

## **MANVILLE WATER SUPPLY CORPORATION**

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P. O. Box 248  
Coupland, TX 78615

Toll Free (1-888) 856-2488 • (512) 856-2488  
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### NOTICE OF PUBLIC MEETING

Notice is hereby given that the Manville Water Supply Corp. Board of Directors will meet for a regular monthly meeting at the Manville Water Supply office at 13805 South SH 95 in Coupland, Texas at 6:00 P.M. on Thursday, September 9, 2021.

1. Call Meeting to Order
2. Approval of Minutes
3. Citizens Communication
4. Engineers Report on Water Supply
5. Manager's Report and Condition of System – Tony Graf  
Report on:
  - 36" transmission line easement acquisition status
  - Monthly System Activities
6. Brief Board on Recent Meetings and Committee Report(s)- No action, report only
7. Discuss and Take Action
  - a. Consider CCN Decertification Request for 35.6 acres, Forestar Real Estate, Old Kimbro Road, Manor – Shan Rutherford
  - b. Consider Proposed Third Amendment of Wholesale Water Supply Contract for WSID #3 & WC Mud #22, Annexation for Retail Service 30-acre Tract on Priem Lane – Tim Timmerman
  - c. Consider Appointing Jeff Monzingo as a Manville WSC Board of Director for Open Director Position in Zone 2 - Two Year Remaining Term
  - d. Consider Approval of Proposed HBO Filming Request and Authorize Staff/Attorney to Complete Negotiations & Agreement
  - e. Approve Bid and Consider Awarding Contract for Royston Lane Road Project, Water Lines Replacement 6", 8" & 10" with 12" Water Line
  - f. Approve Bid and Consider Awarding Contract for Coupland, Schultz & HEB Generator project
  - g. Approve Bid and Consider Awarding Contract for Drilling 2 MGD Test Well on Manville 100 acres in Lee County
  - h. Financial Report – Rexanne Pilkenton
    - Approve Balance Sheet and Income Statement
    - Discuss LUE and Committed Funds Report
  - k. Manville W.S.C. – Water Report, Rolling 12 Month Efficiency Report, Meters Set Report and Delinquent Accounts – Rexanne Pilkenton
8. Engineer's Report – Jerry Fontaine
  - a. Report on Construction Projects
9. Next Board Meeting – October 14, 2021
10. Adjourn

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Tony Graf, General Manager, September 3, 2021

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A meeting of the Manville Water Supply Corporation was held September 9, 2021, at Manville’s office in Coupland.

## Meeting Minutes

### Board of Directors present:

Jack Atterstrom, President  
George Tolleson, Vice President  
Larry Hodde, Secretary  
Tracy Spellings, Treasurer  
Steve Mares  
Joe Coffey  
Marcus Gary  
Sam Jones

### Not Present:

### Manville Representatives and Staff present:

Tony Graf, General Manager  
Rexanne Pilkenton, Assistant GM  
Karl Moeller, Attorney  
Jerry Fontaine - Engineer

### Visitors:

Shan Rutherford, Terrell & Waldrop Law Firm,  
Forestar

- 1
- 2 1. Call Meeting to Order
- 3 Jack Atterstrom, President, called the meeting to order at 6:01 p.m.
- 4 2. Approval of Minutes
- 5 George Tolleson made a motion to approve the minutes as submitted to the Directors. Larry Hodde
- 6 seconded the motion; motion carried.
- 7 3. Citizens Communication
- 8 None
- 9 4. Engineers Report on Water Supply
- 10 Jerry presented the above noted report which was distributed to the Board
- 11 Jerry’s report highlights the water supply Manville currently has and projected supply through 2024 as
- 12 well as demand. Jerry stated that he and Rexanne discussed LUE’s and will work together to obtain the
- 13 total count of committed and used LUE’s to report to the Board, hopefully by the next month.
- 14 The Board discussed the committed LUE fees and the length of time that it takes for developers to use the
- 15 capacity they reserve. Manville is committed to reserve capacity once the LUE fees are paid (due with-in
- 16 180 days of Board approval) which does not allow for planning for future water needs due to the uncertainty
- 17 of when the reserved capacity will be needed. This situation will be looked at to determine the best practices
- 18 moving forward.
- 19 5. Manager’s Report and Condition of System – Tony Graf
- 20 Report on:
- 21 • 36” transmission line easement acquisition status
- 22 Tony reported that the agreement with EAS for easement acquisitions for the 36” transmission
- 23 line was executed and a notice to proceed was provide on August 31, 2021. He noted that EAS
- 24 sent landowners, whom they had not already contacted, a letter introducing themselves to help
- 25 convey who they are and the relationship and role with Manville. As of September 7th, EAS has
- 26 obtained survey permission for 31 tracts, made contact with an additional 17 tracts and are
- 27 working to make initial contact with the remaining 84 tracts.
- 28
- 29
- 30

