolution 2020-07-27-003 adopting the Authority's budget for FY 2020-21 as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*
- H.6 Consider adoption of Resolution 2020-07-27-004 authorizing the Executive Director to execute on behalf of the Authority all necessary documents to continue participation in the Texas Municipal League Intergovernmental Employee Benefits Pool (TML IEBP) for employee's health insurance for November 2020 through October 2021. ~ *Graham Moore, P.E., Executive Director*
- H.7 Consider adoption of Resolution 2020-07-27-005 amending the Authority's Consultant Review Policy. ~ *Graham Moore, P.E., Executive Director*
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.
- J. EXECUTIVE SESSION
 - J.1 *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*
 - A. *Water supply partnership options*
 - B. *Groundwater leases*
 - C. *Acquisition of real property for water supply project purposes*
 - J.2 Action from Executive Session on the following matters:
 - A. *Water supply partnership options*
 - B. *Groundwater leases*
 - C. *Acquisition of real property for water supply project purposes*
 - D. *Consideration of Resolution 2020-07-27-006 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 11.916 acres situated in the Ambrose Tinney Survey, Abstract No. 26, and the Isaac Campbell Survey, Abstract No. 79, Caldwell County, Texas, and establishing an effective date; and finding*

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

- E. *Consideration of Resolution 2020-07-27-007 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 1.459 acres situated in the John A. Neill Survey, Abstract No. 20, Caldwell County, Texas, and 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.*
- F. *Consideration of Resolution 2020-07-27-008 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 1.725 acres situated in the James George Survey, Abstract No. 9, Caldwell County, Texas, and 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.*
- G. *Consideration of Resolution 2020-07-27-009 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 4.232 acres situated in the Moses Gage Survey, Abstract No. 8, Caldwell County, Texas, and 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.*
- H. *Consideration of Resolution 2020-07-27-010 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of an Access Easement totaling 0.793 acres situated in the James George Survey, Abstract No. 9, Caldwell County, Texas, and 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.*
- I. *Consideration of Resolution 2020-07-27-011 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 3.516 acres situated in the John H. Finch Survey, Abstract No. 108, Caldwell County, Texas, and establishing an effective date; and finding and determining that the meeting at which this Resolution is passed was noticed and is open to the public as required by law.*

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- J. *Consideration Of Resolution 2020-07-27-012 Finding Public Convenience and Necessity And Authorizing The Use of Eminent Domain To Condemn If Necessary a Temporary Construction Easement over a 30' Strip of Land Totaling 1.2 Acres (as fully described in attached Exhibit "x1"), Being Out of A Called 26.827 Acre Tract Conveyed to Home Living Hospitality, Ltd. and Recorded in Volume 5159, Page 659 Of The Official Public Records Of Hays County, Texas, For The Public Use And Purpose of Construction Of A Waterline.*

K. ADJOURNMENT

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

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A. CALL TO ORDER

No Backup Information for this Item.

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B. ROLL CALL

NAME	TERM ENDS	PRESENT
Mayor Jane Hughson – Vice-Chair (San Marcos)	April 2023	
Mike Taylor (CRWA - General Manager, Crystal Clear SUD)	April 2023	
Brian Lillibridge (Kyle – Asst. Public Works Director)	April 2021	
Blake Neffendorf – Treasurer (Buda – Water Resources Coordinator)	April 2023	
Councilmember Mark Rockeymoore (San Marcos)	April 2022	
Humberto Ramos (CRWA – Water Resources Director)	April 2021	
James Earp – Secretary (Kyle – Assistant City Manager)	April 2021	
Tom Taggart (San Marcos – Executive Director of Public Services)	April 2021	
Chris Betz – Chair (CRWA - President, County Line SUD)	April 2022	
Councilmember Tracy Scheel (Kyle)	April 2021	
Jon Clack (San Marcos – Assistant Director of Public Services)	April 2022	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2023	
Vacant (San Marcos)	April 2022	

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

Items D.1 through D.3 are presented as part of the consent agenda.

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D.1 Consider approval of minutes of the Regular Meeting held June 24, 2020. ~ *Graham Moore, P.E., Executive Director*

Attachment(s)

- 2020 06 24 Board Meeting Minutes

Board Decision(s) Needed:

- Approval of minutes.



Alliance Regional Water Authority

BOARD MEETING

MINUTES

Wednesday, June 24, 2020

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, June 24, 2020 via conference call in accordance with Governor Abbott's Executive Order declaring the COVID-19 public health threat and temporarily suspending certain provisions of the Texas Open Meetings Act.

- A. CALL TO ORDER.
The Alliance Water Board Meeting was called to order at 3:05p.m. by Mr. Betz.

- B. ROLL CALL.
 - **Present: Hughson, Taylor, Neffendorf, Ramos, Earp, Taggart, Betz, Scheel, and Clack with Allen joining in Item H.1.**
 - **Absent: Lillibridge, Rockeymoore and San Marcos's vacant seat.**

- C. PUBLIC COMMENT PERIOD
 - **None.**

- D. CONSENT AGENDA
 - D.1 Consider approval of minutes of the Regular Meeting held May 27, 2020.
 - D.2 Consider approval of the financial report for May 2020.
 - **Motion to approve the consent agenda items D.1 and D.2 as presented was made by Mr. Taylor, seconded by Mr. Taggart and approved on a 10-0 vote.**

Items F.1 through F.4 were not opened for discussion.

F.1 Report on Technical Committee activities.

- F.2 Update and possible direction to Staff regarding the status of the Authority's Phase 1A projects, and direction to staff and consultants.
- F.3 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants.
- F.4 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.

G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS

- **No action.**

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Consider adoption of Resolution 2020-06-24-001 approving Work Order #5 with Blanton & Associates, Inc. for additional hazardous materials testing associated with the Phase 1B Segment E project as recommended by the Technical Committee.
 - **Motion to adopt Resolution 2020-06-24-001 approving Work Order #5 with Blanton & Associates, Inc. for additional hazardous materials testing associated with the Phase 1B Segment E project as presented was made by Mr. Taylor, seconded by Ms. Scheel and approved on a 10-0 vote.**
- H.2 Update, discussion and possible direction to Staff regarding the Authority's Phase 1B Program Cost Estimates & Schedules.
 - **Mr. Sowa provided an update on the items in the packet.**
 - **Mr. Taggart inquired which items presented are split with GBRA to which Mr. Sowa responded the Water Treatment Plant and Segment projects.**
 - **No action.**
- H.3 Update, discussion and possible direction to Staff regarding the Authority's request to the Texas Water Development Board for additional SWIFT Funding.
 - **Staff presented the update in the packet.**
 - **No action.**
- H.4 Discussion of the draft Alliance Water budget for FY 2020-21; and possible direction to staff.
 - **Staff presented the draft budget.**
 - **No action.**

- H.5 Consider adoption of Resolution 2020-06-24-002 approving an engagement letter with Armstrong, Vaughan & Associates, P.C. for preparing the Authority's FY 2019-20 financial audit.
- **Motion to adopt Resolution 2020-06-24-002 approving and engagement letter with Armstrong, Vaughan & Associates, P.C. for preparing the Authority's FY 2019-20 financial audit as presented was made by Mr. Taylor, seconded by Ms. Hughson and approved on a 10-0 vote.**
- H.6 Consider adoption of Resolution 2020-06-24-003 approving an agreement with Concept Development & Planning, LLC (CD&P) for public relations services.
- **Mr. Moore discussed the RFQ for Public Relations services and the ad hoc committee's recommendation to enter into an agreement with CD&P.**
 - **Mr. Scheel noted that she abstained from the review of one proponent as a result of having worked with them previously.**
 - **Motion to adopt Resolution 2020-06-24-003 approving an agreement with Concept Development & Planning, LLC (CD&P) for public relations services as presented was made by Mr. Taylor, seconded by Ms. Hughson and approved on a 10-0 roll call vote.**
- H.7 Consider delegation to the Administrative Committee the review of consultant performance for contracts that are reviewed annually.
- **Mr. Taylor noted that this is the next step as the Authority evolves. Ms. Hughson agreed with this.**
 - **Mr. Taggart requested that Board members that would like to continue the survey process be given the ability to do so.**
 - **Motion to direct Staff to amend the Consultant Review Policy to provide the Administrative Committee as the body recommending to the Board whether to enter into renewal agreements with consultants and providing other Board members the same opportunity to score the consultants was made by Ms. Hughson, seconded by Mr. Taylor and approved on a 10-0 vote.**
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS
- **None.**
- J.1 The Board of Directors recessed into Executive Session at 4:05 p.m. based on a motion by Ms. Hughson, seconded by Mr. Taggart and approved on a 10-0 vote pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege, and/or

Section 551.072 to discuss water supply project partnership options. The Board of Directors reconvened from Executive Session at 4:28 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.
 - **No Action.**
 - D. Consideration of Resolution 2020-06-24-004 approving a Purchase Agreement with Tammy Wiley for Parcel D012C.
 - **Motion to adopt Resolution 2020-06-24-004 approving a Purchase Agreement with Tammy Wiley as presented was made by Ms. Hughson, seconded by Mr. Taylor and approved on a 10-0 vote.**
- K. ADJOURNMENT
- **Meeting was adjourned at 4:29 p.m. based on the motion by Mr. Taylor, seconded by Ms. Hughson on a 10-0 vote.**

APPROVED: _____, 2020

ATTEST:

Chair, Board of Directors

Secretary, Board of Directors

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D.2 Consider approval of the financial report for June 2020. ~ *Graham Moore, P.E., Executive Director*

Background/Information

Attached is the financial report for the period ending in June 2020.

Attachment(s)

- 2020 06 30 Financial Report

Board Decision(s) Needed:

- Approval of the financial report for the period ending June 2020.



Alliance Regional Water Authority

**Financial Statements
(Compilation)**

**For the One Month Ended and Year-to-Date
June 30, 2020**

Alliance Regional Water Authority
Balance Sheet
As of June 30, 2020

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1004 · Broadway Bank	
1005 · Broadway Checking (8040)	-55,024.18
1010 · Broadway Savings (4415)	1,443,773.81
Total 1004 · Broadway Bank	1,388,749.63
1015 · TexStar (3310)	4,564,949.34
1050 · Broadway Bank (Reserved)	
1051 · CRWA Debt Service (2785)	952,785.36
1052 · Kyle Debt Service (2787)	791,389.02
1055 · San Marcos Debt Service (6390)	927,865.06
1056 · Buda Debt Service (6391)	145,109.30
Total 1050 · Broadway Bank (Reserved)	2,817,148.74
1100 · Escrow Accounts	
1105 · BOKF, Escrow, CRWA Series 2015A	334,972.01
1106 · BOKF, Escrow, Kyle Series 2015B	221,883.61
1107 · BOKF, Escrow, CRWA Series 2017A	3,608,460.52
1108 · BOKF, Escrow, Kyle Series 2017B	3,287,010.30
1109 · BOKF, Escrow, SM Series 2017C	4,222,566.40
1110 · BOKF, Escrow, Buda Series 2017D	576,279.75
1111 · BOKF, Escrow, CRWA Series 2019A	26,254,516.22
1112 · BOKF, Escrow, Kyle Series 2019B	23,942,874.60
1113 · BOKF, Escrow, SM Series 2019C	30,513,142.49
1114 · BOKF, Escrow, Buda Series 2019D	4,244,805.23
Total 1100 · Escrow Accounts	97,206,511.13
Total Checking/Savings	105,977,358.84
Accounts Receivable	
1209 · Accts receivable, City of SM	344,124.84
1210 · Accts receivable, City of Buda	48,748.92
Total Accounts Receivable	392,873.76
Total Current Assets	106,370,232.60
Fixed Assets	
1405 · Engineering & Construction Cost	2,402,294.20
1420 · Projects in Progress (Cash)	
1420-01 · Legal Support	61,957.97
1420-02 · Hydrogeologic Support	169,987.19
1420-03 · PCCD Permitting	105,095.16
1420-04 · Kyle Water Model	25,000.00
1420-11 · Legal Support, GBRA	45,251.01
Total 1420 · Projects in Progress (Cash)	407,291.33
1430 · Projects in Progress Eng (Cash)	
1430-02 · Engineering - Plumbing Plan	17,663.79
1430-03 · Engineering Fees-ROW	11,594.69
1430-05 · Engineering - Rate Study	34,635.00
1430-06 · DPR Study	59,880.00
1430-07 · Alignment Study	261,120.80
1430-08 · Prelim Engineering-Well Field	65,586.00
1430-09 · GCUWCD Monitoring Wells	192,607.50
1430-10 · 2017 SWIFT Funding Apps	23,107.96
1430-11 · Blanco Basin WW	41,880.00
1430-12 · Phase 1B Programming	107,761.14
1430-13 · ARWA-GBRA MOU Study	15,000.00
1430-14 · Phase 1A GIS	35,801.87
Total 1430 · Projects in Progress Eng (Cash)	866,638.75

Alliance Regional Water Authority
Balance Sheet
As of June 30, 2020

	Jun 30, 20
1440 · Projects in Prog Eng. (Finance)	
1440-01 · Engineering-Phase 1A Pipeline	527,900.66
1440-02 · Engineering-Phase 1A Pump Stat	732,027.41
1440-03 · Engineering-ROW Acquisition	394,156.67
1440-04 · Phase 1A Const Observation	561,414.16
1440-05 · Phase 1A-Construction Trailer	45,657.52
1440-06 · Phase 1A Segment A Construction	1,734,150.32
1440-07 · Phase 1A BPS Construction	4,813,061.92
1440-08 · Phase 1A Segment B Construction	1,734,682.22
1440-15 · Land Acquisition Phase 1B	4,898,456.26
1440-16 · Phase 1B-Owners Rep	5,197,412.04
1440-17 · Phase 1B Environmental	1,720,949.31
1440-18 · Phase 1B Segment A Design	1,463,111.51
1440-19 · Phase 1B Segment B Design	990,605.67
1440-20 · Phase 1B Segment C Design	612,479.12
1440-21 · Phase 1B Segment D Design	956,658.91
1440-22 · Phase 1B Segment E Design	490,075.95
1440-23 · Phase 1B Land Attorney	337,961.68
1440-24 · Phase 1B Hydrogeology	145,380.00
1440-25 · Phase 1B WTP Design	1,959,488.69
1440-26 · Raw Water Infr.	934,163.15
1440-27 · Phase 1B Program Survey	2,045,942.95
1440-28 · Phase 1B BPS Design	914,376.49
1440-29 · GVEC Construction-in-Aid	1,000,000.00
1440-30 · Phase 1B Inline Tanks	31,817.53
	34,241,930.14
Total 1440 · Projects in Prog Eng. (Finance)	
1447 · Land & Easements	922,215.70
1448 · Capitalized Interest	
1448-51 · Cap Interest, CRWA Series 2015A	152,369.03
1448-52 · Cap Interest, Kyle Series 2015B	222,143.28
1448-53 · Cap Interest, CRWA Series 2017A	127,269.80
1448-54 · Cap Interest, Kyle Series 2017B	116,100.88
1448-55 · Cap Interest, SM Series 2017C	65,904.35
1448-56 · Cap Interest, Buda Series 2017D	9,576.21
	693,363.55
Total 1448 · Capitalized Interest	
1505 · Landowner Bonus Payments	1,043,191.83
1510 · GrWater Lease Acquisition Costs	1,004,905.76
1599 · Accumulated Amortization	-2,048,097.59
	39,533,733.67
Total Fixed Assets	
Other Assets	
1900 · Deferred Outflow	23,797.09
	23,797.09
Total Other Assets	
	145,927,763.36
TOTAL ASSETS	
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Payroll Liabilities	3,209.75
2102 · 401(a) Liability	2,595.31
2103 · Net Pension Liability	4,718.00
2104 · Pension Deferred Inflows	82.00
2106 · Accrued Vacation	29,343.80
2300 · Accrued Costs	330,643.18

Alliance Regional Water Authority
Balance Sheet
As of June 30, 2020

	Jun 30, 20
2350 · Accrued Interest Payable	
2351 · Accrued Int Payable, CRWA 2015A	23,469.93
2352 · Accrued Int Payable, Kyle 2015B	32,637.15
2353 · Accrued Int Payable, CRWA 2017A	88,430.22
2354 · Accrued Int Payable, Kyle 2017B	80,638.29
2355 · Accrued Int Payable, SM 2017C	66,501.36
2356 · Accrued Int Payable, Buda 2017D	9,451.17
2357 · Accrued Int Payable, CRWA 2019A	331,886.52
2358 · Accrued Int Payable, Kyle 2019B	302,820.56
2359 · Accrued Int Payable, SM 2019C	249,943.12
2360 · Accrued Int Payable, Buda 2019D	35,451.78
	1,221,230.10
Total 2350 · Accrued Interest Payable	1,221,230.10
Total Other Current Liabilities	1,591,822.14
Total Current Liabilities	1,591,822.14
Long Term Liabilities	
2501 · Bond Payable, CRWA Series 2015A	3,405,000.00
2502 · Bond Payable, Kyle Series 2015B	3,260,000.00
2503 · Bond Payable, CRWA Series 2017A	9,605,000.00
2504 · Bond Payable, Kyle Series 2017B	8,755,000.00
2505 · Bond Payable, SM Series 2017C	10,910,000.00
2506 · Bond Payable, Buda Series 2017D	1,550,000.00
2507 · Bond Payable, CRWA Series 2019A	26,530,000.00
2508 · Bond Payable, Kyle Series 2019B	24,200,000.00
2509 · Bond Payable, SM Series 2019C	30,800,000.00
2510 · Bond Payable, Buda Series 2019D	4,370,000.00
	123,385,000.00
Total Long Term Liabilities	123,385,000.00
Total Liabilities	124,976,822.14
Equity	
2925 · Net Investment in Capital Asset	8,200,007.29
2950 · Retained Earnings	7,771,023.52
Net Income	4,979,910.41
	20,950,941.22
Total Equity	20,950,941.22
TOTAL LIABILITIES & EQUITY	145,927,763.36

Alliance Regional Water Authority Profit Loss

For the One Month and Nine Months Ended June 30, 2020

	<u>June 2020</u>	<u>October 2019 June 2020</u>
Ordinary Income/Expense		
Income		
4010 · Project Contribution		
4011 · City of San Marcos	436,528.71	2,967,028.39
4012 · City of Kyle	107,985.00	1,359,741.75
4013 · City of Buda	61,839.54	432,265.33
4014 · Canyon Regional Water Authority	118,411.67	1,559,947.43
4015 · GBRA	765,922.56	2,464,473.39
Total 4010 · Project Contribution	<u>1,490,687.48</u>	<u>8,783,456.29</u>
4200 · Shared Water		
4210 · Shared Water, City of Buda	37,269.00	298,152.00
Total 4200 · Shared Water	<u>37,269.00</u>	<u>298,152.00</u>
4250 · Non Potable Water Sales	3,160.57	25,500.40
4300 · Broadway Interest Income		
4311 · City of San Marcos	64.10	2,206.71
4312 · City of Kyle	52.91	1,690.28
4313 · City of Buda	4.88	291.40
4314 · Canyon Regional Water Authority	61.51	2,039.33
Total 4300 · Broadway Interest Income	<u>183.40</u>	<u>6,227.72</u>
4350 · Escrow Accounts Income		
4351 · BOKF, CRWA Series 2015A	22.43	7,336.88
4352 · BOKF, Kyle Series 2015B	14.85	6,354.23
4353 · BOKF, CRWA Series 2017A	0.13	34,568.71
4354 · BOKF, Kyle Series 2017B	0.12	31,500.51
4355 · BOKF, SM Series 2017C	0.16	40,349.91
4356 · BOKF, Buda Series 2017D	0.02	5,575.52
4357 · BOKF, CRWA Series 2019A	0.81	91,219.22
4358 · BOKF, Kyle Series 2019B	0.74	83,187.60
4359 · BOKF, SM Series 2019C	0.95	106,015.49
4360 · BOKF, Buda Series 2019D	0.13	14,748.23
Total 4350 · Escrow Accounts Income	<u>40.34</u>	<u>420,856.30</u>
4370 · TexStar Interest Income		
4371 · City of San Marcos	241.40	11,589.83
4372 · City of Kyle	189.63	9,104.44
4373 · City of Buda	34.20	1,641.84
4374 · Canyon Regional Water Authority	207.94	9,983.55
Total 4370 · TexStar Interest Income	<u>673.17</u>	<u>32,319.66</u>
Total Income	<u>1,532,013.96</u>	<u>9,566,512.37</u>
Expenses		
6000 · Groundwater Reservation Costs	70,302.56	993,821.46
6010 · Shared Water Costs		
6015 · Shared Water, City of Kyle	23,431.08	188,201.32
6020 · Shared Water, City of San Marcos	13,965.00	111,720.00
Total 6010 · Shared Water Costs	<u>37,396.08</u>	<u>299,921.32</u>
7125 · Auditing fees	0.00	10,715.00
7150 · Amortization Expense	0.00	43,936.64
7210 · Bank Fees	311.56	1,896.60

Alliance Regional Water Authority Profit Loss

For the One Month and Nine Months Ended June 30, 2020

	June 2020	October 2019 June 2020
7220 · Escrow and Paying Agent Fees	0.00	2,450.00
7240 · Bond Issue Costs		
7240-07 · Bond Issue Costs - CRWA 2019A	0.00	366,309.28
7240-08 · Bond Issue Costs - Kyle 2019B	0.00	339,780.56
7240-09 · Bond Issue Costs - SM 2019C	0.00	392,340.76
7240-10 · Bond Issue Costs - Buda 2019D	0.00	139,393.36
Total 7240 · Bond Issue Costs	0.00	1,237,823.96
7250 · Interest Expense		
7250-51 · Interest Expense - CRWA 2015A	5,215.54	46,939.87
7250-52 · Interest Expense - Kyle 2015B	7,252.70	65,274.35
7250-53 · Interest Expense - CRWA 2017A	19,651.16	176,860.48
7250-54 · Interest Expense - Kyle 2017B	17,919.62	161,276.61
7250-55 · Interest Expense - SM 2017C	14,778.08	133,002.74
7250-56 · Interest Expense - Buda 2017D	2,100.26	18,902.28
7250-57 · Interest Expense - CRWA 2019A	47,412.36	331,886.52
7250-58 · Interest Expense - Kyle 2019B	43,260.08	302,820.56
7250-59 · Interest Expense - SM 2019C	35,706.16	249,943.12
7250-60 · Interest Expense - Buda 2019D	5,064.54	35,451.78
Total 7250 · Interest Expense	198,360.50	1,522,358.31
7325 · Dues	0.00	6,454.00
7350 · Insurance - Liability, E&O	0.00	2,372.62
7400 · Legal Fees	7,337.50	56,767.25
7410 · Newspaper Public Notices	0.00	1,371.31
7425 · Contract Services-Lobbyist	6,000.00	54,000.00
7430 · Agency Mgmt Public Relations	0.00	7,500.00
7440 · Region L Contributions	0.00	1,124.93
7450 · Permit & Fees	0.00	75,537.95
7500 · Supplies	4,361.83	12,073.43
7530 · Printing & Copying	357.67	1,663.05
7600 · Telephone, Telecommunications	0.00	675.00
7700 · Travel, Conferences & Meetings	119.65	1,268.08
7800 · Employee Expenses		
7810 · Salaries and wages	20,761.38	198,967.74
7820 · Auto Allowance	969.24	9,590.85
7821 · Phone Allowance	207.70	1,350.05
7830 · Payroll taxes	1,677.50	14,358.02
7840 · Employee Insurance	1,577.47	14,328.25
7850 · Retirement	1,498.39	14,045.14
7860 · Licenses & Permits	231.00	231.00
Total 7800 · Employee Expenses	26,922.68	252,640.05
Total Expenses	351,470.03	4,586,601.96
Net Ordinary Income	1,180,543.93	4,979,910.41
Net Income	1,180,543.93	4,979,910.41

Alliance Regional Water Authority
Broadway Bank VISA Debit Card Transactions
June 30, 2020

Type	Date	Name	Split	Amount	Balance
2005 · Broadway Bank Visa Card					0.00
Credit Card Charge	06/01/2020	Stamps Com	7500 · Supplies	18.17	18.17
Credit Card Charge	06/01/2020	Hanna Instruments	7500 · Supplies	485.10	503.27
Credit Card Charge	06/04/2020	UPS Store	7500 · Supplies	18.00	521.27
Credit Card Charge	06/04/2020	Microsoft	7500 · Supplies	32.48	553.75
Credit Card Charge	06/05/2020	Microsoft	7500 · Supplies	10.66	564.41
Credit Card Charge	06/05/2020	Rugged Depot	7500 · Supplies	2,890.00	3,454.41
Credit Card Charge	06/08/2020	Exxon Mobile	7700 · Travel, Conferences & Me...	5.39	3,459.80
Credit Card Charge	06/08/2020	Chisholm Trail BBQ	7700 · Travel, Conferences & Me...	30.85	3,490.65
Credit Card Charge	06/10/2020	Rackspace	7500 · Supplies	152.00	3,642.65
Credit Card Charge	06/12/2020	Printing Solutions	7530 · Printing & Copying	33.94	3,676.59
Credit Card Charge	06/15/2020	Williams Scotsman	1440-05 · Phase 1A-Construction...	491.95	4,168.54
Credit Card Charge	06/15/2020	United Site Service	1440-05 · Phase 1A-Construction...	255.65	4,424.19
Credit Card Charge	06/15/2020	United Site Service	1440-05 · Phase 1A-Construction...	255.65	4,679.84
Credit Card Charge	06/16/2020	Schlotsky's	7700 · Travel, Conferences & Me...	31.68	4,711.52
Credit Card Charge	06/16/2020	Rackspace	7500 · Supplies	113.28	4,824.80
Credit Card Charge	06/19/2020	A & E Signs	7500 · Supplies	280.00	5,104.80
Credit Card Charge	06/23/2020	Spicy Bite	7700 · Travel, Conferences & Me...	26.35	5,131.15
Credit Card Charge	06/24/2020	Chick-Fil-A	7700 · Travel, Conferences & Me...	25.38	5,156.53
Credit Card Charge	06/25/2020	UPS Store	7500 · Supplies	42.00	5,198.53
Credit Card Charge	06/26/2020	Adobo Acropro	7500 · Supplies	16.99	5,215.52
Credit Card Charge	06/26/2020	Squarespace Inc	7500 · Supplies	28.15	5,243.67
Credit Card Charge	06/26/2020	USPS	7500 · Supplies	50.00	5,293.67
Credit Card Charge	06/26/2020	Fluid Meter Service	7500 · Supplies	225.00	5,518.67
Credit Card Charge	06/29/2020	Training	7860 · Licenses & Permits	60.00	5,578.67
Credit Card Charge	06/29/2020	ARC Austin	7530 · Printing & Copying	323.73	5,902.40
Credit Card Charge	06/29/2020	Training	7860 · Licenses & Permits	60.00	5,962.40
Credit Card Charge	06/30/2020	TCEQ	7860 · Licenses & Permits	111.00	6,073.40
Check	06/30/2020	Broadway	1005 · Broadway Checking (8040)	-6,073.40	0.00
Total 2005 · Broadway Bank Visa Card				0.00	0.00
TOTAL				0.00	0.00

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- D.3** Consider approval of the Quarterly Investment Report for the period ending June 30, 2020. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

Attached is the Quarterly Investment Report for the period ending on June 30, 2020.

