

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

January 5, 2023

The Board of Directors (“the “Board”) of Kaufman County Fresh Water Supply District No. 1-A (the “District”) met in regular session open to the public, on Thursday, January 5, 2023 at 1:00 p.m., at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Doug Bynum	President
Michael Regan	Vice President
Ronald Sorenson	Secretary
Jordan Peterson	Assistant Secretary

All Directors were present at the commencement of the meeting. The following individuals were also present: Mr. RL Lemke, developer representative; Ms. Karena Hauter, P.E., and Mr. Bryant Caswell, P.E. each of BGE, Inc.; Ms. Kerry Tovery of Dye & Tovery, LLC (“D&T”); Mr. Cameron Robinson of Inframark, LLC (“Inframark”); Mr. John Kissling, member of the Board of Directors of Kaufman County Fresh Water Supply District No. 1-B; Mr. Ross Martin, attorney, and Ms. Genny Lutzell, paralegal, each with Winstead PC.

1. The meeting was called to Order at 1:02 p.m.
2. Public Comment and Communications. The Board opened the meeting to public comment. Hearing none, the Board closed the public comment session of the meeting.
3. Minutes of December 1, 2022 Board meeting. Following a discussion, Director Regan moved to approve the minutes as transcribed. Director Peterson seconded said motion, which carried unanimously.
4. Engineer’s Report. Ms. Hauter presented to and 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 reported on the status of construction projects, reporting that the lift station and force/gravity main are in service.

Next, Ms. Hauter reviewed with the Board the following list of task orders and pay estimates:

- i) Supplemental Task Order No. 1 for the Water Line Extension Project from Windmill Farms Pump Station to Walden Pond and Water Meter in the amount of \$33,825.00. Ms. Hauter noted that the supplemental task order includes construction plan updates to add a 30” water line, relocate the proposed EST, update the water model and resubmission of plans to agencies for review/approval.
- ii) Pay Estimate No. 16 from McInnis Brothers Construction, Inc. in the amount of \$25,339.17 for work performed on the Regional Lift Station.

- iii) Pay Estimate No. 11 from Belt Construction of Texas, LLC in the amount of \$294,909.40 for the Windmill Farms Regional Sewer Project CR 212 to Windmill Farms Regional Lift Station (Package 1 – Force Mains and Gravity Main).
- iv) Pay Estimate No. 16 from Belt Construction of Texas, LLC in the amount of \$506,515.32 for the Windmill Farms Regional Sewer Project Mustang Creek Lift Station to CR 212 (Package 2 – Gravity Main).

Next, Ms. Hauter reviewed with the Board a letter to Forney Partnership LLC regarding fill dirt placement on a 22-acre tract located north of Highway 80, within the Windmill Farms development.

Finally, Ms. Hauter reported that BGE has notified the City of Forney that additional water supply capacity will be needed for the ultimate buildout of the Windmill Farms development and District Service Area, and requested that the City consider said request as part of the Phase 3 Pump Station 2 and 5 MG Ground Storage Tank project. Ms. Hauter reported that the District has requested 4,000 gpm of additional water supply capacity based on current development projections.

Following a discussion, Director Peterson moved that the Board (i) accept the Engineer's Report; (ii) approve the Supplemental Task Order and all Pay Estimates as presented; and (iii) acknowledge correspondence to the City of Forney to purchase additional water capacity. Director Regan seconded said motion, which carried unanimously.

- 5. Developer's Report. Mr. Lemke briefed the Board on construction and development projects within the Windmill Farms subdivision. No formal action was taken by the Board.
- 6. Operator's Report. Mr. Robinson reviewed with the Board copies of an Operator's Report as of November 2022, a copy of which is attached hereto as Exhibit "B". Mr. Robinson reported two (2) flow excursions (Min. ph, and DO Min.) were due to laboratory software errors, and confirmed that the required reports have been filed with the Texas Commission on Environmental Quality. Following a discussion, Director Sorenson moved that the Board accept the Operator's Report. Director Regan seconded said motion, which carried unanimously.
- 7. Bookkeeping Report, Payment of Invoices, Current and Proposed Budget Matters, Bank Resolutions, and related Bookkeeping matters. Ms. Toverly reviewed with the Board copies of the Operating Expense Cash Report – General Fund and Joint Utility Facilities and Operations report, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Sorenson moved that the Board approve the bookkeeper reports, and authorize disbursement of funds. Director Regan seconded said motion, which carried unanimously.
- 8. Tentative Date for Next Meeting. Upon motion duly made, seconded and unanimously carried, the Board scheduled the next meeting of the Board for Thursday, February 2, 2023 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 1:15 pm.

Jordan Petersen
Secretary