1  
2 • Monthly System Activities

3 Tony noted that Manville has experienced multiple damages to water lines due to contractors not  
4 requesting locates. He added that the old USDA easements have caused many challenges and  
5 obtaining new easements has become very difficult. Tony stated that the staff is overwhelmed by  
6 these time sensitive issues and needs professional assistance addressing them. He added that the  
7 Fritsch Well 1 is no longer pumping due to the well being dry.  
8

9 6. Brief Board on Recent Meetings and Committee Report(s)- No action, report only

10 Tony noted that he and Rexanne spoke with Mr. Thornhill regarding his original analysis of the Tonka test  
11 well evaluation and recommendation. Mike stated that the pumping of wells in the area has already caused  
12 interference drawdown on the Tonka tract & will continue to cause interference drawdown. The annual  
13 water allocation that Manville should consider should be based on operating each well or single well, at its  
14 maximum pumping rate, for some portion of time during the year.

15 Tony, Rexanne & Erik had a zoom meeting with Jonah representatives, Bill Brown & Vicente Carrizales,  
16 to follow up on the CCN Jonah proposed to clean up in the Taylor area, as well as if Jonah could sell  
17 wholesale water bought from BRA. Bill will have his GIS department indicate on a map the CCN area and  
18 send over for review. He did confirm that Jonah could sell the BRA water they purchase wholesale and  
19 also have the ability to wheel water for a fee.

20 Tony, Erik, Jerry & Rexanne held a zoom meeting with Tim Timmerman and Robert Ferguson, engineer  
21 WSID #3/WC Mud #22, to discuss the recent letter they received from Manville about their Wholesale  
22 Contract Third Amendment request & storage tank for the district per the contract. Jerry mentioned during  
23 the meeting that currently the Manville Board has moved away from providing wholesale water, as it is  
24 not profitable. Further discussions will be conducted on the storage tank for the district. Mr. Timmerman  
25 emailed and asked for his Third Amendment of Wholesale Water Supply Contract for the District be  
26 removed from the agenda at this time in light of our conversation.

27 Jerry & Rexanne reported to the Board that Manville has two feasibility studies for developments in the  
28 Type/Shiloh area, 100 LUE's & 40 LUE's, that will not be recommended for approval at this time due to  
29 the lack of storage pressure capacity and recent pressure issues reported in this area. Manville currently  
30 has on the 2021 budget an elevated storage tank project at Type however the project has been delayed due  
31 the conveyance of the additional land needed. It is recommended that no additional feasibility study  
32 applications in this area be accepted and considered for approval until the tank site/improvements are  
33 completed and in operation.

34 7. Discuss and Take Action

- 35 a. Consider CCN Decertification Request for 35.6 acres, Forestar Real Estate, Old Kimbro Road,  
36 Manor – Shan Rutherford

37 Sam Jones made a motion to approve the CCN Decertification Request for 35.6 acres, Forestar Real Estate, Old  
38 Kimbro Road, Manor, with compensation of \$1600 per acre & payment to remove/relocate all of Manville's existing  
39 infrastructure. George Tolleson seconded the motion; motion carried.

- 40 b. Consider Proposed Third Amendment of Wholesale Water Supply Contract for WSID #3 & WC  
41 Mud #22, Annexation for Retail Service 30-acre Tract on Priem Lane – Tim Timmerman  
42 Tabled  
43 c. Consider Appointing Jeff Monzingo as a Manville WSC Board of Director for Open Director  
44 Position in Zone 2 - Two Year Remaining Term

45 George Tolleson made a motion to Appoint Jeff Monzingo as a Manville WSC Board of Director for Open Director  
46 Position in Zone 2 - Two Year Remaining Term. Tracy Spellings seconded the motion; motion carried.