Attachment(s)

- Quarterly Investment Report for period ending June 30, 200

Board Decision(s) Needed:

- Approval of the Quarterly Investment Report for the period ending June 30, 2020.

Alliance Regional Water Authority



Quarterly Investment Report Ending as of June 30, 2020

Submitted by:

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

Graham Moore – Alliance Regional Water Authority Investment Officer

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

**Alliance Regional Water Authority
Quarterly Investment Report
March 31, 2020 – June 30, 2020**

Portfolio Allocation Analysis

Portfolio as of March 31, 2020

Portfolio as of June 30, 2020

Beginning Book Value \$108,212,066.26
Beginning Market Value \$108,212,066.26
Unrealized Gain / Loss – 0 –

Ending Book Value \$106,106,728.02
Ending Market Value \$106,106,728.02
Accrued Interest \$43,362.75
Change in Unrealized Gain/Loss – 0 –

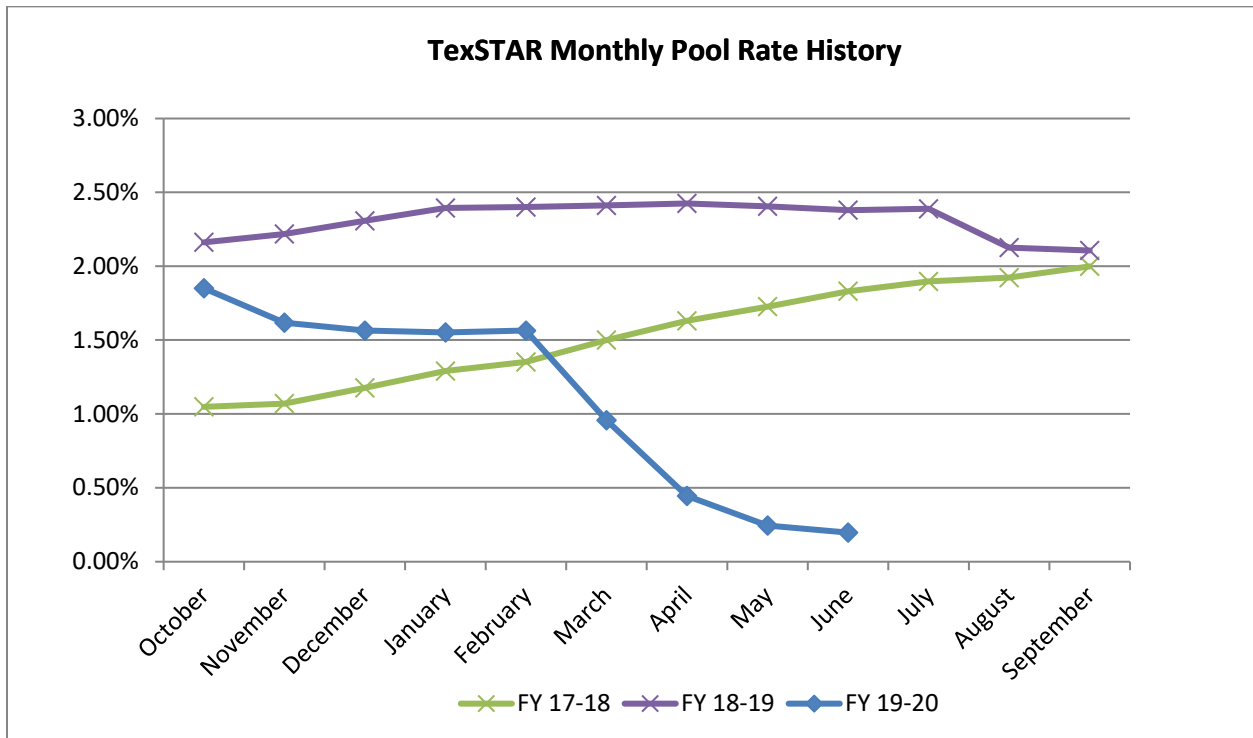
Schedule of Cash Accounts and Investments		
	As of March 31, 2020	As of June 30, 2020
Funds in Investment Pools		
TexSTAR Balance	\$2,363,111.47	\$4,564,276.17
Deposits to TexSTAR in Period	\$0.00	\$3,000,000.00
Accrued Interest	\$11,198.87	\$1,837.87
Percentage of Total Portfolio	2.2%	4.30%
Funds in Checking Accounts		
Broadway Balance	\$75,000.00	\$75,018.17
Deposits to Checking in Period	\$3,671,369.58	\$9,301,246.55
Percentage of Total Portfolio	0.1%	0.1%
Funds in Reserve Accounts		
Reserves Balance	\$1,773,493.20	\$2,817,148.74
Deposits to Reserves in Period	\$4,657,786.63	\$1,043,252.50
Percentage of Total Portfolio	1.0%	1.6%
Funds in Savings Accounts		
Broadway Balance	\$1,497,178.55	\$1,443,773.81
Deposits to Savings in Period	\$1,000,000.00	\$800,000.00
Accrued Interest	\$3,041.43	\$3,353.63
Percentage of Total Portfolio	1.4%	1.4%

Funds in Escrow Accounts		
BoKF - 2015A (CRWA)	\$334,659.63	\$334,972.01
BoKF - 2015B (Kyle)	\$221,676.70	\$221,883.61
BoKF - 2017A (CRWA)	\$5,254,408.47	\$3,608,460.52
BoKF - 2017B (Kyle)	\$4,788,026.66	\$3,287,010.30
BoKF - 2017C (San Marcos)	\$6,133,324.38	\$4,222,566.40
BoKF - 2017D (Buda)	\$846,969.61	\$576,279.75
BoKF - 2019A (CRWA)	\$26,244,898.63	\$26,254,516.22
BoKF - 2019B (Kyle)	\$23,934,103.82	\$23,942,874.60
BoKF - 2019C (San Marcos)	\$30,501,964.87	\$30,513,142.49
BoKF - 2019D (Buda)	\$4,243,250.27	\$4,244,805.23
Deposits to Escrow in Period	\$0.00	\$0.00
Accrued Interest	\$3,215.05	\$519.29
Percentage of Total Portfolio	94.7%	91.6%
Total Investments & Cash Accounts	\$108,212,066.26	\$ 106,106,728.02

Benchmark Analysis	
Benchmark (US Treasury – Daily Bill Rates: 4 weeks)	0.113%
TexSTAR Average Monthly Rate	0.296%
Average Weighted Maturity	31.0 Days

Schedule of TexSTAR Monthly Rate History October 1, 2016 – June 30, 2020

<u>Month</u>	<u>Average Monthly Rate (FY 16-17)</u>	<u>Average Monthly Rate (FY 17-18)</u>	<u>Average Monthly Rate (FY 18-19)</u>	<u>Average Monthly Rate (FY 19-20)</u>	<u>Average Rate Variance</u>
October	0.42%	1.05%	2.16%	1.85%	-0.31%
November	0.41%	1.07%	2.22%	1.62%	-0.60%
December	0.48%	1.18%	2.31%	1.56%	-0.74%
January	0.55%	1.29%	2.39%	1.55%	-0.84%
February	0.55%	1.35%	2.40%	1.56%	-0.84%
March	0.63%	1.50%	2.41%	0.96%	-1.45%
April	0.71%	1.63%	2.42%	0.44%	-1.98%
May	0.75%	1.73%	2.40%	0.24%	-2.16%
June	0.86%	1.83%	2.38%	0.20%	-2.18%
July	0.98%	1.90%	2.39%		
August	1.03%	1.92%	2.13%		
September	1.04%	2.00%	2.11%		



REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

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

Background/Information

The following items were discussed by the Committee at its 7/8 meeting:

- Received an update on the Phase 1A projects (Item F.2).
- Received an update on the Phase 1B program (Item F.3).
- Received an update on the Authority's Phase 1B Program Cost Estimates & Schedules (Item H.2)
- Received an update on SWIFT funding (Item H.4).
- Recommended approval of the Authority's FY 2020-21 budget (Item H.5)
- Received an update on area water meetings (Item F.4).

Board Decision(s) Needed:

- None.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

F.2 Update and discussion regarding the status of the Authority's Phase 1A projects, and direction to staff and consultants. ~ *Jason Biemer, Project Coordinator*

Background/Information

Below are brief updates on the Phase 1A projects.

Segment A Pipeline:

- Meter Testing / Backflow reports received.

Segment B Pipeline:

- About 11,500 feet of 24" pipe laid down.
- All bores have now been completed and grouted.
- Summer Pointe Dr. crossing completed 7/16/2020.
- OBC crossing anticipated 7/22/2020.
- Project on time.

Pump Station:

- Functional demonstration testing conducted week of June 22nd.
- 60 items sent to punch list for resolution.
 - Majority of items have been resolved as of 7/22/2020.
 - Outstanding items generally related to electrical systems.
 - Progress is ongoing.

Board Decision(s) Needed:

- Approval of minutes.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- F.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 – July 27, 2020
- Kimley-Horn Monthly Summary of Activities for June 2020

Board Decision(s) Needed:

- None.



Phase 1B Program Update

Board of Directors Meeting
July 27, 2020

Kimley»Horn

Ongoing Progress

Well Drilling Update

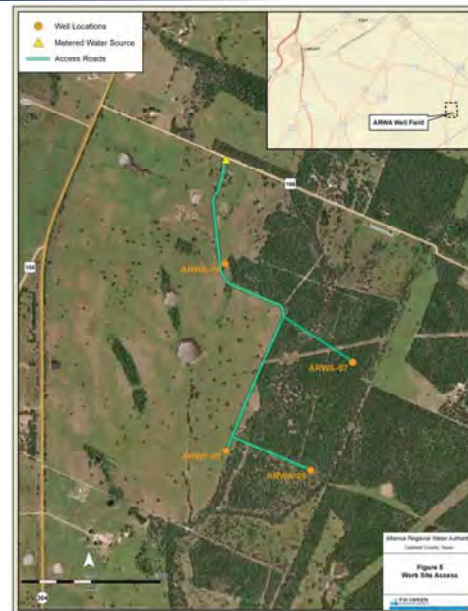
- NTP Issued June 29th

Roadway Coordination

- TxDOT
 - SH 304 (WTP)
 - Pipeline Crossings
 - Right-of-Way Dedications
- Counties
 - Wolf Run Road (WTP)
 - Pipeline Crossings
 - Impacts due to Construction Activity

Design Milestone Review

- Pipeline Segment B1
 - 60% Design Submittal (June – Under Review Now)
- Pipeline Segment B2 and Booster Pump Station
 - 60% Design Submittal (July)
- Pipeline Segment D
 - 60% Design Submittal (August)



Kimley»Horn

Ongoing Progress

Agency Review Update

- US Army Corps of Engineers (Segment A)
 - Cultural Resources review
 - Significant comments despite THC approval
 - Currently coordinating to address comments

Texas Water Development Board Update

- EFR's to be Submitted
 - Pipeline Segment A
- Release of Funds
 - ROF No. 8 Submitted
 - Well Drilling – Construction Contract



Kimley»Horn

Pipeline Route Analyses & Rights of Entry

Pipeline Segment	Number of Right-of-Entry Requests	Right-of-Entry Received or Access Granted (No. of Parcels)	Right-of-Entry Received or Access Granted (%)	Alignment Confirmed (%)
A	38	38	100%	100%
B	44	44	100%	100%
D	63	63	100%	100%
C	82	81	99%	83%
E	35	35	100%	91%
Wellfield	19	16	84%	0%
Total	281	277		



Kimley»Horn

Pipeline Easement Acquisition Status

Pipeline Segment	Number of Parcels	Appraisals Prepared	Initial Offer Letter Delivered	Purchase Agreement Signed / Easement Closed
A	38	37	37	13
B	44	40	29	1
D	63	44	33	8
C	82	0	0	0
E	35	6	0	0
Wellfield	19	0	0	0
Total	281	127	99	22



Kimley»Horn

Questions?



Kimley»Horn

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: 068706603-0620
 Invoice Date: Jun 30, 2020
 Invoice Amount: \$ 354,280.38
 Project No: 068706603
 Project Name: ARWA PROGRAM YEAR 3
 Project Manager: SOWA, RYAN

Work Order No. 4
 Duration: March 2020 - Feb. 2021

Invoice Duration: June 1, 2020 to June 30, 2020

Federal Tax Id: 56-0885615

COST PLUS MAX

KHA Ref # 068706602.3-16868534

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	49,374.00	1,707.00	1,245.00	462.00
STAKEHOLDER COORDINATION	312,436.00	96,239.32	56,712.21	39,527.11
BUDGETTING	119,180.00	49,037.90	33,291.30	15,746.60
SCHEDULE	98,555.00	37,824.00	29,167.80	8,656.20
REPORTING	48,920.00	16,555.00	10,617.50	5,937.50
DATA MANAGEMENT	119,291.00	26,960.67	19,483.37	7,477.30
ENVIRONMENTAL MANAGEMENT	162,199.00	44,053.00	16,947.75	27,105.25
LAND ACQUISITION MANAGEMENT	510,978.00	180,491.59	133,856.52	46,635.06
TEXAS WATER DEVELOPMENT BOARD MANAGEMENT	66,260.00	23,631.74	10,464.07	13,167.66
DESIGN STANDARDS	339,134.00	83,876.91	68,387.69	15,489.22
ENGINEERING DESIGN MANAGEMENT	774,030.00	323,045.10	191,335.74	131,709.37
QUALITY ASSURANCE	48,021.00	8,590.00	2,001.00	6,589.00
ELECTRICAL POWER PLANNING	72,514.00	15,798.37	7,165.04	8,633.33
PERMIT COORDINATION/TRACKING	46,899.00	5,870.25	3,791.25	2,079.00
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	29,213.00	9,711.18	8,180.50	1,530.68
PROJECT ADMINISTRATION	57,076.00	15,463.10	11,328.50	4,134.60
OTHER SERVICES	256,342.00	33,213.75	13,813.25	19,400.50
Subtotal	3,110,422.00	972,068.89	617,788.51	354,280.38
Total COST PLUS MAX				354,280.38

Total Invoice: \$ 354,280.38

If you have questions regarding this invoice, please call Jessica Olivarez at (972) 770-1352.

July 20, 2020

Project Monthly Summary

June 2020 Tasks Performed:

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

- Task 3 – Budgeting
 - Finalized and presented Program Quarterly Update for the Technical Committee and Board Meetings.
 - Continued updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
 - Continued development of projected Operation and Maintenance costs.

- Task 4 – Schedule
 - Finalized and presented Program Quarterly Update for the for the Technical Committee and Board Meetings.
 - Coordinated with Program team to integrate each project schedule into overall Program schedule.

- Task 6 – Data Management
 - Ongoing maintenance of Microsoft SharePoint Online program.
 - Continued updating of web-based GIS for right-of-entry process and alignment changes.

- Task 7 – Environmental Management
 - Finalized proposal for additional hazmat studies for Segments E with Environmental Consultant.
 - Backcheck reviewed the desktop environmental analyses of potential tank sites.
 - Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segment A, B, D, and E.
 - Performed coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.

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

- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continued coordination between Program Environmental Consultant and Design Engineers.
- Reviewed Program Environmental invoices, schedule, and risk log.

- Task 8 – Land Acquisition Management
 - Prepared update to the Land Acquisition Workflow.
 - Coordinated the appraisal process for Segments A, B, and D parcels.
 - Coordinated with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
 - Performed weekly QC of parcel files in SharePoint, provided comments to Land Acquisition team.
 - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
 - Reviewed Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
 - Continued field work coordination to notify landowners of upcoming field work by consultants.

- Task 9 – Texas Water Development Board Management
 - Continued preparations for reimbursement funding release.
 - Continue coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review.

- Task 10 – Design Standards
 - Compiled and addressed comments from the Manufacturer review of the Pipeline Construction Standards and Details.
 - Revised the Cathodic Protection Program Standards given feedback from the PAC and Design Consultants.
 - Revised and finalized the Security Standards given feedback from the PAC and Design Consultants.
 - Coordinated with the Design Consultants to receive feedback and information related to the Fiber Standards.

- Task 11 – Engineering Design Management
 - Pipelines:
 - Segment A
 - Finalized review of the 60% design submittal prepared by the Design Consultant.
 - Attended 60% Submittal Review Workshop.
 - Continued coordination with Design Consultant for final design.

- Segment B
 - Began review of the Segment B1 60% design submittal prepared by the Design Consultant.
 - Continued coordination with Design Consultant to finalize EFR.
 - Continued coordination with Design Consultant for final design.
- Segment C
 - Backchecked the Draft 30% Engineering Feasibility Report prepared by the Design Consultant.
 - Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations as part of right-of-entry process and EFR development.
- Segment D
 - Continued coordination with Design Consultant for final design.
- Segment E
 - Reviewed the Draft 30% Engineering Feasibility Report prepared by the Design Consultant.
 - Continued coordination with Design Consultant regarding ongoing field work as part of right-of-entry process and EFR development.
 - Continue coordination with Design Consultant regarding for final design.
- Wellfield:
 - Prepared for and attended Pre-Construction Meeting.
 - Continued coordination regarding procurement of the construction contract for Wells 6-9.
- Raw Water Infrastructure:
 - Continued coordination with Design Consultant for 60% design development.
- Water Treatment Plant:
 - Finalized review of the 60% design submittal prepared by the Design Consultant.
 - Attended 60% Submittal Review Workshop.
 - Continued coordination with Design Consultant for final design.
- Booster Pump Station:
 - Coordinated with Design Consultant for final design.
- Inline Elevated Storage Tanks:
 - Continued coordination with Design Consultant for 30% design development.
- Other:
 - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield, booster pump station).

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

- Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
 - Continued coordinated with ARWA concerning emergency power needs and service options for the water treatment plant and wellfield.
 - Continued coordination with GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
 - Continued Permit coordination with Pipeline Consultants.
 - Continued coordination with Caldwell County concerning variance request for the Site Development Permit.
 - Continued General Coordination with TxDOT.
 - Continued General Coordination with GVEC and BBEC.
 - On-going Permit Tracking Log Updates.
- Task 16 – Other Services
 - Began preparing additional solar analysis and memo evaluating ARWA’s potential return on investment.
 - Commissioning Planning
 - Continued evaluating the commissioning of the Phase 1B infrastructure.

July 2020 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 Project Advisory Committee Meeting Update.
 - Prepare and present Technical Committee Meeting Update.
 - Prepare and present Board Meeting Update.
 - Prepare for and hold Monthly Status Meeting with Alliance Water.
- Task 3 – Budgeting
 - Continue updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
 - Continue development of projected Operation and Maintenance costs.
- Task 4 – Schedule
 - Coordinate with Program team to integrate each project schedule into overall Program schedule.

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

- Task 6 – Data Management
 - Integrate executed easement documents within online GIS Web Map.
 - Ongoing maintenance of Microsoft SharePoint Online program.
 - Continued updating of web-based GIS for right-of-entry process and alignment changes.

- Task 7 – Environmental Management
 - Coordinate with Program Environmental Consultant concerning the comment responses to the United States Army Corps of Engineers.
 - Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segment B, D, and E.
 - Perform coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.
 - Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
 - Continue coordination between Program Environmental Consultant and Design Engineers.
 - Review Program Environmental invoices, schedule, and risk log.

- Task 8 – Land Acquisition Management
 - Attend Temporary Injunction Hearings for parcels where the Program is seeking a ROE.
 - Coordinate the appraisal process for Segment A, B, D, and E parcels.
 - Coordinate with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
 - Perform weekly QC of parcel files in SharePoint, provide comments to Land Acquisition team.
 - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
 - Review Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
 - Continue field work coordination to notify landowners of upcoming field work by consultants.

- Task 9 – Texas Water Development Board Management
 - Submit the Segment A EFR to the TWDB for review.
 - Continue preparations for reimbursement funding release.
 - Continue coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review.

- Task 10 – Design Standards

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

- Address comments from the Manufacturer review of the Pipeline Construction Standards and distribute to the Design Consultants.
- Finalize and distribute revised Design Standards to the Design Consultants.
- Distribute the revised Construction Details to the Design Consultants for review.
- Prepare revised Division 00 and Division 01 standards for the Pipeline Design Consultants.
- Finalize the Cathodic Protection Program Standards given feedback from the PAC and Design Consultants.
- Distribute finalized Security Standards given feedback from the PAC and Design Consultants.
- Finalize the Fiber Standards given feedback from the PAC and Design Consultants.

- Task 11 - Engineering Design Management
 - Pipelines:
 - Segment A
 - Finalize and submit the Final 30% Engineering Feasibility Report to the TWDB.
 - Continue coordination with Design Consultant for final design.
 - Segment B
 - Finalize review of the Segment B1 60% design submittal prepared by the Design Consultant.
 - Attend Segment B1 60% Submittal Review Workshop.
 - Begin review of the Segment B2 60% design submittal prepared by the Design Consultant.
 - Continue coordination with Design Consultant to finalize EFR.
 - Continue coordination with Design Consultant regarding for final design.
 - Segment C
 - Finalize and backcheck the 30% Engineering Feasibility Report prepared by the Design Consultant.
 - Continue coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations as part of right-of-entry process and EFR development.
 - Segment D
 - Continue coordination with Design Consultant for final design.
 - Segment E
 - Finalize and backcheck the 30% Engineering Feasibility Report prepared by the Design Consultant.
 - Continue coordination with Design Consultant regarding ongoing field work as part of right-of-entry process and EFR development.

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

- Continue coordination with Design Consultant regarding for final design.
 - Wellfield:
 - Continue coordination regarding procurement of the construction contract for Wells 6-9.
 - Raw Water Infrastructure:
 - Continue coordination with Design Consultant for 60% design development.
 - Water Treatment Plant:
 - Coordination with Design Consultant for final design.
 - Booster Pump Station:
 - Coordination with Design Consultant for final design.
 - Inline Elevated Storage Tanks:
 - Coordination with Design Consultant for 30% design development.
 - Other:
 - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield).
 - Review invoices, schedules, and risk logs for consultants
- Task 13 – Electrical Power Planning
 - Coordinate with ARWA and GVEC to begin development of agreement language for service to the well field.
 - Continue coordination with ARWA concerning emergency power needs and service options for the water treatment plant and wellfield.
 - Continue coordination with GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
 - Continue Permit coordination with Pipeline consultants
 - Continue Coordination with Caldwell County for variance request for the Site Development Permit.
 - Coordinate with Hays County concerning the Site Development Permit.
 - General Coordination with TxDOT.
 - Coordinate with Hays County TxDOT office concerning roadway crossings.
 - General Coordination with GVEC and BBEC.
 - Permit Tracking Log Updates.
- Task 16 – Other Services
 - Prepare additional solar analysis and memo evaluating ARWA’s potential return on investment.
 - Commissioning Planning
 - Continue evaluating the commissioning of the Phase 1B infrastructure.
 - Finalize and submit the City of San Marcos Watershed Protection Plan for the Booster Pump Station Plat.

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

Scope Elements Added/Removed:

None at this time.

Outstanding Issues/Concerns:

None at this time.

HUB Participation:

56.7 % allotted by Contract (based on contract total fee)

14.6% 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	\$224,412.00	29.4%	\$66,070.00	\$46,580.00
CP&Y, Inc.	ABE; MBE	Program Standards, Compliance, and Project Management	\$939,880.00	21.4%	\$201,347.21	\$61,992.50
Grubb Engineering, Inc.	ESBE; SBE; WBE	Electrical Power Planning	\$59,680.00	22.4%	\$13,340.75	\$5,735.75
Spitzer and Associates, Inc.	SBE; WBE	Land Acquisition Management	\$437,210.00	30.2%	\$132,221.50	\$97,471.50
RVK Architects, Inc.	WBE	Architectural Project Management	\$47,205.00	0.0%	\$-	\$-
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$55,878.00	10.8%	\$6,025.00	\$1,062.50
		Subtotal	\$1,764,265.00	23.7%	\$419,004.46	\$212,842.25

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- F.4** 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 July 13th via a virtual meeting. No actions effecting the Authority were taken by the GCUWCD.

Plum Creek Conservation District (PCCD)

The PCCD is scheduled to meet on July 21st. No items affecting the Authority are on the agenda for consideration. Staff is not planning on attending as no options for attending virtually were offered.

Groundwater Management Area 13

GMA-13 met virtually on June 26th. The group received an update on consultant activities.

Region L Planning Group

The next Region L Planning Group meeting is scheduled for Thursday, July 30th.

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

No update.

Board Decision(s) Needed:

- None.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

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

EXECUTIVE DIRECTOR

Public Relations Update

- Staff has been coordinating with CD&P, the new PR firm, to update the website.
- The Board members will receive a questionnaire from CD&P to get their viewpoint and feedback on the Authority to help guide some of the initial PR actions.

Log and Calendar of Events

- Attached is the log of activities for June along with the 3-month look ahead calendar for the Executive Director.

