

**Minutes of Meeting  
Board of Directors  
Kaufman County Fresh Water Supply District No. 1-A**

**April 1, 2021**

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-A (the "District") met in regular session by audio conference, open to the public, on Thursday, April 1, 2021 at 1:00 pm.

Mr. Ross Martin, General and Bond Counsel for the District, announced that the Meeting would be conducted by audio conference to mitigate the spread of COVID-19. Mr. Martin confirmed that Meeting participants would observe guidance provided by the Texas Attorney General's office to suspend certain requirements of the Texas Open Meetings Act. Mr. Martin next stated that (i) Notice of the Meeting was given in accordance with Chapter 551, Government Code, and Chapter 49, Texas Water Code, as amended by the Governor's Order and Attorney General's guidance; (ii) the Meeting was being conducted in a transparent and accessible manner; (iii) Meeting packets were distributed to all participants, and made available to the public; and (iv) the Meeting would be recorded and available for electronic distribution upon request.

The roll was called of the members of the Board to-wit:

Greg Leveling	President
Steve Mitchell	Vice President
William Rogers	Secretary
Michael Regan	Assistant Secretary
Ronald Sorenson	Assistant Secretary

All Directors were present by audio conference at the commencement of the meeting. The following individuals were also recorded as present: Ms. Karena Hauter, P.E. with BGE, Inc. ("BGE"); Ms. Kerry Tovery of Dye & Tovery, LLC ("D&T"); Mr. Cameron Robinson of Inframark; Mr. RL Lemke of Pillar Income Asset Management; Mr. John Kissling, member of the Board of Directors of Kaufman County Fresh Water Supply District No. 1-B ("KC1-B"); and Mr. Ross Martin, attorney, and Ms. Genny Lutz, paralegal, with Winstead PC.

1. Call to Order. The meeting was called to order at 1:01 p.m.
2. Public Comments and Communications. Director Leveling opened the meeting to public comment. Hearing none, Director Mitchell moved that the Board close the public comment session. Director Rogers seconded said motion, which carried unanimously.
3. Minutes of March 4, 2021 Board Meeting. Following a discussion, Director Rogers moved that the Board approve the Minutes of the March 4, 2021 Board Meeting. Director Mitchell seconded said motion, which carried unanimously.

4. Engineer's Report. Ms. Hauter reviewed with the Board copies of an Engineer's Report prepared by BGE, a copy of which is attached hereto as Exhibit "A". Ms. Hauter next summarized the status of construction projects currently underway within the District.

Next, Ms. Hauter presented to and reviewed with the Board a bid summary for a water line extension from Windmill Farms Pump Station to Walden Pond, including a Water Meter. Ms. Hauter recommended that the Board award the contract to Larrett, Inc. in the amount of \$1,605,510.00 contingent upon verification of bonds and insurance coverage. Following a discussion, Director Mitchell moved that the Board award a contract for a water line extension to Larrett, Inc. in the amount of \$1,605,510.00, subject to bond and insurance coverage verification. Director Regan seconded said motion, which carried unanimously.

Next, Ms. Hauter reviewed with the Board the following Pay Estimates and Change Orders:

Regional Lift Station: Pay Estimate No. 12 from McInnis Brothers Construction, Inc. in the amount of \$99,958.69. Following a discussion, Director Regan moved that the Board approve Pay Estimate No. 12 as presented. Director Mitchell seconded said motion, which carried unanimously.

Pump Station Expansion – Phase 1: Pay Estimate No. 9 and Final from Summit Solution, Inc. in the amount of \$119,518.85; and Change Order No. 3 in the amount of \$54,758.85. Following a discussion Director Mitchell moved that the Board approve Pay Estimate No. 9, and Change Order No. 3 as presented. Director Regan seconded said motion, which carried unanimously.

Finally, Ms. Hauter recommended that the District authorize acceptance of the Pump Station Expansion – Phase 1 facilities. Following a discussion, Director Mitchell moved that the Board authorized acceptance of said facilities. Director Regan seconded said motion, which carried unanimously.

Upon motion by Director Mitchell, seconded by Director Regan, and unanimously carried, the Board accepted the Engineer's Report.

5. Developer's Report. Mr. Lemke discussed the status of residential and commercial development within the Windmill Farms subdivision, noting homeowners are moving in Kaufman County Fresh Water Supply District No. 1-D. No formal action was taken by the Board.
6. Discussion Regarding Exclusion of Land. The Board deferred action on the matter.
7. Cost-Sharing Agreement Regarding Expansions of Water Supply and Wastewater Treatment Facilities ("Cost-Sharing Agreement"). Mr. Martin discussed the proposed Cost-Sharing Agreement with the Board, a copy of which is attached hereto as Exhibit "B".

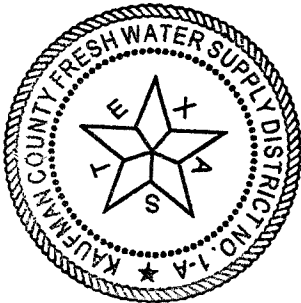
Executive Session. Upon motion by Director Regan, seconded by Director Rogers, the Board voted unanimously to convene into Executive Session pursuant to Section 551.071(1)(A), Texas Government Code to consult with the District's attorney regarding pending or contemplated litigation.


Mr. Martin stated that the Board would enter Executive Session by telephone conference in a manner set forth by email to Board members. The meeting was closed to the public at 1:23 p.m. The President reconvened the meeting in open session at 1:59 p.m., and stated that it would be appropriate at this time to consider the Cost-Sharing Agreement Regarding Expansions of Water Supply and Wastewater Treatment Facilities as set forth in paragraph No. 7.

Upon motion by Director Mitchell, seconded by Director Sorenson, the Board unanimously approved the Cost-Sharing Agreement, subject to attorney comment. Mr. Martin noted that attorney comment will be limited to matters related to on-going litigation.

8. Operator's Report. Mr. Robinson reviewed with the Board copies of an Operations Report prepared by Inframark, a copy of which is attached hereto as Exhibit "C". Mr. Robinson stated that "RAZ Line" repair work is now complete, and Booster Pump #2 repairs will be complete following receipt of parts. Mr. Robinson next commented on communication with the City of Forney following a recent issue with water pressure changes. Finally, Mr. Robinson stated that the wastewater treatment plant capacity exceeded 75% due to heavy rain events. Following a discussion, Director Rogers moved to accept the Operator's Report. Director Regan seconded said motion, which carried unanimously.
9. Bookkeeping Report, Payment of Invoices, Current and Proposed Budget Matters, Bank Resolutions, and related Bookkeeping matters. Ms. Tovery reviewed with the Board copies of the Operating Expense Cash Report – General Fund and Joint Utility Facilities and Operations report prepared by D&T, copies of which are attached hereto as Exhibit "D". Ms. Tovery requested clarification on methodology for cost-sharing calculations for connections assigned to each District based upon an amended Joint Utility and Wholesale Allocation Agreement and guidance from BGE. Following a discussion, Director Mitchell moved to (i) approve the bookkeeper reports; and (ii) disbursement of funds. Director Regan seconded said motion, which carried unanimously.
10. Tentative Date for Next Meeting. Upon motion duly made, seconded and unanimously carried, the Board scheduled the next meeting of the Board for Thursday May 6, 2021, at 1:00 pm, or until further call.

After noting that there was no further business to come before the Board, the meeting adjourned at 2:12 pm.



  
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Secretary