

Stanley Brewer – Cox Subdivision – **President**
Randy Pebsworth – Town North Village – **Vice President**
Deborah Hunt – Town North Estates - **Secretary/Treasurer**
Adolfo Pompa – Plott Acres
Camila Bonfield – Town North Village
James Truelock – Town North Village:
Sheryl Prime – Town North Village

I. Call to Order - Stanley Brewer, President

II. Invocation-- Camila Bonfield

III. Pledge of Allegiance- Stanley Brewer, President

IV. Public Comments: This item was moved to the end of the meeting

PC 1 Presentation on Goals and Budget for each Neighborhood

PC 2 Other Items

- The board voted to move the public comments to the end of the agenda. All were in favor -
Motion Carried

V. Minutes

M 1 Approval of June 20, 2024, Board of Directors Meeting Minutes A Seconded by Adolfo Pompa all were in favor - **Motion Carried**

VI. Finance and Administration

FA 1 List of Invoices to be Paid

- Robert Sheets, The Patterson invoice includes their basic services for April, May, June, and July, an advance payment for August, and some additional services for a total of \$90,881.65
- The Board voted to pay all invoices (\$98,867.15). All were in favor - **Motion Carried**

FA 2 Other Items

VII. General Counsel

GC 1 Status Update Regarding Acquisition and Other Matters

- This item will be discussed in SM 1 by Robert Sheets,

GC 2 Other Items

VIII. Operations

OP 1 Status Update Regarding Plott Acres

- **Ken Rainwater**, Thanks to the hard work of the Patterson team, they managed to get the old, existing Well No. 1, which wasn't working at all, back to a state where it can produce 25 gallons per minute. However, it's not in the best shape, so its long-term reliability is uncertain.
- Alan Phillips from Jacob Martin, our consulting team, is working on reactivating this well in compliance with DCEQ rules. This includes getting an estimate for installing a new pump and motor.

- Alan's team is also determining what it will take to hook this well into our system to help increase our water capacity in the short term.
- Future planning is a new Well on the same property. Discussions with Mr. Owen, the property owner, are ongoing to ensure any new well complies with regulatory safety requirements
- Emergency Funding is part of the urgent need for an emergency fund, which we are discussing with the Water Development Board. This fund would provide additional grant money to expedite these critical projects.
- We are fortunate to have Allen Phillips and his team from Jacob Martin on board. They have - experience navigating the complex and often slow-moving processes in Austin.
- Acknowledgements and Appreciation for Allen Phillips: We especially thank Allen and his team for their expertise and ongoing support in helping us navigate these regulatory challenges and advance our projects.
- Allen Phillips. Jacob Martin
- Heath Loven, a Patterson representative, is the director of operations for Patterson Services.

OP 2 Other Items

IX. System Manager

SM 1 Board Authorize the System Manager to Impose New Utility Rates Upon Acquisition

- Robert Sheets: Present this item to the board: The System Acquisition Progress: It is near completion and expected to be finalized by the end of next week.
 - Loan Utilization: Using Communities Unlimited loan to cover closing costs.
 - Additional Funds: Started identifying funds for emergency and long-term needs.
 - State Support: Exploring state funds to help with application preparation.
 - Rate Increases: No further rate hikes are planned; we are maximizing current funds.
 - Request to impose new rates approved on June 20th upon system ownership transfer.
 - Additional notices to be sent out on the day of ownership transfer. All were in favor -
- Motion Carried**

SM 2 Board Authorize the System Manager to Enter into a Contract Agreement with Highest Ranked Engineering Firm.

- The funds used are SRF dollars, which require compliance with stringent federal and state regulations, including a precise procurement process.
- Request for Qualifications (RFQ) was issued on June 20th for engineering firms, resulting in five responses: Schoenberg & Polk, Jacob Martin, EHT, WTC, and Fulcrum Consulting Services.
- The evaluation committee consisted of Carlos Rubenstein, Ken Rainwater, and Robert Sheets, who evaluated the firms based on experience, past work, capacity, project familiarity, and affirmative action, totaling 100 points.
- Ranking Outcome: Jacob Martin was ranked highest among the five firms.
- Robert Sheets requests board approval to authorize contract negotiations and execution with Jacob Martin. The goal is to complete this before the next board meeting.

- Under Texas procurement laws, engineering firms are ranked based on qualifications, not cost. After being hired, the firm will submit a work order.
- The board may negotiate with the second-ranked firm if Jacob Martin's fees are unaffordable. The board has the prerogative to negotiate with the top two firms.
- Jacob Martin was chosen for their experience working with financially and compliance-challenged communities and their understanding of SRF processes. The board unanimously agreed to move forward with negotiations with Jacob Martin. **Motion Carried**

SM 3 Board Authorize the System Manager to Sign all Closing Documents for the Purchase of the Smith Family Assets

- The Board authorizes the staff to execute documents on behalf of the board.
- Documents will be presented to the Board for ratification after closing.
- The Board authorized using loan funds from Communities Unlimited to cover closing costs. All were in favor - **Motion Carried**

SM 4 Board Authorize the System Manager to Sign all Documents from TWDB Regarding the Grant Program -

- Request pre-approval to execute grant agreements with the Texas Water Development Board before the next meeting. All were in favor - **Motion Carried**

SM 5 Set Date for the Next Board Meeting

- The next board meeting will be held on August 22, 2024. All were in favor - **Motion Carried**

SM 6 Other Items

PC 1 Presentation on Goals and Budget for each Neighborhood

- Ken Rainwater summarized South Plains Water Supply Corporation's budget requests for water quality compliance to the Texas Water Development Board. The detailed presentation will be available on the corporation's website.

X. Board Items

BD 1 Other Items

Adjourn

August 22, 2024

Date Minutes Approved