**Executive Director
Log of Activities**

June						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<i>1-Jun</i>	<i>2-Jun</i>	<i>3-Jun</i>	<i>4-Jun</i>	<i>5-Jun</i>	<i>6-Jun</i>
	WTP 60% Review	1B Monthly Check-In Mtg	WTP 60% Review	Weekly ROW Call	Segment C Re-Route	
	CRWA Report	1A Pump Station CO discussion	PR Coordination	GBRA Coordination on SWIFT & LA	WTP 60% Review	
	Land Acquisition	Sponsor invoices	SWIFT Application	Coordinate comms at BPS	Tech Cmte Packet	
<i>7-Jun</i>	<i>8-Jun</i>	<i>9-Jun</i>	<i>10-Jun</i>	<i>11-Jun</i>	<i>12-Jun</i>	<i>13-Jun</i>
	Seg A Plan Review	Seg A Plan Review	WTP Review comment mtg	Weekly ROW Call	Seg A submittal mtg	
	CRWA Board Mtg	GCUWCD Board Mtg	LAN check-in	TWDB coordination	Seg A plan comment mtg	
			ARWA Tech Cmte mtg	P.R. contract coordination	Pick-up mail	
<i>14-Jun</i>	<i>15-Jun</i>	<i>16-Jun</i>	<i>17-Jun</i>	<i>18-Jun</i>	<i>19-Jun</i>	<i>20-Jun</i>
	New Employee Orientation	Meet with Velma Danielson	WTP HSPS pump curves	Weekly ROW Call	Project Advisory Cmte	
	Coordinate with Chase Bank on credit card	Land acquisition coordination	GVEC coordination	Chase bank coordination	Seg A acquisition discussion	
	May financial info	PAC & Board agendas	Board agenda	Enroll Jeff Murchison	Board packet	
<i>21-Jun</i>	<i>22-Jun</i>	<i>23-Jun</i>	<i>24-Jun</i>	<i>25-Jun</i>	<i>26-Jun</i>	<i>27-Jun</i>
	GBRA Invoice	Schedule discussion with GBRA	1A BPS Functional Test	Well Drilling Pre-Con Meeting	WTP & RWI Monthly Call	
	Seg B plans for review	RWI contract amendment	CRWA Board of Managers mtg	Weekly ROW Call	GMA-13 Meeting	
	Response to TWDB		Board Mtg	Cultural Resources call w/ Blanton	FY 20-21 Budget	
<i>28-Jun</i>	<i>29-Jun</i>	<i>30-Jun</i>				
	Pape-Dawson call	Monthly 1B Check-In Meeting				
	Damages clause review	Tech Cmte agenda				
	Region L response	Segment B1 review				
	Review 1B budget					

July 2020

July 2020							August 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 28	29	30	Jul 1	2	3	4
			ARWA1BSB - Segment B1 60% Design Review period - Cobler, Nathan			
			11:00am CM&I Next Work Order Discussion (Microsoft Teams Meeting) - Graham Moore	Graham - PTO	INDEPENDENCE DAY HOLIDAY	
5	6	7	8	9	10	11
ARWA1BSB - Segment B1 60% Design Review period - Cobler, Nathan						
	1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - 4:00pm Dr. Hong (Virtual)	8:00am ARWA1BWTP - Cost Split Discussion (Microsoft Teams) 10:00am Alliance - Coordination Meeting	11:00am USACE/THC Segment A Cultural Resources Report 3:00pm ARWA Technical Committee Meeting	9:00am ARWA1BPRG - 11:00am ARWA1B - 1:30pm ARWA Phase 1A 3:00pm ARWA 1A-B 3:00pm ARWA Phase 1A	12:00pm Segment B1 Plan Review Coordination (1A Construction Trailer) - Graham Moore	
12	13	14	15	16	17	18
ARWA1BSB - Segment B1 60% Design Review period - Cobler, Nathan						
6:00pm Grandpa's Zoom Meeting (Zoom) - Doug Bell	ARWA1BSB - Segment B2 60% Design Review period - Cobler, Nathan					
	1:30pm ARWA Phase 1B Weekly Progress 6:30pm CRWA Board 6:30pm CRWA Board of	5:30pm GCUWCD Board Meeting (GCUWCD Offices)	9:00am ARWA1BSB - Segment B1 60% Design Workshop (Microsoft Teams)	8:00am COVID (Seton on 38th St.) 10:00am Staff Work 11:00am ARWA1B -	9:00am Project Advisory Committee Meeting (Virtual Only) - Graham Moore	
19	20	21	22	23	24	25
ARWA1BSB - Segment B2 60% Design Review period - Cobler, Nathan						
	8:30am Team Project Tour - Jason Biemer 11:00am ARWA WTP site visit (Delhi, Texas, 1:30pm ARWA Phase 1B	1:00pm PCCD Meeting (Lockhart, Texas, United States)	10:00am CRWA Board of Managers Meeting (CRWA Offices)	11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa, Ryan	8:30am ARWA1BWTP - WTP & RWI Monthly Update Meeting 1:00pm Water Sharing Discussion - Online	
26	27	28	29	30	31	Aug 1
ARWA1BSB - Segment B2 60% Design Review period - Cobler, Nathan						
6:00pm Grandpa's Zoom Meeting (Zoom) - Doug Bell	1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - 3:00pm ARWA Board Meeting (Virtual Only)		10:00am ARWA1BWTP - VRRSP Site Visit (VRRSP HPSP Site - Caldwell, TX) - Marisa Vergara	ARWA1BSA - Segment A 90% Design Review period - Cobler, Nathan 9:30am Region L Meeting (San Antonio) 11:00am ARWA1B - Weekly ROW Call	To Aug 7 ->	

August 2020

August 2020							September 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 26	27	28	29	30	31	Aug 1 ARWA1BSB - Segment B2 60% ARWA1BSA - Segment A 90%
2	3	4	5	6	7	8
ARWA1BSB - Segment B2 60% Design Review period - Cobler, Nathan						
ARWA1BSA - Segment A 90% Design Review period - Cobler, Nathan						
	Graham - PTO 1:30pm ARWA Phase 1B	9:00am Alliance Water - Monthly Check-in	12:00pm Naturally Slim - TML Health Benefit	11:00am ARWA1B - Weekly ROW Call		
9	10	11	12	13	14	15
ARWA1BSA - Segment A 90% Design Review period - Cobler, Nathan						
6:00pm Grandpa's Zoom Meeting (Zoom) - Doug Bell	1:30pm ARWA Phase 1B Weekly Progress 6:30pm CRWA Board	5:30pm GCUWCD Board Meeting (GCUWCD Offices)		11:00am ARWA1B - 1:30pm Phase 1A 3:00pm ARWA 1A-B		
16	17	18	19	20	21	22
ARWA1BSA - Segment A 90% Design Review period - Cobler, Nathan						
	1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) -	1:00pm PCCD Meeting (Lockhart, Texas, United States)		11:00am ARWA1B - Weekly ROW Call (Microsoft Teams		
23	24	25	26	27	28	29
ARWA1BSA - Segment A 90% Design Review period - Cobler, Nathan						
6:00pm Grandpa's Zoom Meeting (Zoom) - Doug Bell	11:00am Dr. Hong (Virtual) 1:30pm ARWA Phase 1B		10:00am CRWA Board of Managers Meeting 3:00pm ARWA Board	11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa,		
30	31	Sep 1	2	3	4	5
	1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola					

September 2020

September 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2020						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 30	31	Sep 1 9:00am Alliance Water - Monthly Check-in (Microsoft Teams Meeting) - Cobler, Nathan	2	3 9:30am Region L Meeting (San Antonio Water System (2800 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams	4	5
6 6:00pm Grandpa's Zoom Meeting (Zoom) - Doug Bell	7 LABOR DAY HOLIDAY 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	8 5:30pm GCUWCD Board Meeting (GCUWCD Offices)	9	10 11:00am ARWA1B - Weekly ROW Call 1:30pm Phase 1A Construction 3:00pm ARWA 1A-B Progress Meeting	11	12
13	14 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - 6:30pm CRWA Board Meeting (CRWA Offices (850 Lakeside	15 1:00pm PCCD Meeting (Lockhart, Texas, United States)	16	17 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa, Ryan	18	19
20 6:00pm Grandpa's Zoom Meeting (Zoom) - Doug Bell	21 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	22	23 10:00am CRWA Board of Managers Meeting (CRWA Offices) 3:00pm ARWA Board Meeting (TBD) - Graham Moore	24 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa, Ryan	25	26
27	28 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	29	30	Oct 1	2	3

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- H.1** Consider adoption of Resolution 2020-07-27-001 declaring the Phase 1A Segment B Pipeline construction project more than 50% complete and progressing satisfactorily. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

The Authority entered into an agreement with Smith Contracting Company in December 2018 for the Phase 1A Segment B Pipeline construction contract for \$3,811,395.75. The project is funded in part by bonds issued through the Texas Water Development Board (TWDB). A requirement of that funding is to utilize certain contracting provisions in all construction projects. In this case the TWDB required that the following statement be included in the construction contract:

“The retainage shall be ten percent of the amount otherwise due until at least fifty percent of the work has been completed. After the project is fifty percent completed, and if the Authority’s Board finds that satisfactory progress is being made, then the Authority may authorize any of the remaining progress payments to be made in full.”

Jim Tolles was hired by the Authority to serve as the construction observer to review progress and to help ensure that the project is being completed in accordance with the approved engineered plans. The design engineering firm, Lockwood, Andrews & Newnam, Inc., and the Authority Staff attend the monthly construction progress meetings to review progress and to discuss any issues that must be resolved.

Based on this oversight, Staff feels that the work is progressing satisfactorily and has exceeded the 50% completion threshold required.

Executive Director Recommendation(s)

- The Executive Director recommends approval of Resolution 2020-07-27-001.

Attachment(s)

- Resolution 2020-07-27-001

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-001 declaring the Phase 1A Segment B Pipeline construction project more than 50% complete and reducing the retainage as provided in the contract.



ALLIANCE WATER

RESOLUTION NO. 20200727-001

A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS DECLARING THE PHASE 1A SEGMENT B PIPELINE CONSTRUCTION PROJECT MORE THAN 50% COMPLETE, REDUCING THE PERCENT RETAINAGE WITHHELD FROM THE CONTRACTOR, AND DECLARING AN EFFECTIVE DATE

RECITALS:

1. The Alliance Regional Water Authority ("Alliance Water") applied for and obtained financial assistance from the Texas Water Development Board ("TWDB") for new infrastructure for Alliance Water's system, including the design and construction of Alliance Water's Phase 1A Segment B Pipeline Project (the "Project").

2. Alliance Water contingently awarded the Project to Smith Contracting Company, Inc. in September 2019 through the adoption of Resolution 20190925-005.

3. In accordance with the TWDB requirements, the Supplemental Contract Conditions in the Project contract documents states:

"The retainage shall be ten percent of the amount otherwise due until at least fifty percent of the work has been completed. After the project is fifty percent completed, and if the Authority's Board finds that satisfactory progress is being made, then the Authority may authorize any of the remaining progress payments to be made in full."

4. The project's engineer for the project, Lockwood, Andrews & Newnam, Inc., and the Authority's Staff report that the project is progressing on schedule, that more than 50% of the work is complete and that the work is progressing satisfactorily.

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

PART 1. The above recitals are true and correct and are incorporated herein for all purposes.

PART 2. Alliance Water finds that the project is more than 50% complete and is progressing satisfactorily and therefore remaining progress payments shall be made in full.

PART 3. This Resolution shall be in full force and effect immediately upon its passage.

Resolution 20200727-001
Phase 1A Segment B Progressing Satisfactorily

ADOPTED: July 27, 2020

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- H.2** Update, discussion and possible direction to Staff regarding the Authority's Phase 1B Program Cost Estimates & Schedules. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
-

Background/Information

Attached is a presentation update on the schedule and budget for the Phase 1B Program.

Attachment(s)

- Phase 1B Program Schedule and Budget Update July 27, 2020

Board Decision(s) Needed:

- Possible direction to Staff.



Phase 1B Program
Budget Update
Board of Directors Meeting
July 27, 2020

Kimley»Horn

Budget Update

Recap of Budgeting Process

Key Developments

Current Budget Status

Next Steps



Kimley»Horn

Budget Update

Recap of Budgeting Process

- Base Budgets Set in 2019
- Construction – Combination of Program and Consultant Projections
- Support Services – Developed by Program
- Combined Program – ARWA/GBRA Split
 - Construction – Based on % of allocated capacity
 - Support Services – 50/50 split



Kimley»Horn

Budget Update

Key Developments

- Design Progression
 - Generally Ranging from 30% to 60%
 - Updated Cost Projections
 - Value Engineering (Facilities)
- Program Cost Reduction Measures (all Projects)



Kimley»Horn

Opinions of Cost – Sources of Projected Costs

Construction Package	Status of Projected Cost
Combined Program Infrastructure	
Water Treatment Plant	60% Design, and reflects value engineering efforts
SCADA Fiber Backbone	Owner's Representative
Booster Pump Station	30% Design, and reflects value engineering efforts
Inline EST (South)	Preliminary Technical Memorandum
Pipeline Segment A	60% Design
Pipeline Segment B	60% Design (Segment B1), 30% Design (Segment B2)
Pipeline Segment D	30% Design
Pipeline Segment E	30% Design
ARWA-Only Infrastructure	
Wellfield	Based on Price Proposal from selected contractor
Water Treatment Plant (Land)	Actual Purchase Price for the remaining 518 acres
ARWA Delivery Points	30% Design
Inline EST (North)	Preliminary Technical Memorandum
Raw Water Infrastructure	60% Design
Administration and Operations Building	Owner's Representative
Pipeline Segment C	30% Design
Pipeline Segment E	30% Design

5



Kimley»Horn

PER Costs vs. Available Funding

	Total PER Projected Cost	GBRA Projected Cost of Shared Program	ARWA Projected Cost for Phase 1B
No Contingency	\$345,900,000	\$97,000,000	\$248,900,000
With 30% Contingency	\$437,000,000	\$122,100,000	\$314,800,000
Current Funding			\$213,400,000
"Funding – Projected Cost" (w/o contingency)			(\$35,490,000)
"Funding – Project Costed" (w/ 30% contingency)			(\$101,390,000)

The "Gap"



Kimley»Horn

Budget Update

Program Cost Reduction Measures (all Projects)

Item	Option	Potential Capital Cost Savings	Comments
2a	Peaking Factor Reduction – Pipelines. Reduce Segment A Only to 1.3 Peaking	\$3,100,000	Bid Segment A as a 48" and 42" Pipeline
2b	Peaking Factor Reduction – Facilities. Reduce Peaking to 1.0 in both WTP & BPS	\$7,000,000	Size critical elements for full flow where future expansion will be difficult
6	Repackaging of Projects	\$7,900,000	
7	Isolation Valve Spacing Revision	\$2,600,000	
8	Stream Crossing Variance	\$1,100,000	

- Recognize savings of \$18 million resulting from the reduced interest rates at time of closing as compared to budgeted numbers.



Kimley»Horn

Budget Update

Program Cost Reduction Measures (all Projects)

Item	Option	Potential Capital Cost Savings	Comments
➔ 2a	Peaking Factor Reduction – Pipelines. Reduce Segment A Only to 1.3 Peaking	\$3,100,000	Bid Segment A as a 48" and 42" Pipeline
➔ 2b	Peaking Factor Reduction – Facilities. Reduce Peaking to 1.0 in both WTP & BPS	\$7,000,000	Size critical elements for full flow where future expansion will be difficult
6	Repackaging of Projects	\$7,900,000	
➔ 7	Isolation Valve Spacing Revision	\$2,600,000	
8	Stream Crossing Variance	\$1,100,000	

- Recognize savings of \$18 million resulting from the reduced interest rates at time of closing as compared to budgeted numbers.



Kimley»Horn

Budget Update

Program Cost Reduction Measures (all Projects)

ITEM 2a - SEGMENT A - PF REDUCTION

PROJECTED CONSTRUCTION COST

30% Design = \$37,400,000		60% Update = \$32,400,000	
ARWA	GBRA	ARWA	GBRA
60.00%	40.00%	56.80%	43.20%
\$22,400,000	\$15,000,000	\$18,400,000	\$14,000,000

PROJECTED ARWA SAVINGS = \$3,400,000



Kimley»Horn

Budget Update

Program Cost Reduction Measures (all Projects)

ITEM 2b - WTP & BPS PF REDUCTION

WATER TREATMENT PLANT

PROJECTED CONSTRUCTION COST

30% Design = \$51,200,000		60% Update = \$49,600,000	
ARWA	GBRA	ARWA	GBRA
53.50%	46.50%	45.00%	55.00%
\$27,400,000	\$23,800,000	\$22,300,000	\$27,300,000

BOOSTER PUMP STATION

PROJECTED CONSTRUCTION COST

30% Design = \$20,400,000		30% Update = \$18,900,000	
ARWA	GBRA	ARWA	GBRA
63.30%	36.70%	63.00%	37.00%
\$12,900,000	\$7,500,000	\$11,900,000	\$7,000,000

PROJECTED ARWA SAVINGS = \$6,100,000



Kimley»Horn

Budget Update

Program Cost Reduction Measures (all Projects)

ITEM 7 - VALVE SPACING REVISION

NUMBER OF VALVES

	Original	Revised
Segment A	21	8
Segment B	27	6
Segment C	23	11
Segment D	33	14
Segment E	13	11
SUM	117	50

CURRENT VALVE REDUCTION = 67

AVG. PROJECTED COST PER VALVE = \$75,000
 PROJECTED ARWA SAVINGS = \$3,500,000



Kimley»Horn

Budget Update

Program Cost Reduction Measures (all Projects)

Item	Option	Potential Capital Cost Savings	Current Projection
2a	Peaking Factor Reduction – Pipelines. Reduce Segment A Only to 1.3 Peaking	\$3,100,000	\$3,400,000
2b	Peaking Factor Reduction – Facilities. Reduce Peaking to 1.0 in both WTP & BPS	\$7,000,000	\$6,100,000
6	Repackaging of Projects	\$7,900,000	
7	Isolation Valve Spacing Revision	\$2,600,000	\$3,500,000
8	Stream Crossing Variance	\$1,100,000	



Kimley»Horn

Budget Update

Explanation of Project Costs

Combined Program – ARWA/GBRA Cost Splits

Current Budget Status



Kimley»Horn

Opinions of Cost

• **Summary of Overall Program Costs**

- **Construction**
- **Land Acquisition** – anticipated costs for purchase of land (facilities) and easement acquisition (pipelines), acquisition support services
- **Support Services** – anticipated costs for services such as engineering, design survey, environmental, construction management and inspection, and testing
- **Other** – anticipated costs for items such as electrical service (power) to the WTP and BPS sites
- **Contingencies**



Kimley»Horn

Budget Update

Example cost breakdown showing overall Program costs associated with the Segment B Pipeline

PIPELINE SEGMENT B		
CONSTRUCTION	CONSTRUCTION (B1)	\$25,100,000
	CONSTRUCTION (B2)	\$10,300,000
LAND ACQUISITION	EASEMENT PURCHASE B1	\$981,000
	EASEMENT PURCHASE B2	\$767,000
	LEGAL	\$318,750
	LAND AGENT	\$306,000
	APPRAISAL TEAM	\$229,500
	SURVEY	\$255,000
	TITLE SERVICES	\$25,500
SUPPORT SERVICES	ENGINEERING	\$3,186,000
	DESIGN SURVEY	\$1,062,000
	ENVIRONMENTAL	\$380,000
	INSPECTION	\$1,416,000
	CONSTRUCTION MANAGEMENT	\$354,000
	TESTING	\$354,000
	PROGRAM MANAGEMENT	\$2,364,006
CONTINGENCIES	CONSTRUCTION CONTINGENCY B1	\$7,530,000
	CONSTRUCTION CONTINGENCY B2	\$3,090,000
	EASEMENT CONTINGENCY	\$524,400
	SUPPORT SERVICES CONTINGENCY	\$1,770,000.00
	SUBTOTAL (ROUNDED)	\$60,300,000

ALLIANCE WATER

Cost Allocation for Combined Program

- Support Services, Land Acquisition – 50/50 split
- Construction
 - Distribution of costs are based on each entity's capacity share of each infrastructure component
 - Original Percentages were previously provided to the Committee as part of the Combined PER
 - Percentages updated based on changes in infrastructure sizing

PIPELINE SEGMENT A

	ARWA Capacity (acre-ft/yr)	GBRA Capacity (acre-ft/yr)	ARWA %	GBRA %
Original (ARWA Peaking Factor = 1.5)	22,500	15,000	60.00%	40.00%
Revised (ARWA Peaking Factor = 1.3)	19,500	15,000	56.80%	43.20%



Kimley»Horn

Cost Allocation for Combined Program

Construction Package	ORIGINAL		REVISED	
	ARWA (%)	GBRA (%)	ARWA (%)	GBRA (%)
WTP Construction	53.50	46.50	45.00	55.00
SCADA	50.00	50.00	50.00	50.00
BPS Construction	63.30	36.70	63.00	37.00
Inline EST Construction	75.00	25.00	75.17	24.83
GBRA Delivery Meter Stations	50.00	50.00	50.00	50.00
Pipeline Segments A Construction	60.00	40.00	56.80	43.20
Pipeline Segment B1 Construction	65.22	34.78	61.90	38.10
Pipeline Segment B2 Construction	69.20	30.80	76.19	23.81
Pipeline Segment D1 Construction	75.17	24.83	75.17	24.83
Pipeline Segment D2 Construction	74.58	25.42	74.58	25.42
Pipeline Segment E Construction	65.22	34.78	65.22	34.78
Land Acquisition, Engineering, Other Support Services	50.00	50.00	50.00	50.00
TOTAL	60.30	39.70	58.37	41.63

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Kimley»Horn

Construction Package	ORIGINAL	REVISED	DIFFERENCE
	ARWA Total Projected Cost	ARWA Total Projected Cost	
Combined Program Infrastructure			
Water Treatment Plant	\$ 24,500,000	\$ 28,900,000	\$ 4,400,000
SCADA Fiber Backbone	\$ 900,000	\$ 700,000	(\$ 200,000)
Booster Pump Station & GBRA Meter Stations	\$ 15,300,000	\$ 15,000,000	(\$ 300,000)
Inline EST (South)	\$ 3,600,000	\$ 3,500,000	(\$ 100,000)
Pipeline Segment A	\$ 28,600,000	\$ 24,100,000	(\$ 4,500,000)
Pipeline Segment B	\$ 29,400,000	\$ 34,400,000	\$ 5,000,000
Pipeline Segment D	\$ 36,300,000	\$ 35,400,000	(\$ 900,000)
Pipeline Segment E	\$ 9,500,000	\$ 9,800,000	\$ 300,000
Subtotal	\$148,100,000	\$151,800,000	\$ 3,700,000
ARWA-Only Infrastructure			
Wellfield	\$ 3,800,000	\$ 3,100,000	(\$ 700,000)
Water Treatment Plant	\$ 2,600,000	\$ 2,600,000	No Change
ARWA Delivery Points	\$ 6,100,000	\$ 6,900,000	\$ 800,000
Inline EST (North)	\$ 5,400,000	\$ 7,600,000	\$ 2,200,000
Raw Water Infrastructure	\$ 7,400,000	\$ 11,500,000	\$ 4,100,000
Administration and Operations Building	\$ 4,300,000	\$ 4,200,000	(\$ 100,000)
Pipeline Segment C	\$ 64,500,000	\$ 68,700,000	\$ 4,200,000
Pipeline Segment E	\$ 6,700,000	\$ 14,100,000	\$ 7,400,000
Subtotal	\$100,800,000	\$118,700,000	\$ 17,900,000
Total	\$248,900,000	\$270,500,000	\$ 21,600,000
Contingencies	\$65,900,000	\$58,900,000	(\$ 7,000,000)
Total with Contingencies	\$314,800,000	\$329,400,000	\$ 14,600,000

Budget Update

Water Treatment Plant

- Projected Construction Cost – Increase of +/- \$16 million
- Reduction in ARWA Peaking Factor reduces impact to ARWA
- 60% review yielded significant cost-related comments

Booster Pump Station

- Projected Construction Cost – Increase of +/- \$0.5 million
- Increase despite ARWA Peaking Factor reduction, value engineering
- Additional evaluation of ARWA/GBRA split underway

Pipeline Segment A

- Projected Construction Cost – Decrease of +/- \$5 million
- Reduction in ARWA Peaking Factor reduces impact to ARWA



Kimley»Horn

Budget Update

Pipeline Segment B

- Projected Construction Cost – Increase of +/- \$7 million
- Pipe size increase on Segment B2
- SH 130 crossing

Inline Elevated Storage Tank (North)

- Projected Construction Cost – Increase of +/- \$2 million
- 30% design currently underway

Raw Water Infrastructure

- Projected Construction Cost – Increase of +/- \$4 million
- Significant increase in projected costs for electrical, instrumentation
- 60% yielded significant cost-related comments



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Budget Update

Pipeline Segment C

- Projected Construction Cost – Increase of +/- \$5 million
- Additional construction by trenchless methods

Pipeline Segment E (ARWA only)

- Projected Construction Cost – Increase of +/- \$7 million
- Lake Dunlap crossing projected cost – majority of increase



Kimley»Horn

Budget Update

Land Acquisition

- No significant deviations so far
- Concern – greater number of acquisitions through eminent domain

Support Services

- No significant concerns overall



Kimley»Horn

Budget Update

Next Steps

- Continued pursuit of cost-saving opportunities
- Review of all projects by Construction Management team
 - Only WTP and Segment A reviewed so far



Kimley»Horn

Questions?



Kimley»Horn

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- H.3** Consider adoption of Resolution 2020-07-27-002 approving Work Order #2 with Pape-Dawson Engineering, Inc. for Construction Management and Inspection Services related to the Phase 1B Program. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

The Authority entered into a Master Agreement with Pape-Dawson Engineers, Inc. in May 2020 for construction management and inspection services on the Phase 1B Program.

The Executive Director negotiated the attached work order to include constructability reviews for the following upcoming design submissions: 90% Segment A & Water Treatment Plant, 60% Segment D & Booster Pump Station. In addition it includes the development to a 50% level of the Construction Management Plan to be incorporated into the overall Program Management Plan.

Staff is requesting Board approval of Work Order#2 on a time and material basis with a fee not-to-exceed \$189,790.

Attachment(s)

- Resolution 2020-07-27-002
- ARWA Phase 1B CM&I – Work Order #2 Proposal dated July 19, 2020.

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-002 approving Work Order #2 with Pape-Dawson Engineering, Inc. for Construction Management and Inspection Services related to the Phase 1B Program.



ALLIANCE WATER

RESOLUTION NO. 201200727-002

A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING WORK ORDER #2 BETWEEN THE AUTHORITY AND PAPE-DAWSON ENGINEERS, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES RELATED TO THE AUTHORITY'S PHASE 1B PROGRAM AND RELATED MATTERS, AND DECLARING AN EFFECTIVE DATE

RECITALS:

1. Alliance Regional Water Authority (the "Authority") entered into a master agreement with Pape-Dawson Engineers, Inc. ("Pape-Dawson") for professional construction management and inspection services and related matters in May 2020.

2. The Authority hired Kimley-Horn & Associates to serve as the Owner's Representative for the Authority's Phase 1B Program. The Owner's Representative role is to assist the Authority with development of the whole Phase 1B Program, including coordination with all consultants after selection through completion of the Program.

3. The Authority entered into a work order with Pape-Dawson for limited construction management and inspection work for the Authority's Phase 1B projects in May 2020.

4. The Authority requires additional construction management and inspection services for the Authority's Phase 1B projects.

5. The Work Order was negotiated by the Executive Director on behalf of the Authority. The work order references terms and conditions in the Master Agreement between the Authority and Pape-Dawson.

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

SECTION 1. The attached work order for Constructability Review Services for the Phase 1B Program between the Authority and Pape-Dawson is approved.

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

SECTION 3. This Resolution shall be in full force and effect immediately upon its passage.

Resolution 20200727-002
Phase 1B CM&I Services

ADOPTED: July 27, 2020.

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors



July 19, 2020

Mr. Graham Moore, P.E.
Alliance Regional Water Authority
630 E. Hopkins
San Marcos, TX 78666

Re: ARWA Phase 1B CM&I – Work Order #2

Dear Mr. Moore:

We are pleased to present this proposal for providing construction management and inspection services in connection with the above referenced project. Our proposed scope of services and associated fees are as follows:

- I. GENERAL ENGINEERING AND PLANNING SERVICES (TASK 502) \$189,790**
 - A. 90% Segment A – Front-End Document Review**
 - Review of front-end documents for content and clarity to bidders.
 - B. 90% Segment A- Design Standard & Specification Constructability Review**
 - Review plans for constructability concerns:
 - Clearly defined permanent easements and construction easements
 - Temporary and permanent fencing
 - Construction site entrance/exit protection
 - Clearly identified tree protection
 - Landowner access during construction
 - Landowner special conditions, e.g. livestock protection
 - Adequate room for normal construction activities
 - Review of road, creek, river, and tunnel crossings
 - Review plans and identify conflict or potential impacts during construction between disciplines including recommendations for phasing of work if required and how to specify coordinated work where segments connect
 - Provide compiled review comments using the excel spreadsheet provided by Kimley-Horn. Provide red-line markups on plan sheets as needed to clarify comments.
 - Participation in review workshop to be hosted by Alliance. Attendance by Project Manager (PD) and Construction Manager (FCM).

