

Stanley Brewer – Cox Subdivision – **President**

Randy Pebsworth – Town North Village – **Vice President - Absent**

Deborah Hunt – Town North Estates - **Secretary/Treasurer**

Adolfo Pompa – Plott Acres

Camila Bonfield – Town North Village

James Truelock – Town North Village: - **Absent/Resigned**

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-** Moved to the end of the meeting
- V. Minutes**
  - M 1** Approval of August 22, 2024, Board of Directors Meeting Minutes
    - All were in favor of approving the minutes. – **Motion Carried**
- VI. Finance and Administration**
  - FA 1** List of Invoices to be Paid
    - All were in favor of paying the total of \$ \$44,690.38 - **Motion Carried**
  - FA 2** Board Approval of Closing Cost Associated With Smith Family System
    - This item was moved to the October board meeting
  - FA 3** Financial Report
    - This item was moved to the October board meeting
  - FA 4** Other Items
- VII. General Counsel**
  - GC 1** Status Update Regarding Smith Family System
  - GC 2** Ratification of All Acquisition Documents - If Required
  - GC 3** Board Approval of the Membership Subscription Agreement
    - This item was moved to the October board meeting
  - GC 4** Board Discussion on Vacant Board Position
    - **Matt McPhail, Winstead; Board Responsibility:** The board must fill the current vacancy for the remainder of the term.
    - Form a small committee of 2-3 board members to seek out and review interested applicants.
    - Publicly announce the vacancy to the community to encourage interested individuals to attend the next board meeting.
    - If multiple candidates apply, consider conducting informal interviews between meetings.

- We plan to present a candidate for appointment by the end of the year and finalize the process in the next couple of months.
- No formal motion is needed right now. Instead, the focus is on spreading the word within the community.
- The committee members can report back at the October meeting with a proposed structure, including potential questions for interested candidates.

**GC 5 Other Items**

**VIII. Operations**

**OP 1 Presentation by Engineers of Preliminary Outline and Schedule**

**Alen Phillips. Jacob Martin Engineers**

- Alen Phillips. Jacob Martin Engineers and Ken Rainwater present to the Board the Water Quality and Contaminant Management (a detailed copy of the presentation is available on our website)
- Contaminant Specificity: Each site has unique contaminants (arsenic, fluoride, PFAS, uranium, TDS), requiring tailored treatment solutions.
- Treatment Technologies:
  - Reverse Osmosis (RO): Effective for many contaminants but generates significant waste.
  - Electrodialysis Reversal (EDR): More efficient under certain conditions, especially for high dissolved solids.
- Existing infrastructure (wells, storage tanks) needs evaluation to support new treatment systems.
- Upgrades or expansions may be necessary for areas served by multiple wells.
- Waste Management: Focus on reducing waste volume from treatment processes and exploring sustainable disposal methods.
- Regulatory Compliance: New systems must comply with TCEQ regulations and ensure capacity for current and future demands.
- Long-term Planning: Consider potential developments and ensure the water system can accommodate growth.
- Community Engagement: Regular updates and transparent communication with the community are essential to build trust and support.
- Cost & Funding: Evaluate the costs of treatment options and infrastructure improvements; explore grants and partnerships to offset expenses.
- Comprehensive Plan: Emphasis on developing a plan to address current water quality issues while ensuring sustainable and reliable water supply for the future.
- A detailed copy of the presentation is available on the website

**OP 2 Other Items**

**IX. System Manager**

**SM 1 Board Approval of Professional Services Contract for Engineer Services between South Plains Water Supply Corporation and Jacob Martin**

- The board authorized Matt and Robert to finalize a contract with Jacobs-Martin. to execute the agreement before the next meeting. A motion was proposed, seconded by Randy Pebsworth. All were in favor - **Motion Carried**