- 47 d. Consider Approval of Proposed HBO Filming Request and Authorize Staff/Attorney to Complete  
48 Negotiations & Agreement  
49  
50  
51

1  
2  
3 Marcus Gary made a motion to Approve the Proposed HBO Filming Request and Authorize Staff/Attorney to  
4 Complete Negotiations /Agreement and to Authorized the General Manager to Allocate all Proceeds to the Staff.  
5 George Tolleson seconded the motion; motion carried.

- 6 e. Approve Bid and Consider Awarding Contract for Royston Lane Road Project, Water Lines  
7 Replacement 6", 8" & 10" with 12" Water Line

8 George Tolleson made a motion to Approve the Bid and Award the Contract for the Royston Lane Road Project,  
9 Water Lines Replacement 6", 8" & 10" with 12" Water Line to the low bidder, Nelson Lewis, for \$1,272,400. Larry  
10 Hodde seconded the motion; motion carried.

- 11 f. Approve Bid and Consider Awarding Contract for Coupland, Schultz & HEB Generator project

12 Joe Coffey made a motion to Approve the Bid and Award the Contract for Coupland, Schultz & HEB Generator  
13 project to the low bidder, Verde Electric, for \$1,015,780. George Tolleson seconded the motion; motion carried.

14 Rexanne noted that this cost does not include Scada and a separate cost for the Scada is quoted for \$ 38,489.

- 15 g. Approve Bid and Consider Awarding Contract for Drilling 2 MGD Test Well on Manville 100  
16 acres in Lee County

17 Sam Jones made a motion to Approve the Bid and Award the Contract for Drilling 2 MGD Test Well on Manville's  
18 100 acres in Lee County to the low bidder, Brien Water Wells, for \$511,154.

19 Rexanne informed the Board that the supply of PVC pipe has been adversely affected by Covid-19 and now  
20 Hurricane Ida. Hurricane Ida forced many suppliers, along the Louisiana coast, to shut down and they are now  
21 assessing damage to determine a timeline for reopening. The vendors in our area have informed us that they are  
22 unable to accept new purchase orders or provide pipe pricing for PVC pipe. This shortage has caused some delays  
23 in Manville water line projects, as current orders are delayed, and no new orders are being accepted. Manville is  
24 exploring other alternatives, DI (ductile iron) pipe, which is available for purchase but at a higher price and longer  
25 lead time due to increase demand.

- 26 h. Financial Report – Rexanne Pilkenton  
27 • Approve Balance Sheet and Income Statement  
28 • Discuss LUE and Committed Funds Report

29 Rexanne presented the above noted reports which were distributed to the Board.

30 Marcus Gary made a motion to accept the Financial Reports as presented. Larry Hodde seconded the  
31 motion; motion carried.

- 32 i. Manville W.S.C. – Water Report, Rolling 12 Month Efficiency Report,  
33 Meters Set Report and Delinquent Accounts – Rexanne Pilkenton

34 Rexanne presented the above noted reports which were distributed to the Board.

35 8. Engineer's Report – Jerry Fontaine

- 36 a. Report on Construction Projects

37 Jerry reported that: CR 138 / SE Loop project is 99% complete; Gregg Lane additional 4 can  
38 pumps project has a completion date of October and once complete it will allow the purchased Epcor  
39 water to be routed in both directions of the Manville system (Manor Area/Pflugerville Area);  
40 materials have been delivered for the Gregg-Manor Phase 1 & 2 projects; plans for the SWWC  
41 interconnect have been submitted and are pending SWWC approval; Kelly Lane Phase 2 project,  
42 joint use/reimbursement agreement, is pending approval by the City of Pflugerville council.

43 9. Next Board Meeting – October 14, 2021

44 10. Adjourn

45 Larry Hodde made a motion the meeting adjourn. Joe Coffey seconded the motion, meeting adjourned.