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

C. 60% Segment D - Design Standard & Specification Constructability Review

- Cursory review of Design Standard and Specifications to become acquainted with the project requirements. No in-depth review of these documents.
- Review of route and information provided in GIS to include impact of flood plains, geotechnical and ground-water levels on construction. Also check to see if natural and foreign utility concerns are shown on plans.
- Review plans for constructability concerns:
 - Clearly defined permanent easements and construction easements
 - Adequate access points from public roads for labor force, construction equipment, and materials delivery
 - Adequate material storage areas
 - Construction trailer locations
 - Temporary and permanent fencing
 - Construction site entrance/exit protection
 - Clearly identified tree protection
 - Landowner access during construction
 - Landowner special conditions, e.g. livestock protection
 - Adequate room for normal construction activities
 - Review of road, creek, river, and tunnel crossings
- Review plans and identify conflict or potential impacts during construction between disciplines including recommendations for phasing of work if required and how to specify coordinated work where segments connect
- Review joint and thrust restraints and impact on constructability.
- Provide compiled review comments using the excel spreadsheet provided by Kimley-Horn. Provide red-line markups on plan sheets as needed to clarify comments.
- Issues that are found that required a field visit will be added to the review comments and addressed in the next work order.
- Participation in review workshop to be hosted by Alliance. Attendance by Project Manager (PD) and Construction Manager (FCM).

D. 60% Booster Pump Station - Specification and Constructability Review

- Cursory review of Design Standard and Specifications to become acquainted with the project requirements. No in-depth review of these documents.
- Review plans and identify conflict or potential impacts during construction between disciplines.
- Provide comments or recommendations for phasing of work if required.
- Review structural drawings for constructability concerns of potential conflicts.
- Review process drawings for constructability and maintainability for ARWA future Operations Staff.
- Review piping and layout and identify potential future issues.

- Review Electrical including coordination with vendors, relays, arch flash and coordination studies.
- Review SCADA and I&C to ensure component provided in contract and specifications are coordinated accordingly. Check for standardization for ARWA SCADA Operations in future.
- One field visit to the BPS site.
- Participation in review workshop to be hosted by Alliance. Attendance by Principal-In-Charge (PD), Project Manager (PD), and two Construction Managers (TEC).

E. 90% Water Treatment Plant – Front-End Document Review

- Review of front-end documents for content and clarity to bidders.

F. 90% Water Treatment Plan - Specification and Constructability Review

- Review technical specifications for coordination with contract drawings
- Review plans and identify conflict or potential impacts during construction between disciplines.
- Review the equipment specifications and plans for proper coordination
- Review structural drawings for constructability concerns of potential conflicts
- Review structural steel and connection details for constructability issues
- Review process drawings for constructability and maintainability for ARWA future Operations Staff.
- Review Electrical including coordination with vendors, relays, arch flash and coordination studies.
- Review electrical drawings for coordination with mechanical, HVAC and other disciplines
- Provide estimate of proposed construction schedule duration for contract
- Look at equipment which could be pre-purchased to expedite the construction schedule
- Review SCADA and I&C components
- Review the WTP's network architecture
- Review Startup and Commissioning Specification
- Review performance and equipment testing specifications

G. Contractor Outreach

- Solicit feedback from at least two pipeline and two facility contractors regarding feasibility of construction schedules using the current anticipated bid release dates. Bid release dates to be verified with ARWA before sending to contractors.

H. Program Management Plan Coordination & Construction Management Plan

- Meet with ARWA and Kimley-Horn to discuss how CM&I fits into the PM Plan. Information will be used to estimate the effort for a CM&I PM & CM Plan.
- Develop 50% Construction Management Plan. Plan to be delivered approximately 30 days from Work Order #2 approval. The deliverable to provide a semi-custom plan of areas that are covered during the CM process. The plan will then be coordinated for comments from a pool of stakeholders determined by ARWA. Final document will detail out the processes to execute the final agreed to contents.
- The 50% draft plan to include the following sections:
 - Overview and Organization Structure
 - Bidding Phase Support
 - Contractor Cost/Schedule Monitoring & Progress Payments
 - Contract scope and Change Management
 - Quality Management
 - Electronic Document Management System (EDMS)
 - GIS Updates
 - Commissioning
 - Project Closeout and Warranty Period

I. Estimate of costs: See attached.

THIS PROPOSAL ASSUMES AND/OR EXCLUDES THE FOLLOWING:

- ◆ *Attendance of four (4) review workshop meetings. Assumes one 4-hour meeting Segment A, Segment D, WTP, and BPS.*
- ◆ *Commissioning Manager to review 90% review WTP submittal but not 60% BPS submittal.*
- ◆ *One site visit to the BPS facility location. No site visits to Segments A or D.*
- ◆ *Additional services required by the client which may arise, and are not outlined above, to be compensated for on an hourly basis or negotiated to a lump sum fee.*

COMPENSATION

Basis of Compensation

Pape-Dawson's compensation for the above services will be a charge for personnel services plus an hourly charge for specialized equipment and computers. A budget of **\$189,790** is the estimated cost of Pape-Dawson's current understanding of the services identified above. This budget figure does not include any Direct Expenses (defined below) or applicable sales tax on services. If this budget figure is exceeded, Pape-Dawson may request modification of this Agreement.

Direct Expenses include reproduction, travel, express mail, special deliveries and subcontractor expenses related to these services. Direct Expenses include a 10% markup on cost.

Mr. Graham Moore, P.E.
ARWA Phase 1B CM&I – Work Order #2
July 19, 2020
Page 5 of 5

Agreement

Upon the signing of this Proposal by Client, this Proposal to be governed by the existing Master Agreement for Professional Engineering Services by and between Client and Engineer, dated effective as of the **27th** day of **May 2020**, with the same force and effect as if all of the terms of such Master Agreement were recited verbatim herein. Conflicts between the Master Agreement and this Proposal to be governed and controlled by this Proposal.

We appreciate the opportunity to work with you on this project. If this proposal meets with your approval, please acknowledge such by signing this proposal letter and returning it to our office via email, fax or US Mail for our records. Receipt of the executed document serves as authorization for us to proceed with the work.

Sincerely,
Pape-Dawson Engineers, Inc.



Chris Noe, P.E.
Sr. Project Manager

Attachment

- Work Order #2 Rates and Work Estimate

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Work Order #2
Rates and Work Estimate

7/19/2020

90% Segment A Front End Document Review

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rates</u>	<u>Total</u>
Chris Noe	Project Manager	24	\$ 230.00	\$ 5,520.00
Hank Waggy	Construction Manager	24	\$ 220.00	\$ 5,280.00
Subtotal		48		\$ 10,800.00

90% Segment A Constructability Review

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rates</u>	<u>Total</u>
Chris Noe	Project Manager	16	\$ 230.00	\$ 3,680.00
Hank Waggy	Construction Manager	16	\$ 220.00	\$ 3,520.00
Subtotal		32		\$ 7,200.00

60% Segment D Constructability Review

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rates</u>	<u>Total</u>
Chris Noe	Project Manager	24	\$ 230.00	\$ 5,520.00
Hank Waggy	Construction Manager	24	\$ 220.00	\$ 5,280.00
Subtotal		48		\$ 10,800.00

60% Booster Pump Station Constructability Review

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rates</u>	<u>Total</u>
Jonathan Tran	Construction Manager	25	\$ 220.00	\$ 5,500.00
Matt Gaughan	Construction Manager	10	\$ 220.00	\$ 2,200.00
Ben Lane	Senior Inspector	35	\$ 180.00	\$ 6,300.00
Kirkland Fordham	Senior Inspector	35	\$ 180.00	\$ 6,300.00
Mike Mahana	Electrical Designer/Inspector	20	\$ 200.00	\$ 4,000.00
Josh Varghese	SCADA Manager	15	\$ 200.00	\$ 3,000.00
Subtotal		140		\$ 27,300.00

90% Water Treatment Plant - Front End Constructability Review

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rate</u>	<u>Total</u>
Matt Gaughan	Program Manager	20	\$ 220.00	\$ 4,400.00
Jonathan Tran	Construction Manager	5	\$ 220.00	\$ 1,100.00
Subtotal		25		\$ 5,500.00

90% Water Treatment Constuctability Review

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rates</u>	<u>Total</u>
Jonathan Tran	Construction Manager	25	\$ 220.00	\$ 5,500.00
Matt Gaughan	Construction Manager	25	\$ 220.00	\$ 5,500.00
Jeff Haasch	Startup and Commissioning Manager	20	\$ 265.00	\$ 5,300.00
Ben Lane	Senior Inspector	35	\$ 180.00	\$ 6,300.00
Kirkland Fordham	Senior Inspector	35	\$ 180.00	\$ 6,300.00
Mike Mahana	Electrical Designer/Inspector	25	\$ 200.00	\$ 5,000.00
Josh Varghese	SCADA Manager	25	\$ 200.00	\$ 5,000.00
Subtotal		190		\$ 38,900.00

Work Order #2
Rates and Work Estimate

7/19/2020

Contractor Outreach to Verify Schedule

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rates</u>	<u>Total</u>
Chris Noe	Project Manager	2	\$ 230.00	\$ 460.00
Jonathan Tran	Construction Manager	2	\$ 220.00	\$ 440.00
Subtotal		4		\$ 900.00

Program Management Plan Coordination / Construction Management Plan

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rates</u>	<u>Total</u>
Chris Noe	Project Manager	30	\$ 230.00	\$ 6,900.00
VT Madhavan	Construction Manager	120	\$ 300.00	\$ 36,000.00
Hank Waggy	Construction Manager	30	\$ 220.00	\$ 6,600.00
Jonathan Tran	Construction Manager	30	\$ 220.00	\$ 6,600.00
Matt Gaughan	Construction Manager	30	\$ 220.00	\$ 6,600.00
Jeff Haasch	Startup and Commissioning Manager	30	\$ 265.00	\$ 7,950.00
Admin	Admin	50	\$ 110.00	\$ 5,500.00
Subtotal		320		\$ 76,150.00

Review Workshops

<u>Name</u>	<u>Project Role</u>	<u>Hrs</u>	<u>Rates</u>	<u>Total</u>
Kim Keefer	Principal-In-Charge (60% BPS, 90% BPS)	8	\$ 300.00	\$ 2,400.00
Chris Noe	Project Manager (BPS, WTP, A & D)	16	\$ 230.00	\$ 3,680.00
Hank Waggy	Construction Manager (A & D)	8	\$ 220.00	\$ 1,760.00
Jonathan Tran	Construction Manager (60% BPS, 90% WTP)	8	\$ 220.00	\$ 1,760.00
Matt Gaughan	Construction Manager (60% BPS, 90% WTP)	8	\$ 220.00	\$ 1,760.00
		48		\$ 11,360.00

Administrative Time

8 \$ 110.00 \$ 880.00

Totals

863 \$ 189,790.00

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- H.4** Update, discussion and possible direction to Staff regarding the Authority’s request to the Texas Water Development Board for additional SWIFT Funding. ~ *Graham Moore, P.E., Executive Director*

Background/Information

The TWDB Board is set to approve the Authority’s Financial Application at their meeting in late July. In August the ARWA Board will consider approval of the same agreement.

As a reminder, below are the current and future subsidies being offered:

Maturity	2020 Issuance	2021 Issuance
20-Year	35%	25%
30-Year	20%	14%

SWIFT Rates

Below are the current SWIFT rates. As discussed with the Committee last week, for planning purposes, Staff is utilizing the current rates plus 50 points of cushion for setting the budget.

SWIFT - Net Interest Cost					
<i>Maturity Schedule</i>	<i>2015</i>	<i>2017</i>	<i>2019</i>	<i>2020 - Original Projection</i>	<i>2020 - Current Projection*</i>
30-year	2.88%	2.76%	2.37%	2.90%	2.65%
20-year	1.97%	1.85%	1.54%	2.06%	1.78%

* Includes 50-basis point cushion

Board Decision(s) Needed:

- Possible direction to Staff.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- H.5** Consider adoption of Resolution 2020-07-27-003 adopting the Authority’s budget for FY 2020-21 as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*

Background/Information

Attached is the recommended budget for FY 2020-21.

FY 20-21 Budget Highlights

Below are some of the highlights of the Agency FY 20-21 budget (Appendix A):

- Budget assumes part-time bookkeeper full-time operator for the entire fiscal year.
- No significant changes in consultant expenditures.
- Includes Facility O&M for the first time (Phase 1A Booster Pump Station).
- Debt service payments for 2015, 2017 and 2019 issuances match the final debt service tables.
- Sponsor payment amounts for all non-debt service items has not changed from previous versions of the budget.

The Projects Budget (Appendix B) has been updated along with the Water Sharing budget (Appendix D).

Appendix C projects out revenues and expenditures for the Authority for the next five years. The water sharing expenditures to be paid by Buda have been included, but the revenues to Kyle and San Marcos have been excluded from this analysis.

The table below summarizes the payments made by each Sponsor in support of the Operating Budget and Debt Service in FY 2018-19, those being made in FY 2019-20, what was previously projected for FY 2020-21 and what is currently projected for FY 2020-21.

SPONSOR	ACTUAL 2018-19	APPROVED 2019-20	PROJECTED 2020-21	INITIAL ESTIMATES 2020-21
San Marcos	\$1,563,449	\$2,127,117	\$4,288,127	\$4,100,430
Kyle	\$1,296,685	\$1,884,978	\$3,307,207	\$3,166,740
Buda	\$220,055	\$302,043	\$612,868	\$586,350
Canyon Regional Water Authority	\$1,472,650	\$2,158,870	\$3,673,622	\$3,536,100
TOTAL	\$4,584,440	\$6,473,008	\$11,881,824	\$11,389,620

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

Technical Committee Recommendation

- The Technical Committee unanimously recommended approval of the budget for FY 2020-21 at their July 8th meeting.

Attachment(s)

- Resolution 2020-07-27-003
- Recommended Budget for FY 2020-21 dated July 8, 2020

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-003 adopting the Authority's budget for FY 2020-21 as recommended by the Technical Committee.



ALLIANCE WATER

RESOLUTION NO. 20200727-003

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY
BOARD OF DIRECTORS APPROVING THE AUTHORITY'S FY 2020-21
BUDGET, AND DECLARING AN EFFECTIVE DATE**

RECITALS:

1. The Alliance Regional Water Authority's ("Alliance Water") Technical Committee and Board have reviewed and discussed the Agency's proposed FY 2020-2021 Budget at their meetings in May, June and July of 2020.

2. The Alliance Water Board wishes to approve the budget for Alliance Water's FY 2020-2021 fiscal year which is included in the July 2020 Board Packet as "Alliance Regional Water Authority Recommended Budget for FY 20-21".

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

PART 1. The budget for Alliance Water's FY 2020-2021 fiscal year which is attached to this Resolution as "Alliance Regional Water Authority Summary Adopted Budget for FY 20-21" is approved and adopted.

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

ADOPTED: July 27, 2020

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors

ALLIANCE REGIONAL WATER AUTHORITY

RECOMMENDED BUDGET



FOR FISCAL YEAR 2020-21

July 8, 2020



ALLIANCE REGIONAL WATER AUTHORITY

BOARD OF DIRECTORS

Officers

Chris Betz - Chair
Jane Hughson – Vice-Chair
Blake Neffendorf - Treasurer
James Earp - Secretary

Board Members

Mike Taylor
Tracy Scheel
Mark Rockeymoore
Humberto Ramos
Tom Taggart
Brian Lillibridge
Jon Clack
Pat Allen



Alliance Regional Water Authority Recommended Budget for FY 20-21

Authority's Goals for FY 20-21

The primary goal for the Alliance Regional Water Authority (Alliance Water) for FY 20-21 is to continue with the development of its 15,000 acre-feet per year Carrizo water supply for its Sponsors scheduled to begin water delivery in 2023. The following items will continue to be pursued in the next fiscal year towards that end:

- Construction of Alliance Water's Phase 1A infrastructure;
- Detailed design and construction of Alliance Water's Phase 1B Program to include the well field, water treatment plant, treated pipelines, booster pump station and integration of water into the Sponsor's systems; and
- Continued participation in State Water Planning, the legislative process and other regional water efforts to expand the understanding of Alliance Water's projects.

Authority's Anticipated Revenue Sources for FY 20-21

Alliance Water receives funding from its Sponsors, based on the Water Supply Contract that was signed by the Agency and its Sponsors in 2008 and the subsequent Amendment #1. The funding comes from two sources: cash payments and/or debt issuance.

The FY 20-21 budget continues to include collection of debt service from Kyle and Canyon Regional Water Authority for the debt issued in 2015 along with collection from all four Sponsors for the debt issued in 2017 and 2019. Alliance Water is scheduled to issue another series of debt funding for each of the Sponsors in late 2020 for which an interest only payment will be due in FY 20-21. The remaining operations and maintenance expenses are anticipated to be funded through cash payments by the Sponsors at the rates specified in the water supply contract.

In June 2018 Alliance Water entered into an agreement with the Guadalupe-Blanco River Authority (GBRA's) for Treatment and Transmission Services for GBRA's Carrizo water to be

utilized by GBRA's customers. As part of the agreement, GBRA has agreed to pay for 50% of the design and acquisition costs for the portion of the Phase 1B Program in which they are participating. These payments are a significant source of revenue for Alliance Water.

Finally, Alliance Water also receives a relatively small amount of revenue monthly as part of a non-potable water supply agreement entered into with the property owner that sold Alliance Water the property for the Phase 1A Booster Pump Station.

Authority's Anticipated Expenditures for FY 20-21

Alliance Water's anticipated expenditures in FY 20-21 are anticipated to be concentrated in the following areas:

- Groundwater royalty payments;
- Construction of the Phase 1A infrastructure;
- Program management, preliminary & final design and right-of-way acquisition for the Phase 1B Program infrastructure;
- Construction of the Phase 1B infrastructure
- Debt service;
- Governmental Relations;
- Public Relations;
- Legal counsel; and
- Full-time staff.

Significant Changes in Revenues & Expenditures from FY 19-20 and FY 20-21

Based on current projections, operations and maintenance expenditures for FY 19-20 are anticipated to be approximately \$2,000,910 with capital expenditures of approximately \$55,000 and debt service payments totaling \$3,320,320 yielding total expenditures of \$5,376,230. Operations and maintenance expenditures in FY 20-21 are anticipated to be approximately \$2,201,100 with groundwater royalties accounting for approximately 62% of the anticipated expenditure. Capital expenditures are anticipated to be \$145,000 with debt service payments totaling \$8,639,620. Total expenditures for FY 20-21 are anticipated to be \$10,985,830. Revenues will increase over FY 20-21 due to the additional debt service payments that will be collected from the Sponsors.

Fiscal Year 18-19 Revenues and Expenditures

Table 1 below summarizes the revenues and expenditures for Alliance Water for the last completed fiscal year of FY 18-19.

Table 1	
FY 18-19 Financial Statement	
Total Assets	\$57,026,757
Total Liabilities	\$41,079,441
Net Position	\$15,971,031

Fiscal Year 19-20 Budgeted and Estimated Revenues and Expenditures

Table 2 below summarizes Alliance Water's budgeted revenues and expenditures versus the projected revenues and expenditures for the current fiscal year of FY 19-20.

Table 2		
FY 19-20 Financial Budget		
	<u>Budget¹</u>	<u>Projected</u>
Revenues	\$6,549,570	\$6,580,160
Expenditures	\$6,459,030	\$5,376,230
Fund Balance	\$1,992,420	\$3,105,810

Notes: ¹ Reflects the amended FY 19-20 budget.

Fiscal Year 20-21 Proposed Revenues and Expenditures

The proposed revenues and expenditures have been divided into three separate accounts: General Operations, Projects and Water Sharing. Appendices A and B provide the detailed FY 20-21 budgets for the General Operations and Projects budgets. Appendix D includes the anticipated revenues and expenses related to the water sharing. These have not been used to adjust the payments expected from the Sponsors as a result of general operations and the projects budgets.

Fund Balance

The fund balance at the end of FY 19-20 is projected to be approximately equivalent to 18 months of operations based on the amended FY 19-20 operating budget.

Sponsor Contributions

Table 3 indicates the total Sponsor contributions required for FY 20-21 for both the General Operations and Projects budgets.

	Total	San Marcos	Kyle	CRWA	Buda
General Operations, excluding Debt Service	\$2,425,000	\$869,605	\$683,123	\$749,083	\$123,190
Debt Service	\$8,639,619	\$3,120,827	\$2,393,615	\$2,677,018	\$448,159
Projects Contribution	\$8,200	\$7,200	\$0	\$0	\$1,000
Water Sharing	\$479,083	\$0	\$0	\$0	\$479,083
TOTAL	\$11,551,902	\$3,997,632	\$3,076,738	\$3,426,100	\$1,051,432

Proposed Five-Year Forecast of Authority Revenues and Expenditures

Appendix C summarizes the anticipated Agency expenditures for budget years FY 19-20 through FY 24-25 and Table 5 summarizes the anticipated revenues collected from the Sponsors. This does not include any credits or contributions related to the water sharing plan. The breakdown of payment by type is provided in Appendix E.

	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
San Marcos	\$2,124,959	\$3,997,632	\$6,526,423	\$7,352,163	\$7,886,321	\$8,173,513
Kyle	\$1,647,689	\$3,076,738	\$4,495,687	\$4,947,279	\$5,373,011	\$5,590,765
Canyon Regional Water Authority	\$1,861,876	\$3,426,100	\$4,983,146	\$5,478,732	\$5,938,223	\$6,185,664
Buda	\$1,005,164	\$1,051,432	\$1,427,641	\$1,567,304	\$1,129,145	\$1,166,992
TOTAL	\$6,639,688	\$11,551,902	\$17,432,897	\$19,345,478	\$20,326,700	\$21,116,932

Primary Issues Affecting the Budget

The proposed budget indicates that the engineering and construction for Phases 1A and 1B of the Alliance Water’s project will continue in FY 20-21. The following budgetary items: royalty payments, legal fees, employee expenses, etc. are relatively stable and therefore easier to predict. The current budget anticipates that the Sponsors will remain at their same participation levels as indicated in Amendment #1 to the Water Supply Contract.

END

APPENDIX A

FY 2020-21 GENERAL OPERATIONS BUDGET

Alliance Regional Water Authority
APPENDIX A: FY 2020-21 GENERAL OPERATIONS BUDGET

Expense	Actual FY 2018/19	Approved (as Amended) FY 2019/20	Estimated FY 2019/20	Proposed FY 2020/21
Operations Expenditures				
Royalties & Permit Fees				
Groundwater Royalties	1,192,172.00	1,355,600.00	1,320,000.00	1,355,600.00
Permit Fees	71,311.00	75,570.00	75,538.00	90,300.00
Total Royalties & Permit Fees	1,263,483.00	1,431,170.00	1,395,538.00	1,445,900.00
Contract Services				
Agency Mgmt Public Relations	39,530.80	50,000.00	21,000.00	50,000.00
Contract Services-Lobbyist	72,000.00	72,000.00	72,000.00	78,000.00
Auditing fees	10,505.00	11,300.00	10,715.00	13,000.00
Legal Fees	108,030.00	105,000.00	100,000.00	105,000.00
Total Contract Services	230,065.80	238,300.00	203,715.00	246,000.00
Regional Water Planning Contribution	1,048.67	2,500.00	1,500.00	2,500.00
Admin Operations				
Dues	6,480.00	7,000.00	7,000.00	7,250.00
Bank Fees	1,702.53	1,000.00	2,500.00	1,000.00
Insurance - Liability, E&O	3,172.56	5,000.00	2,900.00	5,000.00
Non-Project Newspaper Public Notices	2,023.00	500.00	0.00	500.00
Printing and Copying	394.09	2,500.00	4,400.00	2,500.00
Telephone, Telecommunications	2,700.00	3,800.00	2,000.00	3,800.00
Supplies	6,756.61	6,000.00	12,000.00	10,000.00
Admin Operations - Other	0.00	8,200.00	2,000.00	7,500.00
Total Admin Operations	23,228.79	34,000.00	32,800.00	37,550.00
Travel, Conferences & Meetings	4,459.97	4,000.00	1,800.00	4,000.00
Employee Expenses				
Salaries and wages	245,291.02	324,781.33	282,000.00	335,878.00
Merit Bonus	0.00	0.00	0.00	3,040.00
Auto Allowance	10,200.06	16,600.00	14,000.00	17,150.00
Phone Allowance	0.00	0.00	0.00	3,600.00
Payroll taxes	17,541.40	26,115.67	22,000.00	25,283.97
Employee Insurance	21,191.23	33,012.00	25,000.00	30,625.00
Retirement	16,336.35	22,182.57	20,000.00	25,176.76
Licenses & Permits	40.00	1,000.00	1,000.00	1,700.00
Mileage Reimbursement	0.00	1,200.00	400.00	800.00
Employee Expenses - Other	0.00	1,160.00	1,160.00	2,000.00
Total Employee Expenses	310,600.06	426,052.00	365,560.00	445,253.73
Total Operations Expenditures	1,832,890.00	2,136,020.00	2,000,910.00	2,181,200.00
Facility O&M Expenditures				
General - O&M Expenditures	0.00	0.00	0.00	500.00
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	0.00	0.00	19,510.00
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
Total O&M Expenditures	0.00	0.00	0.00	20,010.00

Alliance Regional Water Authority
APPENDIX A: FY 2020-21 GENERAL OPERATIONS BUDGET

