

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

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

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

The Board of Supervisors (the “Board” or the “Board of Supervisors”) of Kaufman County Fresh Water Supply District No. 7-B (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 January 24, 2024, and the roll was called of the members of the Board to-wit:

Dave Arington	President
Bill King	Vice President
Joshua Heathcote	Secretary
Jeffery Gray	Assistant Secretary
Ben Harris	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Ms. Kerry Tovery and of Dye & Tovery, LLC (“Bookkeeper”); Mr. Casey Ross of Kimley-Horn (“Engineer”); Mr. Scott Eidman, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Karen Arington and Ms. Barbara King, members of the Kaufman County Fresh Water Supply District No. 7-A Board of Supervisors; and Mr. Luisenrique Aranda Beyer of Robert W. Baird & Co. Mr. James Mabrey, a developer of lands within the District

The meeting was called to order at 12:37 p.m.

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

2. The Board next acknowledged receipt of the December 6 2023, Board of Supervisors meeting. Following a discussion, Supervisor King moved that the Board approve the Minutes as presented. Supervisor Heathcote seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Mabrey, who updated the Board with regard to development within the District, reporting that construction of the District’s lift station is underway. No formal action was taken by the Board.

4. The Board next considered ratification of the Assignment and Assumption of TCEQ Water Quality Permit No. WQ0015633001 from the developer to the District. Following a discussion, Supervisor Heathcote moved that the Board ratify the assignment as presented. Supervisor Gray seconded said motion, which carried unanimously.

5. The Board next reviewed a proposed professional services agreement by and between the District and Inframark, LLC, for operation of the District's utility systems, a copy of which is attached hereto as Exhibit "A". Following a discussion, Supervisor Heathcote moved that the Board approve the agreement as presented. Supervisor Arington seconded said motion, which carried unanimously.

6. The Board next recognized Mr. Ross, who presented to and reviewed with the Board an engineering report dated January 24, 2024, a copy of which is attached hereto as Exhibit "B", and updated the Board with regard to engineering matters within the District. Next, Mr. Ross recommended approval of the following pay application and change order:

- Pay Application No. 1 in the amount of \$100,130.00 from Rey-Mar Construction, LLC ("Rey-Mar") under the lift station improvements contract for Kingsborough East.
- Change Order No. 1 in the amount of \$63,191.04 from Rey-Mar under the lift station improvements contract for Kingsborough East.

Mr. Ross noted that the change order is required because the pumps originally called for in the specifications for the project needed to be sized up. The Board next considered a proposal from Kimley-Horn for construction inspection services, and Mr. Ross explained that the proposal is for inspection services for the District's wastewater treatment plant and lift station.

Following a discussion, Supervisor Heathcote moved that the Board (i) approve the pay application and change order as recommended by the District's Engineer; (ii) approve the proposal for construction inspection services as presented; and (iii) approve the Engineer's report as presented. Supervisor Gray seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board a bookkeeping report dated January 24, 2024 a copy of which is attached hereto as Exhibit "C". Ms. Tovery also noted a cost-of-living increase of hourly rates pursuant to the District's bookkeeping services agreement. Following a discussion, Supervisor King moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii) adopt the resolution as presented. Supervisor Gray seconded said motion, which carried unanimously.

8. The Board next recognized Mr. Eidman, who reviewed the District's current Investment Policy, dated June 29, 2021, with the Board. Mr. Eidman noted that an annual review of said Policy is required, and that no amendments to the Investment Policy are recommended by the District's legal counsel at this time. Next, Mr. Eidman presented to and reviewed with the Board a

Resolution Acknowledging Annual Review of the Investment Policy and Investment Strategies, a copy of which is attached hereto as Exhibit “D”. Following a discussion, Supervisor Heathcote moved that the Board approve the Resolution as presented. Supervisor King seconded said motion, which carried unanimously.

9. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Supervisor King moved that the Board adopt the Resolution as presented. Supervisor Arington seconded said motion, which carried unanimously.

10. The Board next considered a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Supervisor Heathcote moved that the Board approve the Resolution as presented. Supervisor King seconded said motion, which carried unanimously.

11. The Board next considered the supplemental agenda. Mr. Eidman presented to and reviewed with the Board an Order Calling Supervisors Election, a copy of which is attached hereto as Exhibit “G”. Following a discussion, Supervisor Arington moved that the Board (i) approve the Order as presented; and (ii) authorize preparation and posting of the Notice of Election as required by law. Supervisor Heathcote seconded said motion, which carried unanimously.

There being no further business to conduct, Supervisor Heathcote moved that the meeting be adjourned at 12:52 p.m. Supervisor King seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 28th day of February, 2024.



Ben. Harris ~~Joshua Heathcote~~, *Asst.* Secretary

Board of Supervisors
Kaufman County Fresh Water Supply District
No. 7-B

