

**MINUTES OF THE MEETING
OF THE
BOARD OF SUPERVISORS**

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 7-A §

The Board of Supervisors (the “Board” or the “Board of Supervisors”) of Kaufman County Fresh Water Supply District No. 7-A (also sometimes referred to herein as the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated meeting place outside the boundaries of the District on November 15, 2022, and the roll was called of the members of the Board to-wit:

Barbara King	President
Brian Sliter	Vice President
W. Garrett Wesp	Secretary
Dyane Fisher	Assistant Secretary
Joshua Lane	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Supervisor Fisher and Supervisor Lane, thus constituting a quorum. Also present were: Mr. Daniel Rawls of LJA Engineering, Inc. (“Engineer”); Ms. Kerry Tovery and Ms. Stefani Chastain of Dye & Tovery, LLC (“Bookkeeper”); Mr. Scott Eidman, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Mr. Bill King a member of the Board of Supervisors of Kaufman County Fresh Water Supply District No. 7-B (“District 7-B”); Mr. Daniel Rawls of LJA Engineering, Inc. (“Engineer”); and Mr. Jake Finch, a developer of lands within the District.

The meeting was called to order at 12:03 p.m.

1. The Board called for public communications and comments. Hearing none, Supervisor King moved that the Board close the public comment section of the meeting. Supervisor Wesp seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the September 20, 2022, Board of Supervisors meeting. Following a discussion, Supervisor King moved that the Board approve the Minutes as presented. Supervisor Wesp seconded said motion, which carried unanimously.

3. The Board next considered ratification of the Contract for Joint Election Services by and between the District and Kaufman County, Texas, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Supervisor Wesp moved that the Board ratify and approve the contract as presented. Supervisor King seconded said motion, which carried unanimously.

4. The Board next reviewed the results of a Confirmation, Supervisors, Road Powers, Sanitary Sewer Power, Utility Bond, Utility Refunding Bond, Road Bond, Road Refunding Bond, Maintenance Tax, and Contract Tax Election held on November 8, 2022, a copy of which is attached hereto as Exhibit "B". In connection with said election results, the Board next reviewed an Order Declaring Results and Canvassing Confirmation, Supervisors, Road Powers, Sanitary Sewer Power, Utility Bond, Utility Refunding Bond, Road Bond, Road Refunding Bond, Maintenance Tax, and Contract Tax Election, a copy of which is attached hereto as Exhibit "C". Following a discussion, Supervisor King moved that the Board (i) adopt said Order; and (ii) authorize District counsel to file same with the Kaufman County, Texas, clerk's office and the Texas Commission on Environmental Quality ("TCEQ"). Supervisor Sliter seconded said motion, which carried unanimously.

5. Consideration was next given to the administration of Statement of Officer Forms and Oaths of Office to Supervisors. Mr. Eidman confirmed that the newly-elected Directors in attendance have executed their respective Statement of Officer and Oath of Office forms. No formal action was taken by the Board.

6. The Board next considered adoption of an Amended District Information Form to reflect the bond capacity authorized through the District's November 8, 2022, elections, a copy of which is attached hereto as Exhibit "D". Following a discussion, Supervisor Sliter moved that the Board (i) approve the Amended District Information Form as presented; and (ii) authorize the District's legal counsel to record same with Kaufman County and the Texas Commission on Environmental Quality. Supervisor King seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Eidman, who discussed with the Board the need to convert the District from a fresh water supply district to a water control and improvement district with expanded ability to construct drainage facilities. Mr. Eidman next presented to and reviewed with the Board a Resolution Setting Date of a Public Hearing on conversion of the District to a water control and improvement district, a copy of which is attached hereto as Exhibit "E". Following a discussion, Supervisor King moved that the Board (i) approve the form of the Resolution as presented; (ii) set the date of the public hearing for December 20, 2022, at 12:00 p.m.; and (iii) authorize publication of said Resolution as required by statute. Supervisor Sliter seconded said motion, which carried unanimously.

8. The Board deferred action with regard to the lease agreement for the wastewater treatment plant, noting that the developer would be the party to said agreement, which would later be assigned to Kaufman County Fresh Water Supply District No. 7-B to serve the development.

9. The Board deferred action with regard to the inspection services agreement.

10. The Board next recognized Mr. Finch, who updated the Board with regard to development of the LGI Homes tract, noting that construction of overall facilities has begun on the phase to contain roughly 200 lots. No formal action was taken by the Board.

11. The Board next recognized Mr. Rawls, who presented to and reviewed with the Board an engineering report dated November 15, 2022, a copy of which is attached hereto as Exhibit "F".

Mr. Rawls updated the Board with regard to engineering matters within the District and requested that the Board authorize the District's Engineer to advertise for new bids for the District's sewer main improvements to serve the Kingsborough development as the scope of the project has been revised since the project was originally advertised for bid as well as for water main improvements. Next, Mr. Rawls reviewed with the Board the proposals received for paving improvements for Kingsborough Phase 1, noting that the lowest qualified bidder is LH Lacy Company, Ltd. ("LHL") in the total base bid amount of \$2,823,354.34, and recommended that the Board ratify award the contract to LHL. Next, Mr. Rawls reviewed with the Board the proposals received for water, wastewater, and storm drainage improvements for Kingsborough Phase 1, noting that the lowest qualified bidder is also LHL in the total base bid amount of \$4,031,070.72, and recommended that the Board ratify award the contract to LHL. Following a discussion, Supervisor King moved that the Board (i) authorize the District's Engineer to re-advertise for bids for sewer main improvements to serve the Kingsborough development with revised project scope of work as well as water main improvements; (ii) ratify award of the contract and approval of related contract documents for construction of paving improvements for Kingsborough Phase 1 to LHL as recommended by the District's Engineer; (iii) ratify award of the contract and approval of related contract documents for construction of water, wastewater, and storm drainage improvements for Kingsborough Phase 1 to LHL as recommended by the District's Engineer; and (iv) approve the Engineer's report as presented. Supervisor Wesp seconded said motion, which carried unanimously.

12. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board a bookkeeping report dated November 15, 2022, a copy of which is attached hereto as Exhibit "G". Following a discussion, Supervisor Wesp moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Supervisor King seconded said motion, which carried unanimously.

There being no further business to conduct, Supervisor Wesp moved that the meeting be adjourned at 12:23 p.m. Supervisor King seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 20th day of December, 2022.

W. Garrett Wesp

W. Garrett Wesp, Secretary
Board of Supervisors
Kaufman County Fresh Water Supply District
No. 7-A