	Actual FY 2018/19	Approved (as Amended) FY 2019/20	Estimated FY 2019/20	Proposed FY 2020/21
Capital Expenditures				
Projects-in-Progress (Cash)				
Legal Support	9,240.17	25,000.00	20,000.00	25,000.00
Hydrogeologic Support	52,290.10	25,000.00	20,000.00	25,000.00
Total Projects-in-Progress (Cash)	61,530.27	50,000.00	40,000.00	50,000.00
Projects-in-Progress Eng. (Cash)				
Engineering - General	0.00	75,000.00	0.00	75,000.00
GIS Development	5,268.75	25,000.00	15,000.00	20,000.00
Total Projects-in-Progress Eng. (Cash)	5,268.75	100,000.00	15,000.00	95,000.00
Projects-in-Progress Construction				
Construction -GCUWCD Monitor Wells	101,372.38	0.00	0.00	0.00
Total Projects-in-Progress Construction	101,370.00	0.00	0.00	0.00
Debt Service Payment				
Series 2015a (CRWA)	248,918.50	247,586.50	247,586.50	250,977.00
Series 2015b (Kyle)	177,806.50	177,032.50	177,032.50	181,087.50
Series 2017a (CRWA)	497,816.00	500,814.00	500,814.00	498,561.50
Series 2017b (Kyle)	456,883.50	455,035.50	455,035.50	452,995.50
Series 2017c (San Marcos)	720,739.00	722,337.00	722,377.00	723,522.00
Series 2017d (Buda)	100,675.50	100,203.00	100,203.00	104,678.00
Series 2019a (CRWA)	0.00	700,000.00	403,005.01	1,287,478.50
Series 2019b (Kyle)	0.00	605,000.00	367,710.69	1,174,531.50
Series 2019c (San Marcos)	0.00	580,000.00	303,502.29	1,897,305.00
Series 2019d (Buda)	0.00	85,000.00	43,048.51	268,481.00
Series 2020a (CRWA)	0.00	0.00	0.00	640,000.00
Series 2020b (Kyle)	0.00	0.00	0.00	585,000.00
Series 2020c (San Marcos)	0.00	0.00	0.00	500,000.00
Series 2020d (Buda)	0.00	0.00	0.00	75,000.00
Total Debt Service Payment	2,202,840.00	4,173,010.00	3,320,320.00	8,639,620.00
Total Capital Expenditures	2,371,010.00	4,323,010.00	3,375,320.00	8,784,620.00
Total Expense	4,203,900.00	6,459,030.00	5,376,230.00	10,985,830.00
Ordinary Income/Expense				
Beginning Unreserved Fund Balance	1,447,920.00	1,901,881.58	1,901,881.58	3,105,810.00
Revenue				
Project Contribution				
City of San Marcos	1,563,449.00	2,127,117.00	2,127,117.00	3,990,430.00
City of Kyle	1,296,685.00	1,884,978.00	1,884,978.00	3,076,740.00
City of Buda	220,056.00	302,043.00	302,043.00	571,350.00
Canyon Regional Water Authority	1,472,650.00	2,158,870.50	2,158,870.50	3,426,100.00
Project Contribution - Other	0.00	31,600.00	63,200.00	31,600.00
Total Project Contribution	4,552,840.00	6,504,608.50	6,536,208.50	11,096,220.00
TexStar Interest Revenue				
City of San Marcos	43,590.30	15,000.00	13,500.00	4,300.00
City of Kyle	34,242.58	11,250.00	10,500.00	3,400.00
City of Buda	6,175.09	1,875.00	1,800.00	600.00
Canyon Regional Water Authority	37,548.94	12,750.00	11,500.00	3,700.00
TexStar Interest Revenue - Other	0.00	0.00	0.00	0.00
Total TexStar Interest Revenue	121,556.91	40,875.00	37,300.00	12,000.00
Broadway Interest Revenue				
City of San Marcos	5,107.34	1,500.00	2,250.00	550.00
City of Kyle	3,896.09	1,125.00	1,750.00	425.00
City of Buda	695.41	190.00	325.00	75.00
Canyon Regional Water Authority	4,372.20	1,275.00	2,325.00	450.00
Broadway Interest Revenue - Other	0.00	0.00	0.00	0.00
Total Broadway Interest Income	14,071.04	4,090.00	6,650.00	1,500.00
Total Operating Revenue	4,688,470.00	6,549,570.00	6,580,160.00	11,109,720.00
Total Funds Available	6,136,390.00	8,451,451.58	8,482,041.58	14,215,530.00
Net Income	484,570.00	90,540.00	1,203,930.00	123,890.00
Ending Unreserved Balance	1,901,881.58	1,992,420.00	3,105,810.00	3,229,700.00
Fund Balance as Percentage of Operating	103.76%	93.28%	155.22%	146.72%

APPENDIX B

FY 2020-21 PROJECTS BUDGET

Alliance Regional Water Authority
APPENDIX B: FY 2020-21 CAPITAL PROJECTS BUDGET

Expense	Actual FY 2018/19	Amended) FY 2019/20	Estimated FY 2019/20	Proposed FY 2020/21
Capital Expenditures				
Projects-in-Progress Engineering				
Engineering - Phase 1A Pipeline	129,737.74	45,000.00	55,000.00	15,000.00
Engineering - Phase 1A Pump Station	38,954.30	30,000.00	54,000.00	0.00
Engineering - ROW Acquisition	316,639.25	0.00	75,000.00	0.00
Project - Required Newspaper Notices	1,533.54	750.00	0.00	0.00
Total Projects-in-Progress Engineer	486,864.83	75,750.00	184,000.00	15,000.00
Projects-in-Progress Construction				
Construction - Phase 1A Pipeline	1,624,605.34	3,770,000.00	3,250,000.00	700,000.00
Construction - Phase 1A Pump Station	4,365.50	1,200,000.00	1,000,000.00	0.00
Construction - Inspection	212,520.98	220,000.00	220,000.00	50,000.00
Total Projects-in-Progress Construction	1,841,490.00	5,190,000.00	4,470,000.00	750,000.00
Total Capital Expenditures	2,328,354.83	5,265,750.00	4,654,000.00	765,000.00
Ordinary Income/Expense				
Revenue				
Capital Contribution				
City of San Marcos	834,948.69	1,888,300.00	1,668,900.00	274,300.00
City of Kyle	0.00	0.00	0.00	0.00
City of Buda	118,280.52	267,500.00	236,400.00	38,900.00
Canyon Regional Water Authority	0.00	0.00	0.00	0.00
Total Project Contribution	953,229.21	2,155,800.00	1,905,300.00	313,200.00
Total Interest on Capital Contribution	0.00	0.00	0.00	0.00
Total Operating Revenue	953,229.21	2,155,800.00	1,905,300.00	313,200.00

APPENDIX C

PROJECTED 5-YEAR BUDGET

Alliance Regional Water Authority
APPENDIX C: PROJECTED 5-YR BUDGET

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Fund Balance	\$1,901,882	\$2,182,530	\$2,274,810	\$2,380,630	\$1,869,370	\$1,153,320
GENERAL OPERATIONS						
Expenditures						
Operations						
Royalties & Permits	\$1,395,538	\$1,445,900	\$1,554,930	\$2,071,300	\$2,116,857	\$2,163,644
Contract Services	\$203,715	\$246,000	\$262,000	\$277,000	\$277,000	\$277,000
Operations	\$34,300	\$40,050	\$47,800	\$50,190	\$52,700	\$55,334
Employee Expenses	\$365,560	\$445,254	\$454,205	\$733,771	\$1,382,998	\$1,436,383
Travel, Conferences & Meetings	\$1,800	\$4,000	\$5,000	\$7,500	\$15,000	\$20,000
Total Operations	\$2,000,913	\$2,181,204	\$2,323,935	\$3,139,761	\$3,844,555	\$3,952,362
Plant O&M Expenditures	\$0	\$20,010	\$23,750	\$250,000	\$1,250,000	\$1,350,000
Capital Projects (Cash)						
Permitting/Groundwater Support	\$40,000	\$50,000	\$60,000	\$35,000	\$35,000	\$35,000
Engineering & Studies (Cash)	\$15,000	\$95,000	\$100,000	\$100,000	\$100,000	\$100,000
Construction (Cash)	\$0	\$0	\$0	\$0	\$0	\$0
Total Capital Projects (Cash)	\$55,000	\$145,000	\$160,000	\$135,000	\$135,000	\$135,000
Shared Water						
Payments to Kyle	\$290,684	\$306,857	\$315,094	\$332,014	\$0	\$0
Payments to San Marcos	\$165,336	\$165,336	\$165,336	\$165,336	\$0	\$0
ARWA O&M	\$0	\$6,890	\$9,360	\$14,330	\$0	\$0
Total Shared Water	\$456,020	\$479,083	\$489,790	\$511,680	\$0	\$0
Total Expenditures	\$2,511,930	\$2,825,300	\$2,997,470	\$4,036,440	\$5,229,550	\$5,437,360
Revenues						
City of San Marcos	\$824,780	\$869,605	\$932,360	\$1,075,800	\$1,613,700	\$1,900,580
City of Kyle	\$647,910	\$683,123	\$732,420	\$845,100	\$1,267,650	\$1,493,010
City of Buda	\$116,840	\$123,190	\$132,080	\$152,400	\$228,600	\$269,240
Canyon Regional Water Authority	\$710,470	\$749,083	\$803,140	\$926,700	\$1,390,050	\$1,637,170
Total Revenues	\$2,300,000	\$2,425,000	\$2,600,000	\$3,000,000	\$4,500,000	\$5,300,000
PROJECTS						
Expenditures						
Series 2015a (CRWA)	\$247,587	\$250,977	\$249,058	\$251,854	\$249,319	\$251,609
Series 2015b (Kyle)	\$177,033	\$181,088	\$179,929	\$178,608	\$182,117	\$180,437
Series 2017a (CRWA)	\$500,814	\$498,562	\$501,018	\$498,048	\$499,727	\$496,042
Series 2017b (Kyle)	\$455,036	\$452,996	\$455,692	\$452,997	\$454,983	\$451,633
Series 2017c (San Marcos)	\$722,377	\$723,522	\$719,232	\$719,282	\$718,677	\$722,517
Series 2017d (Buda)	\$100,203	\$104,678	\$104,054	\$103,334	\$102,526	\$101,646
Series 2019a (CRWA)	\$403,005	\$1,287,479	\$1,289,931	\$1,287,131	\$1,284,128	\$1,285,844
Series 2019b (Kyle)	\$367,711	\$1,174,532	\$1,172,647	\$1,175,575	\$1,173,261	\$1,170,685
Series 2019c (San Marcos)	\$303,502	\$1,897,305	\$1,899,831	\$1,897,081	\$1,893,944	\$1,890,416
Series 2019d (Buda)	\$43,049	\$268,481	\$271,717	\$269,890	\$268,019	\$266,106
Series 2020a (CRWA)	\$0	\$640,000	\$1,890,000	\$1,890,000	\$1,890,000	\$1,890,000
Series 2020b (Kyle)	\$0	\$585,000	\$1,725,000	\$1,725,000	\$1,725,000	\$1,725,000
Series 2020c (San Marcos)	\$0	\$500,000	\$2,760,000	\$2,760,000	\$2,760,000	\$2,760,000
Series 2020d (Buda)	\$0	\$75,000	\$395,000	\$395,000	\$395,000	\$395,000
Series 2021a (CRWA)	\$0	\$0	\$250,000	\$625,000	\$625,000	\$625,000
Series 2021b (Kyle)	\$0	\$0	\$230,000	\$570,000	\$570,000	\$570,000
Series 2021c (San Marcos)	\$0	\$0	\$215,000	\$900,000	\$900,000	\$900,000
Series 2021d (Buda)	\$0	\$0	\$35,000	\$135,000	\$135,000	\$135,000
Total Expenditures	\$3,320,315	\$8,639,619	\$14,343,107	\$15,833,798	\$15,826,700	\$15,816,932
Revenues						
Sponsor Payments						
City of San Marcos	\$1,025,879	\$3,120,827	\$5,594,063	\$6,276,363	\$6,272,621	\$6,272,933
City of Kyle	\$999,779	\$2,393,615	\$3,763,267	\$4,102,179	\$4,105,361	\$4,097,755
City of Buda	\$143,252	\$448,159	\$805,771	\$903,224	\$900,545	\$897,752
Canyon Regional Water Authority	\$1,151,406	\$2,677,018	\$4,180,006	\$4,552,032	\$4,548,173	\$4,548,494
Total Sponsor Payments	\$3,320,315	\$8,639,619	\$14,343,107	\$15,833,798	\$15,826,700	\$15,816,932
Total Revenues	\$3,320,315	\$8,639,619	\$14,343,107	\$15,833,798	\$15,826,700	\$15,816,932
Net Sponsor Payments						
Sponsor Payments						
City of San Marcos	\$1,850,659	\$3,990,432	\$6,526,423	\$7,352,163	\$7,886,321	\$8,173,513
City of Kyle	\$1,647,689	\$3,076,738	\$4,495,687	\$4,947,279	\$5,373,011	\$5,590,765
City of Buda	\$739,175	\$1,050,432	\$1,427,641	\$1,567,304	\$1,129,145	\$1,166,992
Canyon Regional Water Authority	\$1,861,876	\$3,426,100	\$4,983,146	\$5,478,732	\$5,938,223	\$6,185,664
Total Net Sponsor Payments	\$6,099,398	\$11,543,702	\$17,432,897	\$19,345,478	\$20,326,700	\$21,116,932
Interest Income	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
NET INCOME	\$280,650	\$92,280	\$105,820	-\$511,260	-\$716,050	-\$123,860
ENDING FUND BALANCE	\$2,182,530	\$2,274,810	\$2,380,630	\$1,869,370	\$1,153,320	\$1,029,460
	109.08%	103.34%	101.40%	55.15%	22.64%	19.42%

APPENDIX D

FY 2020-21 WATER SHARING BUDGET

Alliance Regional Water Authority
APPENDIX D: FY 2020-21 WATER SHARING

	Actual FY 2018/19	Amended) FY 2019/20	Estimated FY 2019/20	Proposed FY 2020/21
Ordinary Income/Expense				
Revenue				
Interim Water Revenue				
City of San Marcos	0.00	0.00	0.00	0.00
City of Kyle	0.00	0.00	0.00	0.00
City of Buda	357,871.00	456,020.00	447,228.00	479,083.12
Canyon Regional Water Authority	0.00	0.00	0.00	0.00
Total Interim Water Revenue	357,871.00	456,020.00	447,228.00	479,083.12
Total Operating Revenue	357,871.00	456,020.00	447,228.00	479,083.12
Total Funds Available	357,871.00	456,020.00	447,228.00	479,083.12
Expense				
Water Expenditures				
Payments for Shared Water				
City of San Marcos	150,535.00	165,336.00	167,580.00	165,336.00
City of Kyle	206,380.82	290,684.00	279,648.00	306,857.12
City of Buda	0.00	0.00	0.00	0.00
Canyon Regional Water Authority	0.00	0.00	0.00	0.00
Operations & Maintenance	0.00	0.00	0.00	6,890.00
Total Payments for Water	356,915.82	456,020.00	447,228.00	479,083.12
Phase 1A BPS O&M				0.00
Total Capital Expenditures	356,915.82	456,020.00	447,228.00	479,083.12

APPENDIX E

PROJECTED 5-YEAR CONTRIBUTIONS BY SPONSOR BY EXPENSE TYPE

Alliance Regional Water Authority
APPENDIX E: Projected 5-Yr Contributions for Buda by Type

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Operations	\$116,840	\$123,190	\$132,080	\$152,400	\$228,600	\$269,240
Debt Service	\$143,252	\$448,159	\$805,771	\$903,224	\$900,545	\$897,752
Water Sharing	\$456,020	\$479,083	\$489,790	\$511,680	\$0	\$0
Phase 1A Contributions	\$38,900	\$1,000	\$0	\$0	\$0	\$0
TOTAL	\$755,012	\$1,051,432	\$1,427,641	\$1,567,304	\$1,129,145	\$1,166,992

Projected 5-Yr Contributions for San Marcos by Type

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Operations	\$824,780	\$869,605	\$932,360	\$1,075,800	\$1,613,700	\$1,900,580
Debt Service	\$1,025,879	\$3,120,827	\$5,594,063	\$6,276,363	\$6,272,621	\$6,272,933
Phase 1A Contributions	\$274,300	\$7,200	\$0	\$0	\$0	\$0
TOTAL	\$2,124,959	\$3,997,632	\$6,526,423	\$7,352,163	\$7,886,321	\$8,173,513

Projected 5-Yr Contributions for Kyle by Type

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Operations	\$647,910	\$683,123	\$732,420	\$845,100	\$1,267,650	\$1,493,010
Debt Service	\$999,779	\$2,393,615	\$3,763,267	\$4,102,179	\$4,105,361	\$4,097,755
TOTAL	\$1,647,689	\$3,076,738	\$4,495,687	\$4,947,279	\$5,373,011	\$5,590,765

Projected 5-Yr Contributions for CRWA by Type

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Operations	\$710,470	\$749,083	\$803,140	\$926,700	\$1,390,050	\$1,637,170
Debt Service	\$1,151,406	\$2,677,018	\$4,180,006	\$4,552,032	\$4,548,173	\$4,548,494
TOTAL	\$1,861,876	\$3,426,100	\$4,983,146	\$5,478,732	\$5,938,223	\$6,185,664

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- H.6** Consider adoption of Resolution 2020-07-27-004 authorizing the Executive Director to execute on behalf of the Authority all necessary documents to continue participation in the Texas Municipal League Intergovernmental Employee Benefits Pool (TML IEBP) for employee's health insurance for November 2020 through October 2021. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

Alliance Water currently provides employee insurance through the Texas Municipal League Intergovernmental Employee Benefits Pool (TML IEBP). In order to continue coverage next year (11/1/20 – 10/31/21) TML IEBP needs approval of the rerate form. TML IEBP is moving towards an electronic submission of forms, so the Executive Director is requesting the Board's authorization to prepare and submit all required documentation.

The following rate changes are proposed by TMLIEBP:

- Employee Only Health: increase of \$19.06 per employee per month (5% increase)
- Employee + Family Health: increase of \$51.48 per month (5% decrease)
- No changes to Dental, Vision or Basic Life and AD&D insurance for either Employees or Employee and Family.

For the current staffing of the Authority the result in the changes is an increase of \$105.81 per month (4.4% increase).

Attachment(s)

- Resolution 2020-07-27-004
- TML IEBP Rerate Summary

Board decision needed:

- Adoption of Resolution 2020-07-27-004 authorizing the Executive Director to execute on behalf of the Authority all necessary documents to continue participation in the TML IEBP for employee's health insurance for November 2020 through October 2021.



ALLIANCE WATER

RESOLUTION NO. 20200727-004

A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ON BEHALF OF THE AUTHORITY ALL NECESSARY DOCUMENTS TO CONTINUE PARTICIPATION IN THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL EMPLOYEE BENEFITS POOL FOR EMPLOYEE’S INSURANCE FOR NOVEMBER 2020 THROUGH OCTOBER 2021;

RECITALS:

1. The Alliance Regional Water Authority (Authority) currently provides employee insurance through the Texas Municipal League Intergovernmental Employee Benefits Pool (TML IEBP).
2. The TML IEBP requires participants to submit documents annually acknowledging the rerate form and the intent to provide COBRA coverage. The TML IEBP now requests that these documents be submitted online to improve efficiencies.
3. The Authority Board wishes to continue to provide health insurance to the Authority’s employees through TML IEBP, as it has done in the past.

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

SECTION 1. The Authority authorizes the Executive Director to execute on behalf of the Authority all necessary documents to continue participation in the TML IEBP for employee’s insurance for November 2020 through October 2021.

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

ADOPTED: July 27, 2020.

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors

June 25, 2020

ALLIANCE REGIONAL WATER AUTHORITY
630 E HOPKINS STREET
SAN MARCOS, TX 78666

Dear Graham Moore:

It's already been a year, and now it's time to renew your employee benefit coverage with TML Health. Over the last few months, we have made a lot of changes with the goal of serving you better and simplifying healthcare. But one thing will never change: the Pool is owned by and governed by its members through the TML Health Board of Trustees, which gives you a level of ownership, partnership, and control that isn't available in the commercial market.

We understand the challenges you face as a public entity and we partner with you to help you have a healthy and productive workforce that can meet the demands of your constituents. TML Health brings members together to provide quality healthcare benefits for employees and their families at an exceptional value. By being part of TML Health, you have the support, expertise, employer resources, and purchasing power that is typically only available to very large employers.

I'd like to highlight a few key items for the new plan year that will help keep your benefit costs in check while keeping your employees as healthy as possible:

- TML Health has reduced the administrative budget and adopted new programs that will help keep your rates stable.
- The TML Health board has voted to avoid passing any costs related to COVID-19 on to member groups through rate adjustments. This means you will not see any rate increase due to COVID-19 claims at this time. Leveraging the Pool's strength and ability to absorb risk, we will offset these costs for you to maintain rates as low as possible.
- TML Health recently completed an RFP for a pharmacy benefit manager (PBM) and has negotiated more favorable rates for prescription drugs with our new partner Navitus. The new PBM contract will be effective on January 1, 2021 and all Pool members will move to Navitus at that time. The anticipated pharmacy savings are reflected in your new rates. Watch for more information about the transition in the 4th quarter of this year.
- We are committed to wellness and keeping your employees healthy, so there are three ways for employees to earn the \$150 TML Well reward by engaging in healthy activities. We are also continuing to offer weight loss support through Naturally Slim, a comprehensive disease management program, a 24/7 nurse line, maternity management, and onsite medical screenings through Catapult (where we can screen at least 25 employees at a time). Teladoc is also standard with all our benefit plans, so your employees have access to a doctor anytime, anywhere.
- We've redesigned our benefit booklets to make them easier to read and understand.

Follow us:
@TMLHealth



1821 Rutherford Lane, Suite 300
Austin, Texas 78754-5151

For more information, visit us at
tmlhealthbenefits.org

- We understand your operations may be impacted by COVID-19, and to accommodate this, TML Health can conduct virtual or video-conference open enrollment meetings for your employees. This year, your employees can also enroll over the phone.

Recognizing that many members' budgets are impacted by the economic conditions caused by the coronavirus pandemic, we are offering a comprehensive menu of benefit plan options to fit your budget. Your renewal team will reach out to you by 08/07/2020 to complete your renewal electronically. If you have any questions regarding the renewal process, please contact Beth Ellison at 512-719-6555.

Please complete the Annual Renewal Sheet, along with the attached relevant forms, and return it to us by 08/07/2020.

For faster processing, please return the signed form via email to TMLHealthMarketing@tmlhb.org.

However, you also have the option to fax it to (512) 719-6520. If you have any questions regarding the renewal process, please contact Beth Ellison at 512-719-6555.

To locate a copy of your renewal and additional forms:

- Go to https://secure.healthx.com/s/HR_Pool_Renewals and log into your work account.
- You will be taken straight to the renewals section. From there, click on the "2020" folder and find your renewal documents.

If you are interested in considering other benefit plan designs, please contact Beth Ellison at 512-719-6555. In order to ensure your benefits are set up in time for your open enrollment period, we need to have your benefit decisions at least 90 days before your anniversary date. If we are notified later, then the effective date and ID cards may be delayed. We will distribute ID cards, the Schedule of Benefits and Coverage (SBC), and your open enrollment materials once we have received a signed Renewal Notice.

Thank you for choosing to partner with TML Health again this year. The Trustees and TML Health staff look forward to serving you, your employees, and retirees during this new plan year.

Respectfully,



Jennifer Hoff
Executive Director

Follow us:
@TMLHealth



1821 Rutherford Lane, Suite 300
Austin, Texas 78754-5151

For more information, visit us at
tmlhealthbenefits.org



TML Health Renewal Notice and Benefit Verification Form

Alliance Regional Water Authority

Plan Year 2020-2021 (12 Months)

Original

Rates are subject to change if there is any legislation passed during the plan year affecting benefits.
 Supplemental benefits cannot be accessed without accessing the TML Health Medical Benefit Plan.
 This renewal notice contains proprietary and confidential information of TML Health.

Medical

Employer Group Medical Plan

Plan	Benefit Percent	In Net Ded	Out Net Ded	In Net OOP*	Office Visit	Rates	Current	New
P85-100-40-Mac A	80/50	\$1000	\$1250	\$4000	\$30	EE Only:	\$381.14	\$400.20
						EE + Family:	\$1,029.42	\$1,080.90

*In Network Deductible applies towards In Network OOP.

Monthly Employer Contribution Amounts

TML Health requires 60% employer contribution toward employee medical – Minimum employer contribution is \$240.12

Employer Contribution for Active Employees	Employee		Spouse		Child		Family	
	Amount	% of Rate	Amount	% of Rate	Amount	% of Rate	Amount	% of Rate
	\$ _____ or _____ %		\$ _____ or _____ %		\$ _____ or _____ %		\$ _____ or _____ %	

Dental III

Rates	Current	New
EE Only:	\$37.64	\$37.64
EE + Family:	\$96.68	\$96.68

Vol Vision B

Rates	Current	New
EE Only:	\$12.50	\$12.50
EE + Family:	\$37.50	\$37.50

Basic Life and AD&D: Plan 15 (\$100,000)

	Current Rate	New Rate
Life:	\$0.194	\$0.194
AD&D:	\$0.040	\$0.040

Additional Employee Life and AD&D

Age of Employee	Current Rate per \$1000	New Rate per \$1000
Under 30	0.061	0.061
30 - 34	0.069	0.069
35 - 39	0.100	0.100
40 - 44	0.130	0.130
45 - 49	0.198	0.198
50 - 54	0.332	0.332
55 - 59	0.595	0.595
60 - 64	0.913	0.913
65 - 69	1.513	1.513
70 and over	2.431	2.431

Dependent Life: Plan 3 (\$10,000/\$2,000)

<u>Current Rate</u>	<u>New Rate</u>
\$2.76 per dependent unit	\$2.76 per dependent unit

Voluntary AD&D

No Voluntary AD&D Coverage

LTD

No LTD Coverage

STD

No STD Coverage

Pre-65 Retiree Medical

No Pre-65 Retiree Medical Coverage

Employer Contribution for Pre-65 Retirees	<u>Employee</u>		<u>Spouse</u>		<u>Child</u>		<u>Family</u>	
	Amount	% of Rate	Amount	% of Rate	Amount	% of Rate	Amount	% of Rate
	\$ _____ or _____ %		\$ _____ or _____ %		\$ _____ or _____ %		\$ _____ or _____ %	

Pre-65 Retiree Dental

No Pre-65 Retiree Dental Coverage

Pre-65 Retiree Vision

No Pre-65 Retiree Vision Coverage

Basic & Additional Retiree Life

No Basic & Additional Retiree Life Coverage

Retiree Dependent Life

No Retiree Dependent Life Coverage

Continuation of Coverage (Cobra)

Yes

Benefit Waiting Period

1st of mo after date of hire

Flex, HRA, HSA & RRA

<u>Flex Admin</u>	<u>HRA Admin</u>	<u>HSA Admin</u>	<u>RRA Admin</u>
No	No	No	No

If employer accesses Flex and/or HRA, HSA or RRA, only one charge of \$3.70 per participant per month will be incurred.

Signature Section

The undersigned employer hereby acknowledges that for an employee to receive coverage, TML Health must receive enrollment information within thirty-one (31) days of the commencement of employment regardless of whether the Employer has a waiting or a waiting and orientation period. If an employee is not enrolled within thirty-one (31) days of hire, the employee cannot be added to the Plan until the next Open Enrollment period or a qualifying event occurs.

822050640

Tax ID Number

Authorized Signature

Date

Printed Name

Title

The entity named on this Rerate and Benefit Verification Form desires large claim information as specified in Article 21.49-15 of the Insurance Code in Section 2.(2), to be for individual claims that reach or exceed \$35,000 during the plan year. This information is considered confidential for purposes of Chapter 552 of the Local Government Code.