**SM 2 Status Update from Carlos Rubinstein Visit with TWDB**

- Carlos provided an update on the efforts to secure state funding for necessary system repairs. Over a year ago, the board discussed the need to transition the system to the Water Supply Corporation to qualify for state funds, as it was previously classified as privately held. This transition was crucial because state funds could only be allocated to public systems.
- Applications were submitted two years ago, with updates provided to the state about the ongoing process. Due to technicalities, four separate applications were needed for each subdivision, treated as individual entities. Carlos and Lenita met with the Water Development Board to discuss funding sources.
- Initially, funds were expected from the State Revolving Fund, which involves federal money and additional costs. However, the Water Development Board informed them that funding would now come from the state-funded Rural Water Assistance program, eliminating federal requirements and costs. This change is beneficial, as it also means the funding will be a 100% grant rather than a mix of grants and loans.
- The board also acknowledged rising costs since the start of the process. Fortunately, the system no longer needs to be treated as separate subdivisions; it is treated as one system, allowing for a more streamlined funding approach. The board can now reassess and adjust the anticipated costs based on current needs.
- Carlos highlighted the benefits of the new funding approach, which consolidates four subdivisions into one water supply corporation under a single state grant. This change provides greater flexibility in addressing system issues, such as potential interconnections with nearby systems and other newly identified problems.
- an essential requirement for receiving state funds is inclusion in the intended use plan, which the water supply corporation and systems have already met. The board confirmed they will remain in the intended use plan despite moving to a state-funded bucket. This is crucial, as further upgrades will be necessary, and starting from scratch would be counterproductive.
- Carlos invited questions and provided an update on the status of transferring the system to the corporation's control. He noted that the signature required today should finalize the process at the Public Utilities Commission, transitioning the system from a private to a public entity. This transition will enable the board to consolidate the four applications into one, undergo an additional review, and ultimately secure the funding. Carlos emphasized that the system transfer is the final step.

**SM 3 Set Date for the Next Board Meeting**

- The Board set the next board meeting will be October 17, 2024, at 6:30 p.m. CST

**SM 4 Other Items**

- Ken Rainwater gave an update on the Senate Committee for Water and Rural Assistance Panel Hearing. The panel hearing, led by Senator Charles Perry, focused on rural water assistance.
- The hearing discussed how funding has been made available for water-related projects, primarily due to recent legislative sessions and advocacy over the past six years.
- Panel Members: Included Kelly Holcombe from the River Authority of East Texas, representing over 500 water systems facing various challenges.
- They discussed how smaller water systems often struggle with funding and infrastructure needs.
- A "water-to-water exchange" was highlighted as useful for helping small systems raise funds and pool resources.
- Decision-makers are located in Austin, which can slow down responses to local needs.

- Perry and other panelists discussed the need for better coordination between state agencies like the Texas Commission on Environmental Quality (TCEQ) and local water systems.
- Rainwater acknowledged the local board's efforts, as well as the resilience of the community, in advocating for better water infrastructure.
- He noted that the board has gained recognition through persistence and is on the verge of securing state funding to support improvements.
- The discussion underscored the importance of community involvement and the board's dedication to overcoming numerous challenges.

**X. Board Items**

**BD 1 Other Items**

- Sheryl Prime called for a Special Meeting
- Matt gave an overview on scheduling Special Meetings and Executive Sessions:
- If a board member requests a special meeting, it's typically honored.
- The meeting cannot take official action without a quorum, which requires a motion to move forward.
- If the board agrees to proceed, they should make a motion and include it in the minutes.
- Executive sessions are limited to certain topics under the Open Meetings Act, such as litigation, real estate matters, and personnel issues.
- Cheryl mentioned that the session would involve potential pending litigation.
- Any executive session must start as an open meeting and then transition to a closed session. No actions can be taken during the closed session.
- After returning to an open session, necessary action items are addressed.
- A separate date needs to be set for this meeting, with 72 hours' public notice required.
- The public attendees are welcome to attend the open portion but may be informed that they may have to wait if the main agenda involves a closed session.
- Notice of the meeting will be posted on the website to inform the public, with Tammy's assistance as needed.
- Both Tammy and Matt will attend the meeting virtually if necessary. Robert and Lanita will attend in person.
- It's crucial to keep this meeting separate from regular board meetings to comply with procedural requirements. A motion was proposed, seconded by Randy Pebsworth. All were in favor -  
**Motion Carried**

**Adjourn**

October 17, 2024  
Date Minutes Approved