The rates are based on census information five months prior to plan year. If the census changes by more than 10%, TML Health reserves the right to revise rates due to census change and underwriting impact.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

H.7 Consider adoption of Resolution 2020-07-27-005 amending the Authority's Consultant Review Policy. ~ *Graham Moore, P.E., Executive Director*

Background/Information

At its June meeting, the Board directed Staff to amend the current Consultant Review Policy to provide for reviews of consultants to be provided through the Administrative Committee with input from any Board members that wish to participate.

Attached are both red-lined and clean versions of the amended policy. The basic process is the same as the past, but instead of passing through the Technical Committee, the Administrative Committee would participate in all reviews and would ultimately be the group responsible for making a recommendation to the Board.

As requested, the policy still provides the opportunity for any Board member that wishes to review a consultant to participate in that process.

Attachment(s)

- Resolution 2020-07-27-005
- Amended Consultant Review Policy (Red-Lined & Clean versions)

Board decision needed:

- Adoption of Resolution 2020-07-27-005 amending the Authority's Consultant Review Policy.



ALLIANCE WATER

RESOLUTION NO. 20190727-005

A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING AN AMENDED CONSULTANT REVIEW POLICY; AND DECLARING AN EFFECTIVE DATE

RECITALS:

1. The Board of Directors (the "Board") of the Alliance Regional Water Authority (the "Authority"), originally approved a consultant review policy (the "Policy") for the Authority in Resolution No. 20170823-003 adopted on August 23, 2017.

2. The Authority Board wishes to amend the Policy to provide that the Authority's Administrative Committee be the committee that reviews all consultants on annual contracts with the Authority.

3. In addition the attached amended Consultant Review Policy provides that any Board member that desires may review any of the consultants.

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

SECTION 1. The Authority Board approves and adopts the attached amended Consultant Review Policy.

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

ADOPTED: July 27, 2020.

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors



**Alliance Regional Water Authority
Consultant Review Policy**

Article 1. In General

Section 1.1. Applicability. This Policy applies to consultants who provide services to the Alliance Regional Water Authority on an annual contract basis.

Section 1.2. Definitions. In this Policy:

1.2.1. Administrative Committee means the Administrative Committee of the Authority Board.

1.2.2. Authority means the Alliance Regional Water Authority.

1.2.3. Authority Board means the Board of Directors of the Authority.

1.2.4. Consultant means a person or firm hired by the Authority Board to provide a specific service.

1.2.5. Consultant Evaluation Form means the form developed by the Executive Director to evaluate a particular consultant.

1.2.6. Director means an individual member of the Board of Directors of the Authority.

1.2.7. Executive Director means the person responsible for managing day-to-day administrative services for the Authority.

Section 1.3. General Policy Statement. It is the policy of the Authority that consultants shall be reviewed at least annually to evaluate their performance and their adherence to contractual requirements in an effort to provide meaningful feedback to the consultants and to ensure that the Authority is receiving cost-effective, high quality services that adhere to contractual requirements.

Section 1.4. Policy Intention; Applicability. This policy is to establish specific evaluation procedures and practices, which shall be performed on an annual basis.

Section 1.5. Authority to Review Consultants. The following shall be utilized to determine who will review a particular consultant:

1.5.1. The Administrative Committee and the Executive Director shall review each consultant that has an annual contract with the Authority.

1.5.2. Director(s) may, at their request, review any consultants included in paragraph 1.5.1.

Section 1.6. Basis for Evaluations. Evaluators may use all available information on a consultant's performance in the course of evaluations. Evaluators may use information from all persons with knowledge of a consultant's performance, including without limitation, information from other consultants.

Section 1.7. Records. The Executive Director shall retain consultant review records in the Authority's files for at least three (3) years.

Article 2. Procedures for Consultant Evaluation

Section 2.1. Executive Director Responsibilities. The Executive Director shall establish objective and meaningful evaluation criteria for each consultant based on their contracted services through the creation of specific Consultant Evaluation Forms, a sample of which is attached to this policy. The Executive Director will strive to ensure that the criteria established pertain only to the services and outcomes over which the consultant has a reasonable degree of control.

Section 2.2. Administrative Committee Responsibility. The Administrative Committee shall review and evaluate the applicable consultants per Section 1.5 to ensure that the Authority is receiving cost-effective, high quality services that adhere to contractual requirements. The Administrative Committee shall use the Consultant Evaluation Forms prepared by the Executive Director to help guide the review.

Section 2.3. Consultant Responsibility. To assist the Administrative Committee and/or Executive Director with their annual evaluation of a consultant, the consultant shall provide a list of accomplishments for the prior year promptly upon request by the Executive Director.

Section 2.4. Process. Below is the general process to be followed for each consultant to be reviewed annually:

2.4.1. The Executive Director shall prepare a Consultant Evaluation Form for each consultant.

2.4.2. The Executive Director shall request the consultant to provide a list of accomplishments for the prior contract year.

2.4.3. The Executive Director shall send the form for each consultant to the Administrative Committee and all Directors. The Executive Director shall provide reasonable time for the Directors to complete the review and return the information to the Executive Director for compilation. Directors and Administrative Committee members may request additional information from the Executive Director, including information from consultants other than the consultant being evaluated.

2.4.4. Prior to the Administrative Committee considering whether to recommend to the Board the renewal or extension of a consultant contract, the Executive Director shall provide the Committee members a compilation of the reviews from the Executive Director, the Administrative Committee members and any Directors that chose to evaluate the consultants. The compilation will also be shared by the Executive Director with the applicable consultant.

2.4.5. Prior to the Authority Board taking action to renew or extend a consultant contract, the Executive Director shall provide the compilation of reviews to the Authority Board, along with the Administrative Committee's recommendation regarding the contract.

END



Consultant Performance Evaluation

ALLIANCE WATER

Consultant Information

Name: : **Law Offices of Patricia Ehrlinger Carls** Contract Start Date : **9/15/2010**
 Project Manager : **Trish Carls** Last Contract Renewal : **10/1/18**
 Scope of Work : **Special Permitting Counsel** Date of Last Review : **9/6/2018**

I. CRITERIA	II. RATING					Comments
	Excellent	Satisfactory	Generally Satisfactory	Unsatisfactory	Not Applicable	
1. Regulatory matters before GCUWCD and PCCD						
2. Additional matters						
3. Timeliness and Completeness of Deliverables						
4. Value						
5. Others (specify)						
III. OVERALL PERFORMANCE						

Reviewer's comments:

Evaluated By:	Date
---------------	------



**Alliance Regional Water Authority
Consultant Review Policy**

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Article 1. In General

Section 1.1. Applicability. This Policy applies to consultants who provide services to the Alliance Regional Water Authority on an annual contract basis.

Section 1.2. Definitions. In this Policy:

~~1.2.1. **Administrative Committee** means the **Administrative Committee of the Authority Board.**~~

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~~1.2.2. **Authority** means the Alliance Regional Water Authority.~~

~~1.2.3. **Authority Board** means the Board of Directors of the Authority.~~

~~1.2.4. **Consultant** means a person or firm hired by the Authority Board to provide a specific service.~~

~~1.2.5. **Consultant Evaluation Form** means the form developed by the Executive Director to evaluate a particular consultant.~~

~~1.2.6. **Director** means an individual member of the Board of Directors of the Authority.~~

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~~1.2.7. **Executive Director** means the person responsible for managing day-to-day administrative services for the Authority.~~

~~1.2.8. **Executive Committee** means the Executive Committee of the Authority Board.~~

Section 1.3. General Policy Statement. It is the policy of the Authority that consultants shall be reviewed at least annually to evaluate their performance and their adherence to contractual requirements in an effort to provide meaningful feedback to the consultants and to ensure that the Authority is receiving cost-effective, high quality services that adhere to contractual requirements.

Section 1.4. Policy Intention; Applicability. This policy is to establish specific evaluation procedures and practices, which shall be performed on an annual basis.

Section 1.5. Authority to Review Consultants. The following shall be utilized to determine who will review a particular consultant:

~~1.5.1. The **Authority Board** **Administrative Committee** and the Executive Director shall review **all consultants that routinely interact with the Authority Board** **each consultant that has an annual contract with the Authority.**~~

~~1.5.2. **The Authority Board** **Director(s)** may, at their request, review any consultants **not** included in paragraph 1.5.1.~~

~~1.5.3. **The Executive Director shall review any consultants not covered by paragraphs 1.5.1. and 1.5.2.**~~

Section 1.6. Basis for Evaluations. Evaluators may use all available information on a consultant's performance in the course of evaluations. Evaluators may use information from all persons with knowledge of a consultant's performance, including without limitation, information from other consultants.

Section 1.7. Records. The Executive Director shall retain consultant review records in the Authority's files for at least three (3) years.

Article 2. Procedures for Consultant Evaluation

Section 2.1. Executive Director Responsibilities. The Executive Director shall establish objective and meaningful evaluation criteria for each consultant based on their contracted services through the creation of specific Consultant Evaluation Forms, a sample of which is attached to this policy. The Executive Director will strive to ensure that the criteria established pertain only to the services and outcomes over which the consultant has a reasonable degree of control.

Section 2.2. ~~Authority Board~~Administrative Committee Responsibility. The ~~Authority Board~~Administrative Committee shall review and evaluate the applicable consultants per Section 1.5 to ensure that the Authority is receiving cost-effective, high quality services that adhere to contractual requirements. The ~~Authority Board~~Administrative Committee shall use the Consultant Evaluation Forms prepared by the Executive Director to help guide the review.

Section 2.3. Consultant Responsibility. To assist the ~~Authority Board~~Administrative Committee and/or Executive Director with their annual evaluation of a consultant, the consultant shall provide a list of accomplishments for the prior year promptly upon request by the Executive Director.

Section 2.4. Process. Below is the general process to be followed for each consultant to be reviewed annually:

2.4.1. The Executive Director shall prepare a Consultant Evaluation Form for each consultant ~~and determine whether the consultant will be reviewed by the Authority Board or by the Executive Director in accordance Section 1.5.~~

2.4.2. The Executive Director shall request the consultant to provide a list of accomplishments for the prior contract year.

2.4.3. ~~The Executive Director shall send the form for each consultant to the Administrative Committee and all Directors. For a consultant to be reviewed by the Authority Board, the Executive Director shall send the applicable Consultant Evaluation Form and the list of consultant accomplishments to each Board member.~~The Executive Director shall provide reasonable time ~~to for~~ the ~~Board members~~Directors to complete the review and return the information to the Executive Director for compilation. ~~Board members~~Directors and ~~Administrative Committee members~~ may request additional information from the Executive Director, including information from consultants other than the consultant being evaluated.

~~2.4.4. For a consultant to be reviewed by the Executive Director, the Executive Director shall review in accordance with the Consultant Evaluation Form and the list of consultant accomplishments.~~

~~2.4.5.~~ Prior to the Executive-Administrative Committee considering whether to recommend to the Board the renewal or extension of a consultant contract, the Executive Director shall provide the Committee members a compilation of the reviews from the Authority Board or Executive Director, the Administrative Committee members and any Directors that chose to evaluate the consultants. ~~This information~~The compilation will also be shared by the Executive Director with the applicable consultant.

~~2.4.6.~~ Prior to the Authority Board taking action to renew or extend a consultant contract, the Executive Director shall provide the compilation of reviews to the Authority Board, along with the Executive-Administrative Committee's recommendation regarding the contract.

END

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

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

Background/Information

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

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

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- D. *Consideration of Resolution 2020-07-27-006 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 11.916 acres situated in the Ambrose Tinney Survey, Abstract No. 26, and the Isaac Campbell Survey, Abstract No. 79, Caldwell County, Texas, and establishing an effective date; and finding and determining that the meeting at which this Resolution is passed was noticed and is open to the public as required by law.*
-

Attachment(s)

- Resolution 2020-07-27-006

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-006.



ALLIANCE WATER

RESOLUTION NO. 20200727-006

*Gladys Smith Farms & Ranches, Ltd. – Being a 11.916 Acre,
Permanent Pipeline and Right-of-Way Easement,
situated in the Ambrose Tinney Survey, Abstract No. 26,
and the Isaac Campbell Survey, Abstract No. 79,
Caldwell County, Texas*

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF A PERMANENT EASEMENT TOTALING 11.916 ACRES, SITUATED IN THE AMBROSE TINNEY SURVEY, ABSTRACT NO. 26, AND THE ISAAC CAMPBELL SURVEY, ABSTRACT NO. 79, CALDWELL COUNTY, TEXAS, ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of a permanent 90-foot wide Pipeline and Right-of-Way Easement over a tract of land totaling 11.916 acres, situated in the Ambrose Tinney Survey, Abstract No. 26, and the Isaac Campbell Survey, Abstract No. 79, Caldwell County, Texas, and being a portion of a called 499.17-acre tract as described in Deed to Gladys Smith Farms & Ranches, Ltd., and recorded in County Clerk file number 2013-130600 of the Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.). Said 11.916- acre 90-foot wide permanent easement being more specifically described by metes and bounds in Exhibit “A” and also being referred to herein as the “Easement,” for the public use to construct, reconstruct, operate, inspect, and maintain water transmission lines and related facilities and improvements (the “Project”); and

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

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

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

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

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

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of a permanent easement for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over that certain 3.516-acre (153,172 square foot) parcel of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

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

- a. Lay out the exact location of the land area needed for the Easement;
- b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;
- c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
- d. Negotiate with the owners of any such properties for the purchase thereof;
- e. To purchase any necessary easements and rights-of-way on, over, under and across the Easement and execute all documents necessary to acquire such necessary land rights, all subject to express approval of the

specific, negotiated terms by ARWA;

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

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

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

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

PASSED AND APPROVED this the _____ day of _____
2020.

ALLIANCE REGIONAL WATER AUTHORITY

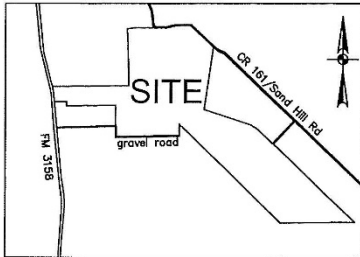
Chris Betz
Chair of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

ATTEST:

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

EXHIBIT A

PARCEL A011C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

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

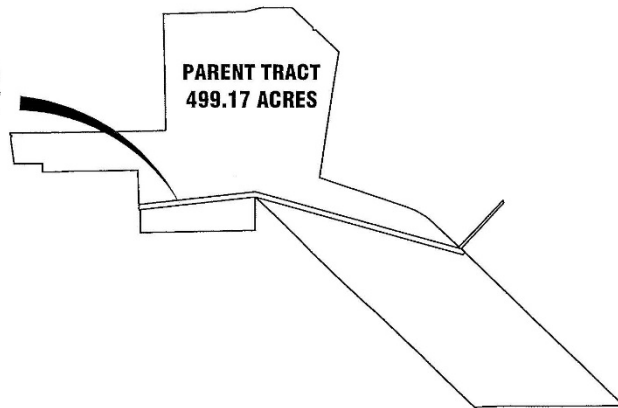
SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
GF#: CTA-21-CTA1802666G
ISSUE DATE: APRIL 18, 2019

THERE WERE NO EXCEPTIONS LISTED REGARDING EASEMENTS



**11.916 ACRES
(519,061 SQ. FT. MORE OR LESS)
90' WIDE PERMANENT EASEMENT**



**PARENT TRACT
499.17 ACRES**

Date: Nov 19, 2019, 8:50am User: jr_mchilling File: C:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT A TITLES - Caldwell County\A011C\EXHIBIT EASEMENT\A011C PE.dwg



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



Partners for a Better Quality of Life

**Legal Description
11.916 Acre (519,061 Square Foot)
90 Foot Wide Permanent Easement**

BEING A 11.916 ACRE, 90 FOOT WIDE PERMANENT EASEMENT SITUATED IN THE AMBROSE TINNEY SURVEY, ABSTRACT NO. 26, AND THE ISAAC CAMPBELL SURVEY, ABSTRACT NO. 79, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 499.17 ACRE TRACT OF LAND DESCRIBED IN DEED TO GLADYS SMITH FARMS & RANCHES, LTD., AS RECORDED IN COUNTY CLERK FILE NUMBER 2013-130600 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 11.916 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point lying in a southwest line of said 499.17 acre tract and in the east line of a called 25.99 acre tract of land described in deed to Sam Glasscock and wife, Laura Glasscock, as recorded in Volume 77, Page 764 of said O.P.R.C.C.T., for this northwest corner and **POINT OF BEGINNING** of the herein described tract. From which a found 8 inch creosote fence corner post, being a common corner of said 499.17 and 25.99 acre tracts, bears N 02° 02' 13" W a distance of 594.97 feet (record bearing is N 00° 35' E);

THENCE over and across said 499.17 acre tract, the following three (3) courses and distances:

- 1) N 83° 38' 37" E, a distance of 2,036.31 feet, to a point for an angle point hereof,
- 2) S 74° 35' 59" E, a distance of 3,687.05 feet, to a point for an angle point hereof,
- 3) N 42° 43' 02" E, a distance of 21.67 feet, to a point, for corner lying in the southeast line of said 499.17 acre tract and the west corner of a called 10.000 acre tract of land described in deed to Bill Gilkey, as recorded in Volume 419, Page 10 and described in Volume 257, Page 390 of said O.P.R.C.C.T., for this easterly northeast corner hereof,

THENCE with the common lines of said 499.17 and 10.000 acre tracts, the following two (2) courses and distances:

- 1) S 00° 22' 58" E, a distance of 27.36 feet, to a point lying in a barbed wire fence for an angle point hereof,
- 2) S 46° 08' 58" E, along said fence, a distance of 71.32 feet, to a point for this easterly southeast corner hereof, from which an existing 4 inch wooden gate post near the south corner of said 10.000 acre tract bears S 45° 58' 41" E a distance of 307.21 feet;

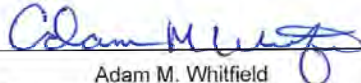
THENCE over and across said 499.17 acre tract, the following three (3) courses and distances:

- 1) S 42° 43' 02" W, a distance of 55.09 feet, to a point for an angle point hereof,
- 2) N 74° 35' 59" W, a distance of 3,724.57 feet, to a found 2 inch steel post, being a common corner in the south line of said 499.17 acre tract and the north line of a called 143 acre tract of land, "Second Tract," described in deed to W. M. Taylor, as recorded in Volume 296, Page 7 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), from which a found 8 inch cedar fence post, being a common corner of said 499.17 and 143 acre tracts, bears S 00° 01' 48" E a distance of 577.52 feet (record call is S 01° 49' W – 578.8 feet),
- 3) S 83° 38' 37" W, a distance of 2,025.82 feet, to a found 4 inch cedar fence post, being a corner in a southwest line of said 499.17 acre tract, the southeast corner of the aforesaid 35.89 acre tract, and the northeast corner of a called 39.652 acre tract of land described in deed to Jeffrey J. Gaer, as recorded in Volume 592, Page 566 of said O.P.R.C.C.T.,



THENCE N 02° 02' 13" W, with the common line of said 499.17 and 35.89 acre tracts, a distance of 90.28 feet, to the POINT OF BEGINNING and containing 11.916 acres, more or less.

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



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

Date: 11-20-19

November 20, 2019



PARCEL A011C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

CALLED 143 ACRES
SECOND TRACT
W. M. TAYLOR
VOLUME 296, PAGE 7
D.R.C.C.T.

CALLED 499.17 ACRES
GLADYS SMITH
FARMS & RANCHES, LTD.
CC# 2013-130600
O.P.R.C.C.T.

11.916 Acre
(519,061 Sq.Ft. more or less)
90' wide Permanent Easement

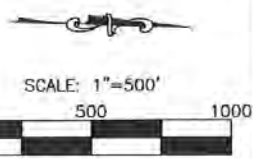
CALLED 54.55 ACRES
DORIS NELL HELSUMS
TAYLOR ET AL
CC# 2013-3272
O.P.R.C.C.T.

CALLLED 10,000 ACRES
FRANK & JUDY &
JAMES H. BORAK
CCT# 2002-2849
D.R.C.C.T.

CALLLED 10,000 ACRES
BILL GUYER, PAGE 10
O.P.R.C.C.T.
DISBURSED IN
VOLUME 251, PAGE 380
O.P.R.C.C.T.

Line Table		
TAG ID	BEARING	DISTANCE
L-1	N 42°43'02" E	21.67'
L-2	S 00°22'58" E	27.36'
L-3	S 46°08'58" E	71.32'
L-4	S 42°43'02" W	55.09'

- LEGEND**
- Calculated Point
 - Found 1/2" Iron Rod
 - Existing Fence Corner
 - Controlling Monument
 - Proposed Permanent Easement
 - Adjoining Boundary (approx.)
 - Abstract Survey Line (approx.)
 - Barbed Wire Fence
 - Official Public Records Caldwell County, Texas
 - Deed Records Caldwell County, Texas
 - Deed/Record Call



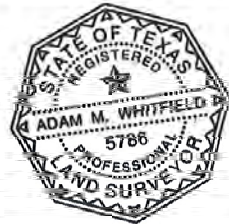
Date: Nov 19, 2019, 4:10pm User: jll, jwilling File: G:\Projects\A011C\A011C-Easement.dwg Title: PARCEL A011C CALDWELL COUNTY, TEXAS ALLIANCE WATER PH 1B EXHIBIT A



200 W. Hwy 6, Suite 626, Waco, Texas 76712
254.773.9272 RPLS 10194124

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

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



PAGE 5 of 5

WORK ORDER ARWA1802532 DIGITAL FILE A011C Easement.dwg Revision # XX DRAWN BY SOS

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REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- E. *Consideration of Resolution 2020-07-27-007 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 1.459 acres situated in the John A. Neill Survey, Abstract No. 20, Caldwell County, Texas, and establishing an effective date; and finding and determining that the meeting at which this Resolution is passed was noticed and is open to the public as required by law.*
-

Attachment(s)

- Resolution 2020-07-27-007

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-007.



ALLIANCE WATER

RESOLUTION NO. 20200727-007

Danny Masur, Joyce Masur Davis, Alice Masur Hamblin, John J. Stump, Katherine Stump Pritchett, Ron Hartmangruber, Lawrence Hartmangruber, Kerry Jones, Nancy Kosuta, R-C Ranch, LLC – Being a 1.459 Acre, Permanent Pipeline and Right-of-Way Easement, situated in the John A. Neill Survey, Abstract No. 20, Caldwell County, Texas

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF A PERMANENT EASEMENT TOTALING 1.459 ACRES, SITUATED IN THE JOHN A. NEILL SURVEY, ABSTRACT NO. 20, CALDWELL COUNTY, TEXAS, ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of a permanent 90-foot wide Pipeline and Right-of-Way Easement over a tract of land totaling 1.459 acres, situated in the John A. Neill Survey, Abstract No. 20, Caldwell County, Texas, and being a portion of that called 221-acre tract of land described as “Second Tract being all Tracts 1, 2, and 3” in Deed to Raymond G. Henderson and Carolyn V. Henderson, a married couple, as recorded under County Clerks File No. 2018-003195 of the Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.). Said 221- acre tract is also referenced but not described in Affidavit of Heirship, as recorded in Volume 309, Page 333 and Volume 462, Page 123 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). Said 1.459-acre, 90-foot wide permanent easement being more specifically described by metes and bounds in Exhibit “A” and also being referred to herein as the “Easement,” for the public use to construct, reconstruct, operate, inspect, and maintain water transmission lines and related facilities and improvements (the “Project”); and

WHEREAS, in order to effectuate the Project, it will be necessary and convenient

that agents, representatives, or employees of ARWA lay out the Project, and acquire permanent and temporary easements from properties for the purpose of construction, reconstruction, operation, and maintenance of the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

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

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

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

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of a permanent easement for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over that certain 3.516-acre (153,172 square foot) parcel of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

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

- a. Lay out the exact location of the land area needed for the Easement;
- b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;
- c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
- d. Negotiate with the owners of any such properties for the purchase thereof;

- e. To purchase any necessary easements and rights-of-way on, over, under and across the Easement and execute all documents necessary to acquire such necessary land rights, all subject to express approval of the specific, negotiated terms by ARWA;
- f. Initiate eminent domain proceedings against the owner(s) of the Easement for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase the Easement; and
- g. Take whatever further actions deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

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

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

PASSED AND APPROVED this the _____ day of _____
2020.

ALLIANCE REGIONAL WATER AUTHORITY

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

ATTEST:

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

EXHIBIT A

PARCEL A030C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED. HOWEVER, ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
OF# CTA-21-CTA18026766
ISSUE DATE: AUGUST 26, 2019

- 10l.) RIGHT OF WAY, SHELL PIPE LINE CORPORATION VOLUME 682, PAGE 405, D.R.C.C.T. (DOES AFFECT);
- 10m.) RIGHT OF WAY, SHELL PIPE LINE CORPORATION VOLUME 137 PAGE 281 (INDEXED AS VOLUME 701 PAGE 281, D.R.C.C.T., DOCUMENT NOT PROVIDED);
- 10n.) TEXAS POWER AND LIGHT COMPANY UTILITY EASEMENT VOLUME 852, PAGE 465 D.R.C.C.T. (DOES AFFECT AS INSTALLED);
- 10o.) CITY OF LOCKHART, TERMS AND CONDITIONS TO WATER WELL DRILLING CONTRACT VOLUME 4 PAGE 88, CONTRACT RECORDS (DOES NOT AFFECT, UNABLE TO DETERMINE);
- 10p.) CITY OF LOCKHART, DEED VOLUME 251 PAGE 182 (INDEXED AS VOLUME 91 PAGE 182), D.R.C.C.T. (DOES NOT AFFECT NOT ON SUBJECT TRACT);
- 10q.) CITY OF LOCKHART, DEED VOLUME 251 PAGE 183 (INDEXED AS VOLUME 91 PAGE 183, D.R.C.C.T. (DOES NOT AFFECT NOT ON SUBJECT TRACT);
- 10r.) PLUM CREEK CONSERVATION DISTRICT, EASEMENT 10/20/1961 IN VOLUME 289 PAGE 268, D.R.C.C.T. (DOES NOT AFFECT NOT ON SUBJECT TRACT);
- 10s.) PLUM CREEK CONSERVATION DISTRICT FLOODING EASEMENT, VOLUME 332 PAGE 216, D.R.C.C.T. (DOES AFFECT BLANKET BY NATURE);
- 10t.) PLUM CREEK CONSERVATION DISTRICT FLOODING EASEMENT, VOLUME 333 PAGE 96, D.R.C.C.T. (DOES AFFECT BLANKET BY NATURE);
- 10u.) PLUM CREEK CONSERVATION DISTRICT AMENDED FLOODING EASEMENT VOLUME 335 PAGE 139, D.R.C.C.T. (DOES AFFECT BLANKET BY NATURE);
- 10v.) PLUM CREEK CONSERVATION DISTRICT AMENDED FLOODING EASEMENT VOLUME 335 PAGE 422, D.R.C.C.T. (DOES AFFECT BLANKET BY NATURE);
- 10w.) DECREE OF CONDEMNATION VOLUME 337, PAGE 636 D.R.C.C.T. (DOES AFFECT THAT PORTION COVERED BY LAKE);
- 10x.) CITY OF LOCKHART, DEED VOLUME 344 PAGE 31, D.R.C.C.T.(1/2 ACRE)(DOES NOT AFFECT);
- 10y.) CITY OF LOCKHART, DEED VOLUME 374 PAGE 1, D.R.C.C.T. (DOES NOT AFFECT);
- 10z.) EASEMENT AND RIGHT OF WAY LOWER COLORADO RIVER AUTHORITY VOLUME 378 PAGE 531, D.R.C.C.T. (DOES NOT AFFECT);
- 10aa.) EASEMENT AND RIGHT OF WAY LOWER COLORADO RIVER AUTHORITY 85 FEET WIDE VOLUME 378 PAGE 663, D.R.C.C.T. (DOES AFFECT);
- 10ab.) CITY OF LOCKHART WELL ABANDONMENT VOLUME 331 PAGE 342, D.P.R.C.C.T. (DOES NOT AFFECT);
- 10ac.) CITY OF LOCKHART WATER PIPE LINE EASEMENT VOLUME 331 PAGE 751 D.P.R.C.C.T. (DOES AFFECT);
- 10ad.) AFFIDAVIT OF LESSEE DANNY MASUR, INST. 122157, D.P.R.C.C.T. (DOES NOT AFFECT);



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

Date: Sep 18, 2019, 3:51pm User ID: SPK111
 File C:\Profiles\AKWA\110332-Alliances Water\SURVEY\SEGMENT A TITLES - Caldwell County\A030C\EXHIBIT EASEMENT\A030C PE_R01.dwg



Legal Description
1.459 Acres (63,538 Square Foot)
90 Foot Wide Permanent Easement

BEING A 1.459 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN A. NEILL SURVEY, ABSTRACT NO. 28 CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 221 ACRE TRACT OF LAND DESCRIBED AS "SECOND TRACT BEING ALL TRACTS 1, 2, AND 3" IN DEED TO RAYMOND G. HENDERSON AND CAROLYN V. HENDERSON, A MARRIED COUPLE, AS RECORDED UNDER COUNTY CLERKS FILE NO. 2018-003196 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 221 ACRE TRACT IS ALSO REFERENCED BUT NOT DESCRIBED IN AFFIDAVIT OF HEIRSHIP, AS RECORDED IN VOLUME 309, PAGE 333 AND VOLUME 462, PAGE 123 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS (D.R.C.C.T.). SAID 1.459 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found being the southerly most inside corner on the north line of said 221 acre tract, also being the southwest corner of that called 219.82 acre tract of land described in Deed to R-C Ranch, as recorded under County Clerks File No. 2019-003991 of said (O.P.R.C.C.T.);

THENCE N 78° 34' 29" E, along a fence and the common line of said 221 and 219.82 acre tracts a distance of 3,251.04 feet, to a point on the northeasterly Right-of-Way (ROW) line of that called 85 foot wide easement described in deed to Lower Colorado River Authority, as recorded in Volume 378, Page 663 of said (D.R.C.C.T.). Same being the southwest corner hereof, and the POINT OF BEGINNING;

THENCE N 78° 34' 29" E, continuing along said common line and a fence line of said 221 and 219.82 acre tracts a distance of 165.83 feet, to the northwest corner hereof. From which a 1/2 inch iron rod found being a point on the North line of said 221 acre tract bears N 78° 34' 29" E, a distance of 322.82 feet;

THENCE S 68° 33' 18" E, leaving said common line, over and across said 221 acre tract a distance of 617.78 feet, to a point in the center of Plum Creek lying on the East line of said 221 acre tract, and on the West line of that called 69.4 acre tract of land described as "Tract 4" in Deed to Fred Hoskins and Jo Ann Hoskins, as recorded in Volume 387, Page 284 of said (D.R.C.C.T.). Same being northeast corner hereof;

THENCE along the meanders of Plum Creek and the common line of said 221 and 69.4 acre tracts the following two (2) courses and distances:

1. S 01° 23' 58" E, a distance of 67.86 feet, to a point for corner;
2. S 83° 21' 36" W, a distance of 23.89 feet, to a point for the southeasterly corner hereof and said northeasterly (ROW);

THENCE N 68° 33' 18" W, leaving said meanders of Plum Creek, along said northeasterly (ROW), over and across said 221 acre tract, a distance of 792.37 feet, to the POINT OF BEGINNING and containing 1.459 acres, more or less.

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

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

Date: 09-03-19

September 3, 2019



PARCEL A030C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LINE	BEARING	DISTANCE
L1	S 01°23'58" E	67.86'
L2	S 03°21'39" W	28.89'

POINT OF BEGINNING
N: 13862270.84
E: 2408361.74
SURFACE

CALLED 218.82 ACRES
R-C RANCH, LLC
CC NO. 2019-003991
O.P.R.C.C.T.

- LEGEND**
- = Calculated Point
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Abstract Line (approx.)
 - = Barbed Wire Fence
 - = Overhead Powerline
 - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
 - D.R.C.C.T. = Deed Records Caldwell County, Texas
 - (XX) = Record Call

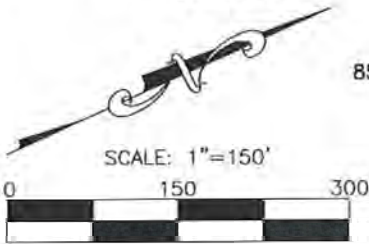
PARCEL #A030C
SECOND TRACT
ALL OF "TRACTS 1, 2, AND 3"
CALLED 221 ACRES
RAYMOND G. HENDERSON AND
CAROLYN V. HENDERSON,
CC# 2018-003195 O.P.R.C.C.T.
ALSO SEE AFFIDAVIT OF HEIRSHIP
VOLUME 309, PAGE 333
VOLUME 462, PAGE 123
D.R.C.C.T.

JOHN A. NEILL SURVEY
ABSTRACT NO. 20

TRACT 4
CALLED 69.4 ACRES
FRED HOSKINS AND
JO ANN HOSKINS
VOLUME 387, PAGE 284
D.R.C.C.T.

FOUND 1/2" IRON ROD

1.459 ACRES
(63,538 SQ. FT. MORE OR LESS)
90' WIDE PERMANENT EASEMENT



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254-772-9272 TBPLS 10184124



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

Date: September 03, 2019

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

PAGE 3 of 3

WORK ORDER APWA1809532 DIGITAL FILE A030C Easement R01.dwg Revision 04 DRAWN BY MDH

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- F. *Consideration of Resolution 2020-07-27-008 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 1.725 acres situated in the James George Survey, Abstract No. 9, Caldwell County, Texas, and establishing an effective date; and finding and determining that the meeting at which this Resolution is passed was noticed and is open to the public as required by law.*
-

Attachment(s)

- Resolution 2020-07-27-008

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-008.



ALLIANCE WATER

RESOLUTION NO. 20200727-008

*John J. Stump (Jr.), Katherine Stump Pritchett, (Estate of)
Joseph Masur, Jr., Joyce Masur Davis, Danny Masur and
Linda Family Trust, Alice Fay Masur Hamblin, Carolyn
Henderson – Being a 1.725 Acre, Permanent Pipeline and
Right-of-Way Easement,
situated in the James George Survey, Abstract No. 9,
Caldwell County, Texas*

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF A PERMANENT EASEMENT TOTALING 1.725 ACRES, SITUATED IN THE JAMES GEORGE SURVEY, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of a permanent 90-foot wide Pipeline and Right-of-Way Easement over a tract of land totaling 1.725 acres, situated in the James George Survey, Abstract No. 9, Caldwell County, Texas, and being a portion of that called 121-acre tract of land described as “First Tract” in Deed to Raymond G. Henderson and Carolyn V. Henderson, as recorded in County Clerks File No. 2018-003195 of the Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.). Said 1.725-acre, 90-foot wide permanent easement being more specifically described by metes and bounds in Exhibit “A” and also being referred to herein as the “Easement,” for the public use to construct, reconstruct, operate, inspect, and maintain water transmission lines and related facilities and improvements (the “Project”); and

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

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

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

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

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

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of a permanent easement for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over that certain 3.516-acre (153,172 square foot) parcel of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

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

- a. Lay out the exact location of the land area needed for the Easement;
- b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;
- c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
- d. Negotiate with the owners of any such properties for the purchase thereof;
- e. To purchase any necessary easements and rights-of-way on, over, under and across the Easement and execute all documents necessary to acquire such necessary land rights, all subject to express approval of the

specific, negotiated terms by ARWA;

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

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

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

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

PASSED AND APPROVED this the _____ day of _____
2020.

ALLIANCE REGIONAL WATER AUTHORITY

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

ATTEST:

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

EXHIBIT A

PARCEL A032C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

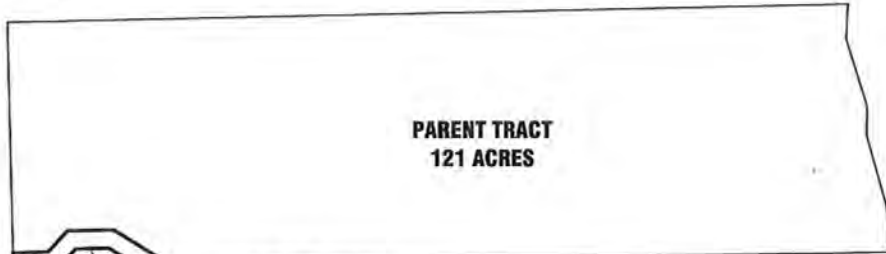
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWIT INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
OF NO.: CTA-21-CTA1802861G
ISSUE DATE: APRIL 18, 2019

- 10k.) EASEMENT TO SHELL PIPE LINE CORPORATION, VOLUME 125, PAGE 426 D.R.C.C.T., (UNABLE TO DETERMINE BLANKET BY NATURE)
- 10l.) EASEMENT TO SHELL PIPE LINE CORPORATION, VOLUME 126, PAGE 426 D.R.C.C.T., (UNABLE TO DETERMINE BLANKET BY NATURE)
- 10m.) EASEMENT TO SHELL PIPE LINE CORPORATION, VOLUME 137, PAGE 275 D.R.C.C.T., (UNABLE TO DETERMINE BLANKET BY NATURE)
- 10n.) EASEMENT TO TEXAS POWER AND LIGHT COMPANY, VOLUME 122, PAGE 465 D.R.C.C.T., (UNABLE TO DETERMINE INSUFFICIENT DESCRIPTION)
- 10o.) 30' WIDE WATER LINE AND PAVE LINE TO THE CITY OF LOCKHART, VOLUME 250, PAGE 522 VOLUME 251, PAGE 523 D.R.C.C.T. (DOES AFFECT)
- 10p.) 45'x 800' EASEMENT TO PLUM CREEK CONSERVATION DISTRICT, VOLUME 316, PAGE 256 AS AMENDED IN VOLUME 336, PAGE 123 D.R.C.C.T. (DOES NOT AFFECT)
- 10q.) EASEMENT TO PLUM CREEK CONSERVATION DISTRICT, VOLUME 332, PAGE 218 AS AMENDED IN VOLUME 335, PAGE 129 D.R.C.C.T. (DOES NOT AFFECT)
- 10r.) EASEMENT TO PLUM CREEK CONSERVATION DISTRICT, VOLUME 332, PAGE 227 AS AMENDED IN VOLUME 335, PAGE 143 D.R.C.C.T. (DOES NOT AFFECT)
- 10s.) EASEMENT TO PLUM CREEK CONSERVATION DISTRICT, VOLUME 332, PAGE 329 AS AMENDED IN VOLUME 335, PAGE 145 D.R.C.C.T. (DOES NOT AFFECT)
- 10t.) EASEMENT TO PLUM CREEK CONSERVATION DISTRICT, VOLUME 332, PAGE 401 AS AMENDED IN VOLUME 335, PAGE 143 D.R.C.C.T. (DOES NOT AFFECT)
- 10u.) EASEMENT TO PLUM CREEK CONSERVATION DISTRICT, VOLUME 333, PAGE 98 AS AMENDED IN VOLUME 335, PAGE 422 D.R.C.C.T. (DOES NOT AFFECT)
- 10v.) EASEMENT TO LOWER COLORADO RIVER AUTHORITY, VOLUME 339, PAGE 658 D.R.C.C.T. (DOES AFFECT AS SHOWN)
- 10w.) EASEMENT TO LOWER COLORADO RIVER AUTHORITY, VOLUME 339, PAGE 663 D.R.C.C.T. (DOES NOT AFFECT)
- 10x.) EASEMENT TO LOWER COLORADO RIVER AUTHORITY, VOLUME 339, PAGE 667 D.R.C.C.T. (DOES NOT AFFECT)
- 10y.) EASEMENT TO LOWER COLORADO RIVER AUTHORITY, VOLUME 339, PAGE 672 D.R.C.C.T. (DOES AFFECT AS SHOWN)



1.732 ACRES
(75,442 SQ. FT. MORE OR LESS)
90' WIDE PERMANENT EASEMENT



310 W. Hwy 6, Suite 620, Wood, Texas 75772
254.772.9272 TBPLS 1019-4124

Date: Jul 29, 2019, 5:07pm User: ID: ewhitfield
File: G:\Projects\ARWA1806532-Alliance Water\SURVEY\SEGMENT A TITLES - Caldwell County\A032C\PHASE EASEMENT\A032C Easement.dwg



**Legal Description
1.725 Acres (75,150 Square Foot)
90 Foot Wide Permanent Easement**

BEING A 1.725 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES GEORGE SURVEY, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 121 ACRE TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN DEED TO RAYMOND G. HENDERSON AND CAROLYN V. HENDERSON, AS RECORDED IN COUNTY CLERKS FILE NO. 2018-003185 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.725 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 4 inch fence corner post found being the southwest corner of said 121 acre Henderson tract, the southeast corner of that called 72.282 acre tract of land described in Deed to George Hazelett, as recorded in Volume 132, Page 89 of said (O.P.R.C.C.T.), and on the North line of that called 218.82 acre tract of land as described in Deed to Raymond G. Henderson and wife Carolyn V. Henderson, as recorded in Volume 516, Page 159 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). Same being the southwest corner hereof;

THENCE N 11° 31' 44" W, along the common line of said 121 and 72.282 acre tracts, a distance of 90.13 feet, to the northwest corner hereof.

THENCE departing said common line, over and across said 121 acre Henderson tract the following five (5) courses and distances:

1. N 75° 27' 04" E, a distance of 34.39 feet, to a point for corner;
2. N 78° 05' 57" E, a distance of 174.84 feet, to a point for corner;
3. N 32° 25' 53" E, a distance of 143.11 feet, to a point for corner;
4. N 78° 12' 10" E, a distance of 229.15 feet, to a point for corner;
5. S 68° 28' 20" E, a distance of 348.44 feet, to a point on the South line of said 121 acre Henderson tract and the common North line of said 218.82 acre Henderson tract. Same being the northeast corner hereof. From which a 1/2 inch iron rod with cap stamped "Hinkle Surveying" found for the southeast corner of said 121 acre Henderson tract bears N 78° 05' 57" E, a distance of 1,548.98 feet;

THENCE S 78° 05' 57" W, along the common line of said 121 and 218.82 acre tracts a distance of 163.37 feet, to the southeast corner hereof being a point on the northeasterly Right-of-Way (ROW) line of that called 35 foot wide easement described in Deed to Lower Colorado River Authority, as recorded in Volume 378, Page 659 and Page 672 of said (D.R.C.C.T.);



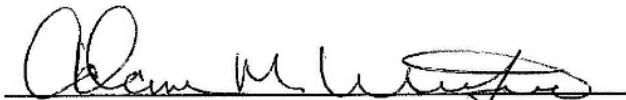
THENCE departing said common line, over and across said 121 acre Henderson tract the following three (3) courses and distances:

- 1. N 68° 28' 20" W, along said northeasterly (ROW) line, a distance of 185.16 feet, to a point for corner;
- 2. S 78° 12' 10" W, departing said northeasterly (ROW) line, a distance of 164.22 feet, to a point for corner;
- 3. S 32° 25' 53" W, a distance of 143.02 feet, to a point on the common line of said 121 and 218.82 acre tracts;

THENCE along said common line the following two (2) courses and distances:

- 1. S 78° 05' 57" W, along said common line, a distance of 210.63 feet, to a 6 inch cedar stump;
- 2. S 75° 27' 04" W, a distance of 37.06 feet, to the **POINT OF BEGINNING** and containing 1.725 acres, more or less.

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



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

Date: 07-29-19

July 29, 2019



REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- G. *Consideration of Resolution 2020-07-27-009 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 4.232 acres situated in the Moses Gage Survey, Abstract No. 8, Caldwell County, Texas, and establishing an effective date; and finding and determining that the meeting at which this Resolution is passed was noticed and is open to the public as required by law.*
-

Attachment(s)

- Resolution 2020-07-27-009

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-009.



ALLIANCE WATER

RESOLUTION NO. 20200727-009

*James Milton Jowers and Pamela V. Jowers – Being a 4.232
Acre, Permanent Pipeline and Right-of-Way Easement,
situated in the Moses Gage Survey, Abstract No. 8,
Caldwell County, Texas*

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF A PERMANENT EASEMENT TOTALING 4.232 ACRES, SITUATED IN THE MOSES GAGE SURVEY, ABSTRACT NO. 8, CALDWELL COUNTY, TEXAS, ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of a permanent 90-foot wide Pipeline and Right-of-Way Easement over a tract of land totaling 4.232 acres, situated in the Moses Gage Survey, Abstract No. 8, Caldwell County, Texas, and being a portion of that called 268.934-acre tract of land described in Deed to James Milton Jowers and wife, Pamela V. Jowers, as recorded under County Clerks File No. 20126743 of the Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.). Said 4.232-acre, 90-foot wide permanent easement being more specifically described by metes and bounds in Exhibit “A” and also being referred to herein as the “Easement,” for the public use to construct, reconstruct, operate, inspect, and maintain water transmission lines and related facilities and improvements (the “Project”); and

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

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

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

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

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

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of a permanent easement for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over that certain 3.516-acre (153,172 square foot) parcel of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

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

- a. Lay out the exact location of the land area needed for the Easement;
- b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;
- c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
- d. Negotiate with the owners of any such properties for the purchase thereof;
- e. To purchase any necessary easements and rights-of-way on, over, under and across the Easement and execute all documents necessary to acquire such necessary land rights, all subject to express approval of the specific, negotiated terms by ARWA;
- f. Initiate eminent domain proceedings against the owner(s) of the

Easement for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase the Easement; and

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

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

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

PASSED AND APPROVED this the _____ day of _____
2020.

ALLIANCE REGIONAL WATER AUTHORITY

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

ATTEST:

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

EXHIBIT A

PARCEL A041C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

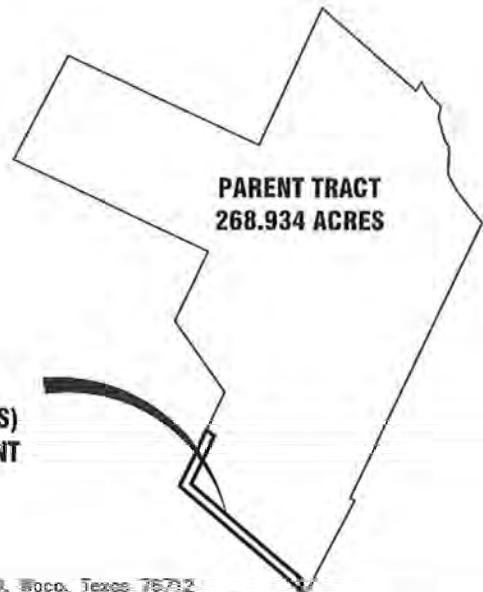
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
OFF # CTA-21-CTA1902420G
ISSUE DATE: JULY 10, 2019

- 10i.) PLUM CREEK CONSERVATION DISTRICT FLOODING EASEMENT, VOLUME 288, PAGE 437 D.R.C.C.T. (DOES NOT AFFECT SUBJECT PARCEL)
- 10m.) RIGHT-OF-WAY EASEMENT TO MCMAHAN WATER SUPPLY 15 FEET WIDE IN VOLUME 348, PAGE 407 D.R.C.C.T. (DOES NOT AFFECT SUBJECT PARCEL)
- 10n.) RIGHT-OF-WAY EASEMENT TO MCMAHAN WATER SUPPLY 15 FEET WIDE IN VOLUME 159, PAGE 878 O.P.R.C.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10o.) RIGHT-OF-WAY EASEMENT TO MCMAHAN WATER SUPPLY 15 FEET WIDE IN VOLUME 159, PAGE 880 O.P.R.C.C.T. (DOES AFFECT BLANKET BY NATURE, AS INSTALLED)

4.232 ACRES
(184,346 SQ. FT. MORE OR LESS)
90' WIDE PERMANENT EASEMENT



PARENT TRACT
268.934 ACRES



300 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194128

Date: Nov 19, 2019, 8:09am User ID: amthfield Path: C:\Projects\ARWA1808532-Alliance Water\Survey\SEGMENT A TITLES - Caldwell County\A041C\EXHIBIT EASEMENT\A041C_PE.dwg



**Legal Description
4.232 Acres (184,346 Square Foot)
90 Foot Wide Permanent Easement**

BEING A 4.232 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE MOSES GAGE SURVEY, ABSTRACT NO. 8 CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 268.934 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES MILTON JOWERS AND WIFE, PAMELA V. JOWERS, AS RECORDED IN COUNTY CLERKS FILE NUMBER 20126743 OF THE OFFICAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 4.232 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 20 inch Post Oak tree lying at an angle point on the common line of said 268.934 acre tract and the north Right-of-way of County Road 161 (,variable width), commonly known as Sand Hill Road;

THENCE along the common line of said 268.934 acre tract and Sand Hill Road the following two (2) courses and distances:

1. N 47° 45' 08" W, a distance of 373.36 feet, to a found 26 inch dead Oak tree;
2. N 46° 34' 13" W, a distance of 1,290.79 feet, to a found 4 inch by 4 inch fence corner post being the southealy common corner of said 268.934 acre tract and that called 3.115 acre tract of land described in deed to Dee Wilson Voigt and Mandy Voigt, as recorded in County Clerks File Number 2017-004889 of said (O.P.R.C.C.T.);

THENCE N 28° 47' 45" E, leaving Sand Hill Road, and along the common line of said 268.934 and 3.115 acre tracts passing at a distance of 400.78 feet, the northeasterly corner of said 3.115 acre tract and the southeasterly corner of that called 15.500 acre tract of land described in deed to William Aubrey Voigt, as recorded in County Clerks File Number 2017-004891 of said (O.P.R.C.C.T.), continuing along the common line of said 268.934 and 15.500 acre tracts for a total distance of 595.62 feet, to most northerly corner hereof. From which a found 8 inch treated fence post corner being the most easterly common corner of said 268.934 and 15.500 acre tracts bears N 28° 47' 45" E, a distance of 413.94 feet;

THENCE leaving said common line, over and across said 268.934 acres the following five (5) courses and distances:

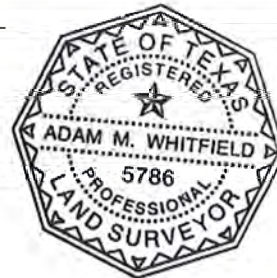
1. S 51° 24' 33", E a distance of 91.33 feet, to a point for corner;
2. S 28° 47' 45", W a distance of 511.20 feet, to a point for corner;
3. S 46° 04' 10", E a distance of 1130.57 feet, to a point for corner;
4. S 47° 45' 08", E a distance of 285.83 feet, to a point for corner;
5. S 01° 31' 03", E a distance of 124.62 feet, to the **POINT OF BEGINNING** and containing 4.232 acres, more or less.

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

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

Date: 11-20-19

November 20, 2019



PARCEL A041C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

CALLED 268.934 ACRES
JAMES MILTON JOWERS AND
WIFE, PAMELA V. JOWERS
CCT# 2012-6743
O.P.R.C.C.T.

CALLLED 15.500 ACRES
WILLIAM AUBREY VOIGT
CCT# 2017-004891
O.P.R.C.C.T.

CALLLED 3.115 ACRES
DEE WILSON VOIGT &
MANDY VOIGT
CCT# 2017-004889
O.P.R.C.C.T.

MOSES GAGE SURVEY
ABSTRACT NO. 8

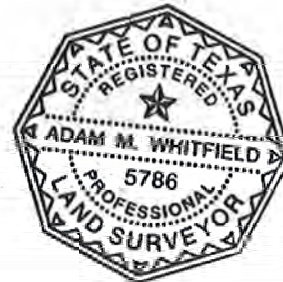
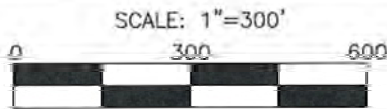
4.232 ACRES
(184,346 SQ FT, MORE OR LESS)
90' WIDE PERMANENT EASEMENT

APPROXIMATE SURVEY LINE
ISAAC CAMPBELL SURVEY
ABSTRACT NO. 79
CR 161, Sand Hill Road
VARIABLE WIDTH R-O-W

POINT OF BEGINNING
N: 13854703.05
E: 2449803.37
SURFACE
20" POST OAK

LEGEND

- = Calculated Point
- = Fence Post as Noted
- = Tree as Noted
- = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Barbed Wire Fence
- = Wood Rail Fence
- = Overhead Powerline
- O.P.R.C.C.T. = Official Public Records
Caldwell County, Texas
- D.R.C.C.T. = Deed Records Caldwell
County, Texas
- (XX) = Record Call
- CM = Controlling Monument



222 W. Hwy 5, Suite 620, Wood, Texas 75712
254.772.9272 TBPLS 10194124

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

Date: November 20, 2019

ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 3 of 3

WORK ORDER: ARWA1000532 DIGITAL FILE: A041C Easement.dwg Revision #: XX DRAWN BY: MDH

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- H. *Consideration of Resolution 2020-07-27-010 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of an Access Easement totaling 0.793 acres situated in the James George Survey, Abstract No. 9, Caldwell County, Texas, and establishing an effective date; and finding and determining that the meeting at which this Resolution is passed was noticed and is open to the public as required by law.*
-

Attachment(s)

- Resolution 2020-07-27-010

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-010.



ALLIANCE WATER

RESOLUTION NO. 20200727-010

*The Remaining Heirs, Devisees and Assignees of Joe Masur,
Ernest Masur and Walter Masur, Danny and Linda Masur
Family Trust, Joyce Masur Davis, Alice Hamblin, Carolyn V.
Henderson, also known as Carlyon V. Henderson – Being a
0.793Acre, Permanent Access Easement,
situated in the James George Survey, Abstract No. 9,
Caldwell County, Texas*

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF A PERMANENT EASEMENT TOTALING 0.793 ACRES, SITUATED IN THE JAMES GEORGE SURVEY, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of a permanent 30-foot wide Access Easement over a tract of land totaling 0.793 acres, situated in the James George Survey, Abstract No. 9, Caldwell County, Texas, and being a portion of that called 115-acre tract of land described in Deed to Joe Masur, Walter Masur, and Arthur Masur, as recorded in Volume 179, Page 352 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). Said 0.793-acre, 30-foot wide permanent easement being more specifically described by metes and bounds in Exhibit “A” and also being referred to herein as the “Easement,” for the public use to access, operate, inspect, and maintain water transmission lines and related facilities and improvements (the “Project”); and

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

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

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

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

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

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

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of a permanent easement for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over that certain 3.516-acre (153,172 square foot) parcel of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

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

- a. Lay out the exact location of the land area needed for the Easement;
- b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;
- c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
- d. Negotiate with the owners of any such properties for the purchase thereof;
- e. To purchase any necessary easements and rights-of-way on, over, under and across the Easement and execute all documents necessary to acquire such necessary land rights, all subject to express approval of the specific, negotiated terms by ARWA;

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

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

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

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

PASSED AND APPROVED this the _____ day of _____
2020.

ALLIANCE REGIONAL WATER AUTHORITY

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

ATTEST:

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

EXHIBIT A

ACCESS-PARCEL A043C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B



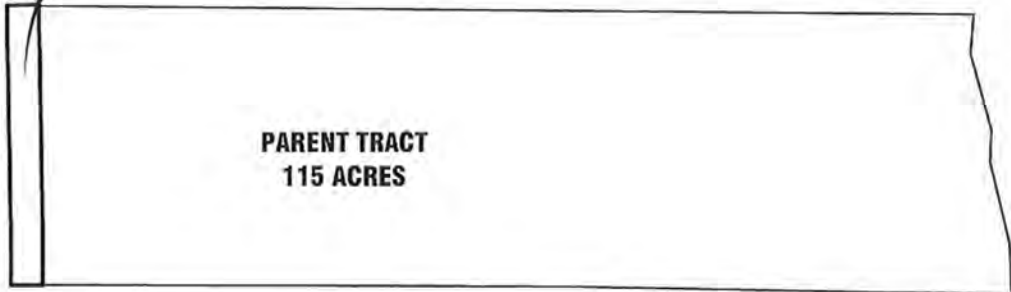
LOCATION MAP
NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRS, APPLY THE COMBINED SCALE FACTOR OF 1.00013.



0.793 ACRES
(34,532 SQ. FT. MORE OR LESS)
30' WIDE ACCESS EASEMENT



PARENT TRACT
115 ACRES

Date: Sep 03, 2019, 3:35pm User: D: mholling
 File: C:\projects\Alliance Water\Survey\SEGMENT A TITLES - Caldwell County\A043C\EXHIBIT EASEMENT\A043C-AE.dwg



280 W. Hwy 6, Suite 620, Waco, Texas 76772
254.772.9272 TBPLS 10194124



Legal Description
0.793 Acres (34,532 Square Foot)
30 Foot Wide Access Easement

BEING A 0.793 ACRE, 30 FOOT WIDE ACCESS EASEMENT, SITUATED IN THE JAMES GEORGE SURVEY, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 115 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOE MASUR, WALTER MASUR, AND ARTHUR MASUR, AS RECORDED IN VOLUME 179, PAGE 352 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS (D.R.C.C.T.). SAID 0.793 ACRE 30 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 6 inch fence post corner found being the northerly common corner to said 115 acre tract and that called 72.282 acre tract of land described in Deed to George Hazelett, as recorded in Volume 182, Page 89 of the Official Public Records of Caldwell County, Texas (D.P.R.C.C.T.). Same being a point on the southerly line of a variable width Right-of-Way (ROW) commonly know as county road 208, and the northwest corner hereof;

THENCE $N 78^{\circ} 30' 34'' E$, along the common line of said 115 acre tract and said southerly (ROW) line, a distance of 30.00 feet, to the northeast corner hereof;

THENCE departing said common line, over and across said 115 acre tract the following three (3) courses and distances:

1. $S 11^{\circ} 24' 34'' E$, a distance of 747.12 feet, to a point for corner;
2. $S 11^{\circ} 50' 14'' E$, a distance of 382.83 feet, to a point for corner;
3. $S 11^{\circ} 38' 37'' E$, a distance of 21.12 feet, to a point on the South line of said 115 acre tract also being a point on the North line of that called 121 acre tract of land described in Deed to Raymond G. Henderson and Carolyn V. Henderson, as recorded in County Clerks file No. 2018-003195 of said (O.P.R.C.C.T.), and the southeast corner hereof. From which a 1/2 inch capped iron rod found being a point on the common line of said 115 and 121 acre tracts bears $N 78^{\circ} 30' 34'' E$, a distance of 4.67 feet;

THENCE $S 78^{\circ} 30' 34'' W$, along the common line of said 115 and 121 acre tracts a distance of 30.00 feet to the southwest corner of said 115 acres, the northwest corner of said 121 acres, a point on the easterly line of said 72.282 acres, and the southwest corner hereof. From which a 4 inch fence corner post found being the southwest corner of said 121 acres, the southeast corner of said 72.282 acres and a point on the North line of that called 218.82 acre tract of land as described in Deed to Raymond G. Henderson and wife Carolyn V. Henderson, as recorded in Volume 516, Page 159 of said (D.R.C.C.T.) bears $S 11^{\circ} 36' 28'' E$, a distance of 1,235.29 feet;

THENCE along the common line of said 115 and 72.282 acre tracts a generally along a fence the following three (3) courses and distances:

1. $N 11^{\circ} 38' 37'' W$, a distance of 20.99 feet, to a point for corner;
2. $N 11^{\circ} 50' 14'' W$, a distance of 382.89 feet, to a point for corner;
4. $N 11^{\circ} 24' 34'' W$, a distance of 747.19 feet, to the POINT OF BEGINNING and containing 0.793 acres, more or less.

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

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

Date: 09-03-19

September 3, 2019

Page 2 of 3



West Highway 6, Suite 620
Waco, Texas 76712
TBPE # F-1741
TBPLS # 10194124



(p) 254.772.9272 · (f) 254.776.2924

ACCESS - PARCEL A043C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

6" FENCE
CORNER POST
POINT OF
BEGINNING
N: 13865935.91
E: 2403497.76
SURFACE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°30'34" E	30.00'
L2	S 11°38'37" E	21.12'
L3	S 78°30'34" W	30.00'
L4	N 11°38'37" W	20.99'

JAMIES GEORGE SURVEY
ABSTRACT NO. 9

PARCEL A043C
CALLED 115 ACRES
UNDIVIDED INTEREST
RAYMOND G. HENDERSON AND
CAROLYN V. HENDERSON
CC NO. 2018-003195,
AND
MUASUR FAMILY
AFFIDAVIT OF HEIRSHIP
VOLUME 309, PAGE 333
VOLUME 462, PAGE 123
D.R.C.C.T.

DESCRIBED IN DEED TO
JOE, WALTER, ARTHUR, ERNEST, MASUR
VOLUME 179, PAGE 352
D.R.C.C.T.

0.793 ACERS (34,532 SQ FT)
30' WIDE PERMANENT ACCESS EASEMENT

CALLED 121 ACRES
RAYMOND G. HENDERSON AND
CAROLYN V. HENDERSON
CC# 2018-003195 FIRST TRACT
O.P.R.C.C.T.
DESCRIBED IN
VOLUME 120, PAGE 280 D.R.C.C.T.

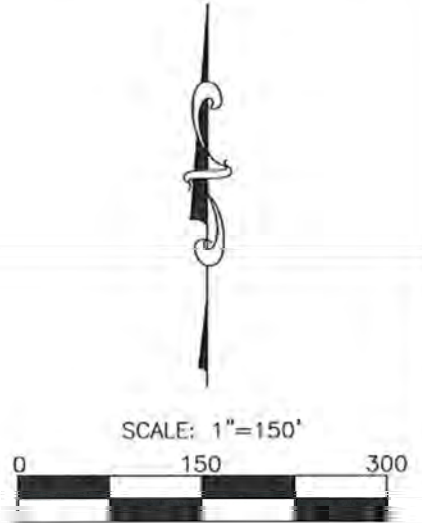
CALLED 72.282 ACRES
GEORGE HAZELETT
VOLUME 182, PAGE 89
O.P.R.C.C.T.

UTILITY EASEMENT
INST NO 945
D.R.C.C.T.

S 11°24'34" E 747.12'
N 11°24'34" W 747.19'
S 11°50'14" E 382.83'
N 11°50'14" W 382.88'

S 11°36'28" E 1235.29'
N 78°30'34" E 4.67'

POINT OF COMMENCING
FENCE POST



- LEGEND
- = Calculated Point
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Abstract Line (approx.)
 - = Barbed Wire Fence
 - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
 - D.R.C.C.T. = ~~Official Public Records~~ Caldwell County, Texas
 - (XX) = Record Call
 - CIRF = Capped Iron Rod Found Stamped "HINKLE SURVEY"



200 W. Hwy E, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194034

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.
Date: September 03, 2019
ADAM M. WHITFIELD, RPLS NO. 5786

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- I. *Consideration of Resolution 2020-07-27-011 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions of a Permanent Pipeline and Right-of-Way Easement totaling 3.516 acres situated in the John H. Finch Survey, Abstract No. 108, Caldwell County, Texas, and establishing an effective date; and finding and determining that the meeting at which this Resolution is passed was noticed and is open to the public as required by law.*
-

Attachment(s)

- Resolution 2020-07-27-011

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-011.



ALLIANCE WATER

RESOLUTION NO. 20200727-011

Joseph A. and Shelley B. Brewer Revocable Trust, Joseph A. and Shelley B. Brewer, Co-Trustees – Being a 3.516 Acre, Permanent Pipeline and Right-of-Way Easement, situated in the John H. Finch Survey, Abstract No. 108, Caldwell County, Texas

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF A PERMANENT EASEMENT TOTALING 3.516 ACRES, SITUATED IN THE JOHN H. FINCH SURVEY, ABSTRACT NO. 108, CALDWELL COUNTY, TEXAS, ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of a permanent 90-foot wide Pipeline and Right-of-Way Easement over a tract of land totaling 3.516 acres, situated in the John H. Finch Survey, Abstract No. 108, Caldwell County, Texas, and being a portion of a called 81.66-acre tract as described in deed to Joseph A. Brewer & Shelley B. Brewer, and recorded in Volume 396, Page 133, of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). Said 3.516-acre 90-foot wide permanent easement being more specifically described by metes and bounds in Exhibit “A” and also being referred to herein as the “Easement,” for the public use to construct, reconstruct, operate, inspect, and maintain water transmission lines and related facilities and improvements (the “Project”); and

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

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

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

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

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

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of a permanent easement for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over that certain 3.516-acre (153,172 square foot) parcel of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

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

- a. Lay out the exact location of the land area needed for the Easement;
- b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;
- c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
- d. Negotiate with the owners of any such properties for the purchase thereof;
- e. To purchase any necessary easements and rights-of-way on, over, under and across the Easement and execute all documents necessary to acquire such necessary land rights, all subject to express approval of the

specific, negotiated terms by ARWA;

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

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

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

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

PASSED AND APPROVED this the ____ day of _____ 2020.

ALLIANCE REGIONAL WATER AUTHORITY

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

ATTEST:

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



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



Legal Description
3.516 Acre (153,172 Square Foot)
90 Foot Wide Permanent Easement

BEING A 3.516 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN H. FINCH SURVEY, ABSTRACT NO. 108, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 81.66 ACRE TRACT AS DESCRIBED IN DEED TO JOSEPH A. BREWER & SHELLEY B. BREWER, AND RECORDED IN VOLUME 396, PAGE 133, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS (D.R.C.C.T.). SAID 3.516 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rod with cap stamped "Hinkle" found in the apparent north ROW of CR 109 (Black Ankle Road), (a variable width ROW), for a corner of a called 70.427 acre tract as described in a deed to Richard L. Skidmore and Nicole R. Skidmore, and recorded in Volume 523, Page 436, Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.);

THENCE S 37°46'55" W, a distance of 422.28 feet, to a point in the apparent west ROW of said CR 109, for the **POINT OF BEGINNING** and the northeast corner of this 90 foot wide permanent easement;

THENCE S 31°01'37" E, with apparent west ROW of said CR 109, a distance of 90.02 feet, to a point for the southeast corner of this easement corner;

THENCE departing the apparent west ROW of said CR 109, over and across said 81.66 acre tract, the following three (3) courses and distances;

- 1) S 58°14'22" W, a distance of 66.61 feet to a point, for an angle corner of this easement,
- 2) S 73°18'57" W, a distance of 1,610.00 feet to a point, for an angle corner of this easement, and
- 3) S 85°35'38" W, a distance of 82.09 feet to a point, on the common line of said 81.66 acre tract and said 70.427 acre tract, for an angle corner of this easement. From said point, a 6-inch fence post found at a corner of said 70.427 acre tract, same being a corner of said 81.66 acre tract bears S 31°12'44" E, a distance of 237.71 feet;

THENCE N 31°37'43" W, with said common line, a distance of 18.45 feet for a corner of said 70.427 acre tract, same being a corner of said 81.66 acre tract and this easement, to a point for the southwest corner of this easement corner;

THENCE N 50°24'12" E, continuing with said common line, a distance of 140.57 feet, to a point for the northwest corner of this easement corner;



THENCE departing said common line, over and across said 81.66 acre tract, the following two (2) courses and distances;

- 1) N 73°18'57" E, a distance of 1,553.58 feet to a point, for an angle corner of this easement, and
- 2) N 58°14'22" E, a distance of 55.86 feet to a point, to the **POINT OF BEGINNING** and containing 3.516 acres, more or less.

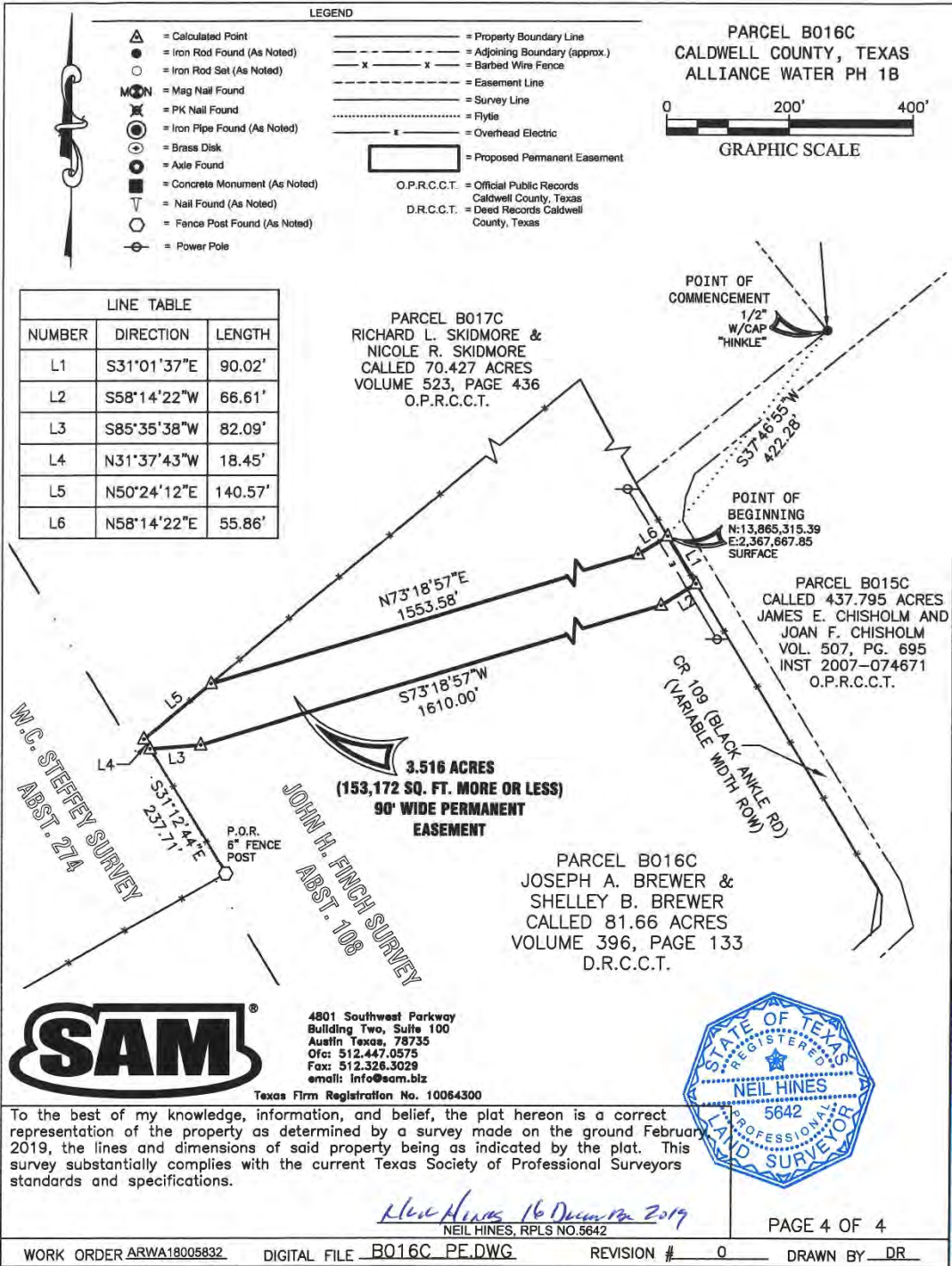
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642



Date: 16 December 2019



REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Monday, July 27, 2020 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 721 572 507#

- J. *Consideration Of Resolution 2020-07-27-012 Finding Public Convenience and Necessity And Authorizing The Use of Eminent Domain To Condemn If Necessary a Temporary Construction Easement over a 30' Strip of Land Totaling 1.2 Acres (as fully described in attached Exhibit "x1"), Being Out of A Called 26.827 Acre Tract Conveyed to Home Living Hospitality, Ltd. and Recorded in Volume 5159, Page 659 Of The Official Public Records Of Hays County, Texas, For The Public Use And Purpose of Construction Of A Waterline.*
-

Attachment(s)

- Resolution 2020-07-27-012

Board Decision(s) Needed:

- Adoption of Resolution 2020-07-27-012 authorizing the Alliance Regional Water Authority to use the power of eminent domain to acquire a temporary construction easement of 1.2 acres from the property described in Agenda Item J.2.J for the public use of constructing, operating, and maintaining water lines and appurtenances.



ALLIANCE WATER

RESOLUTION NO. 20200727-012

*Home Living Hospitality, Ltd. – Parcel 26
1.200 acre temporary construction easement for waterline*

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF A TEMPORARY CONSTRUCTION EASEMENT OF 1.2 ACRES (52,697 sf), MORE OR LESS, BEING OUT OF A CALLED 26.827 ACRE TRACT, IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5159, Page 659 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of a TEMPORARY CONSTRUCTION EASEMENT (“TCE”) over that certain 30’ wide strip of land abutting and immediately west of that permanent waterline easement recorded in Instrument 17013241, Official Public Records of Hays County, Texas, with the TCE totaling 1.200 acres in size, more or less, and being further graphically depicted as the area denoted “30’ TEMPORARY CONSTRUCTION ESMT.” on page 3 of Exhibit “A,” with Exhibit “A” being attached and incorporated herein by reference as if fully set out, for the public use of effectuating construction, reconstruction, operation and maintenance of a water line and appurtenances thereto, all of which is referred to hereafter as the “Project,” and further for the use of any and all excavated materials for ARWA’s use during the Project; and

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that agents, representatives, or employees of ARWA lay out the Project, and acquire a TCE for the purpose of effectuating construction, reconstruction, operation, and maintenance of the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of the construction of said Project; and

WHEREAS, in order to acquire the necessary temporary easement, it will be or has been necessary for ARWA’s agents, representatives, or employees to enter upon the above-described property for the purpose of surveying and establishing said land titles and to

determine adequate compensation for said TCE, to conduct tests, and to negotiate with the owners thereof for the purchase of necessary land rights; and

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

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

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of a TEMPORARY CONSTRUCTION EASEMENT ("TCE") on, over, under, through and across the TCE for the public use of effectuating construction of a waterline and appurtenances thereto, including but not limited to use of the TCE for construction access, staging, equipment and temporary spoil storage, and all other purposes related to effectuating the Project, with the TCE being depicted graphically as the area marked "30' TEMPORARY CONSTRUCTION ESMT." on Exhibit "A," attached and incorporated herein by reference as if fully set out.
2. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition and use of any and all earthen materials that may be excavated from the TCE for any purposes related to the Project.
3. That ARWA's agents, representatives, or employees are hereby authorized to:
 - a. Lay out the exact location of the land area needed for the TCE, or other properties;
 - b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of the waterline, and appurtenances;
 - c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
 - d. Negotiate with the owners of any such properties for the purchase thereof;
 - e. To purchase any necessary easements and rights-of-way on, over, under and across the TCE, and execute all documents necessary to acquire such necessary land rights, all subject to express approval of the specific, negotiated terms by ARWA;

- f. Initiate eminent domain proceedings against the owner(s) of the TCE for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase the TCE; and
 - g. Take whatever further actions deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.
4. That all previous acts and proceedings done or initiated by ARWA's agents, representatives, or employees for establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights for the TCE are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

SECTION 2.

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

PASSED AND APPROVED this the _____ day of _____, 2020.

ALLIANCE REGIONAL WATER AUTHORITY

Chris Betz

Chairman of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

ATTEST:

James Earp

Secretary of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

EXHIBIT A

Parcel 26
Buda Water Line
Hays County, Texas

Page 1 of 2

EASEMENT DESCRIPTION

DESCRIPTION OF A 0.7604 ACRE TRACT (33,122 SQUARE FEET) OF LAND LOCATED IN THE P.J. ALLEN SURVEY, ABSTRACT No. 1 IN HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 26.827 ACRE TRACT, TO HOME LIVING HOSPITALITY, LTD., RECORDED IN VOLUME 5159, PAGE 659, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said 26.827 acre tract, said point being in the north right-of-way line of County Road 148, (aka Cole Springs Road);

THENCE S89°07'53"W, along said north right-of-way line, a distance of 20.79 feet to a calculated point for the southwest corner of the herein described tract, from which a 1/2-inch iron rod found in the south line of said 26.827 acre tract bears, S89°07'53"W, a distance of 928.10 feet;

THENCE leaving said north right-of-way line, over and across said 26.827 acre tract the following three (3) courses and distances:

1. N16°42'51"W, a distance of 1279.30 feet to a calculated point,
2. N15°43'45"W, a distance of 344.87 feet to a calculated point, and
3. N01°19'39"W, a distance of 5.41 feet to a calculated point for the northwest corner of the herein described tract, same being the south line of a called 5.50 acre tract, to Vernon Ruth Majors and Hazel Jordon, recorded in Volume 368, Page 372, Deed Records, Hays County, Texas, (D.R.H.C.TX.), from which a 1/2-inch iron rod found in said common line bears, N88°17'41"W, a distance of 69.08 feet;

THENCE along said common line, S88°17'41"E, a distance of 20.03 feet to a 1/2-inch iron rod found for the northeast corner of said 26.827 acre tract, same being the northeast corner of the herein described tract;

THENCE leaving said common line, along the east line of said 26.827 acre tract the following two (2) courses and distances:

1. S15°44'50"E, a distance of 343.88 feet to a 1/2-inch iron rod found, and

FN 32010 R1

#35776

2. S16°41'20"E, a distance of 1284.85 feet to the **POINT OF BEGINNING**, and containing 0.7604 acres (33,122 square feet) of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

This property description is accompanied by a separate plat of even date.

THE STATE OF TEXAS

§
§
§


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Joe D. Webber, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway, Building Two, Suite 100
Austin, Texas 78735
TX Firm Registration No. 10064300


Joe D. Webber, Jr. Date 6-3-16
Registered Professional Land Surveyor
No. 4552 - State of Texas

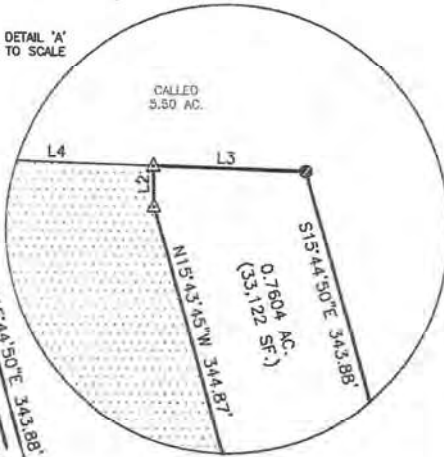




0.7604 ACRES OF LAND (33,122 SQUARE FEET) OUT OF THE P.J. ALLEN SURVEY, ABSTRACT No. 1 HAYS COUNTY, TEXAS

DETAIL 'A'
NOT TO SCALE

CALLED 3.50 ACRES
VERNON RUTH MAJORS AND
HAZEL JORDON
VOL. 368, PG. 372
D.R.H.C.TX.
REMAINING PORTION
(12 AC, VOL. 6, PG. 800)
D.R.H.C.TX.



NUMBER	DIRECTION	LENGTH
L1	S89°07'53"W	20.79'
L2	N01°19'39"W	5.41'
L3	S88°17'41"E	20.03'
L4	N88°17'41"W	69.08'

P.E.I.C. ELECTRIC EASEMENT
100' WIDTH
VOL. 157, PG. 24
D.R.H.C.TX.

P.J. ALLEN SURVEY
ABSTRACT No. 1

0.7604 AC.
(33,122 SF.)

CALLED 26.827 ACRES
HOME LIVING
HOSPITALITY, LTD.
VOL. 5159, PG. 659
O.P.R.H.C.TX.

20' PERMANENT
WATERLINE ESMT.

30' TEMPORARY
CONSTRUCTION ESMT.

P.O.B.

S89°07'53"W
928.10'

COUNTY ROAD 148
(AKA COLE SPRINGS ROAD)

LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- D.R.H.C.TX. DEED RECORDS HAYS COUNTY, TEXAS
- ESMT. EASEMENT
- 30' TEMPORARY CONSTRUCTION EASEMENT
- s— APPROXIMATE SURVEY LINE

BEARING BASIS:

BEARINGS ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83/93 (CORS). COORDINATES SHOWN ARE GRID VALUES.



JOE D. WEBBER, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4552 - STATE OF TEXAS

6-3-16 DATE

JOB NUMBER: 1015035776
DATE: 06/03/16
SCALE: 1" = 200'
SURVEYOR: Webber
TRACER: M. Morrison / T. Nelson
PLANNING: J. Brown
TRACT: 10-26
PARTY: City of Buda
FIELDBOOKS: 19675/21982



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas, 78755
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

PROJECT: City of Buda
Buda Waterline

SHEET 1
OF 1

Texas Firm Registration No. 10064300

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Monday, July 27, 2020 at 3:00 P.M.
Conference Call Number: 1-903-405-2572; Code: 721 572 507#

K. ADJOURNMENT
