

MANVILLE WATER SUPPLY CORPORATION

P. O. Box 248
Coupland, TX 78615

Toll Free (1-888) 856-2488 • (512) 856-2488
Fax (1-888) 856-2242 • (512) 856-2029

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, May 12, 2022.

1. Call Meeting to Order
2. Approval of Minutes
3. Citizens Communication
4. Election of Board of Director Officers
5. Manager's Report and Condition of System – Tony Graf
Report on:
 - Aquifer Report (1st Quarter)
 - 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 of Monarch Ranch at Manor, 136.342 acre tract, FM 973 and Gregg Lane – Ken Ramirez
 - b. Consider CCN Decertification of Manor Heights -Phase 6 Commercial, Hwy 290 & Old Kimbro Road – Ken Ramirez
 - c. Consider CCN Decertification of 5203 Cadillac Drive, 4.702 acres & 5204 Cadillac Drive, 9.772 acres – Travis Moltz
 - d. Consider CCN Decertification of FM 973 Building Hope, LLC, 13.189 acres – Karl Moeller
 - e. Consider Amendments and Additions to Tariff provisions of Section 2.01, “Application for Service” – Karl Moeller
 - f. Consider Enacting a Moratorium on Development
 - g. Approve Bid and Consider Awarding Contract for FM 1466 TX Dot Road Widening Project Phase II
 - h. Approve Bid and Consider Awarding Contract for the Eastwood Booster Station Project
 - i. Consider Approval of Village at Manor Commons Phase 3 – 72 LUE’s
 - j. Consider Approval of Cielo Ranch, FM 3399 – 3300 LUE’s
 - k. Financial Report – Sharon Kreidel
 - Approve Balance Sheet and Income Statement
 - Discuss LUE and Committed Funds Report
 - l. 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 – Thursday, June 9, 2022
10. Adjourn

Tony Graf, General Manager – May 9, 2022

MWSC is an equal opportunity provider and employer.

**Exhibit
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A meeting of the Manville Water Supply Corporation Board of Directors was held on May 12, 2022, 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
Jeff Monzingo
Sam Jones

Not Present:

Tony Graf, General Manager
Rexanne Pilkenton, Assistant GM
Sharon Kreidel, Finance Specialist
Karl Moeller, Attorney
Jerry Fontaine – Engineer
Sean Conner – Engineer

Visitors: Ken Ramirez, Attorney for Monarch Ranch & Manor Heights, Travis Moltz, Engineer Cadillac Drive development, Anna & Travis Krause, KBAC Group, Bill Barton, Lennar Homes, Larry Bradley, MWSC member

Manville Representatives and Staff present:

- 1 1. Call Meeting to Order
- 2 Jack Atterstrom, President, called the meeting to order at 6:05 p.m.
- 3 2. Approval of Minutes
- 4 George Tolleson made a motion to approve the minutes as submitted to the Directors. Sam Jones seconded
- 5 the motion; motion carried.
- 6 3. Citizens Communication
- 7 None
- 8 4. Election of Board of Director Officers
- 9 Jeff Monzingo made a motion to elect the following slate of officers by acclamation: Jack Atterstrom – President,
- 10 George Tolleson – Vice President, Tracy Spellings – Treasurer and Larry Hodde – Secretary. Joe Coffey seconded
- 11 the motion; motion carried.
- 12 5. Manager's Report and Condition of System – Tony Graf
- 13 Report on:
- 14 • Aquifer Report (1st Quarter)
- 15 Tony presented the above noted report which was distributed to the Board.
- 16 • Monthly System Activities
- 17 Tony reported that there has been another 24" water line leak. It was determined during
- 18 the repair that the leak was due to electrolysis as the line was not properly protected.
- 19 He added that the Tacon 1 MG ground storage tank is being brought out of service for
- 20 interior repairs due to unexpected issues.
- 21
- 22 6. Brief Board on Recent Meetings and Committee Report(s)- No action, report only
- 23 Jack stated that the committee met to discuss the Recharge water purchase offer and have decided to reject the
- 24 proposal. He added that a second committee meeting was held with Ross Cummings to discuss a proposal he is
- 25 presenting for 3 wells in Lee County that can produce 12 MGD. The committee will study this option further and
- 26 make a recommendation to the Board.
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Discuss and Take Action

- a. Consider CCN Decertification of Monarch Ranch at Manor, 136.342 acre Tract, FM 973 and Gregg Lane – Ken Ramirez

Joe Coffey made a motion to approve the CCN Decertification Request for Monarch Ranch at Manor, 136.342 acre Tract, FM 973 and Gregg Lane, with compensation of \$2000 per acre & a 20’ easement granted to Manville, with details to be worked out by the Manville staff. Steve Mares seconded the motion; motion carried.

- b. Consider CCN Decertification of Manor Heights -Phase 6 Commercial, Hwy 290 & Old Kimbro Road – Ken Ramirez

Joe Coffey made a motion to approve the CCN Decertification Request for Manor Heights -Phase 6 Commercial, Hwy 290 & Old Kimbro Road, with compensation of \$2000 per acre & a 15’ easement granted to Manville, with details worked out by the Manville staff. George Tolleson seconded the motion; motion carried.

- c. Consider CCN Decertification of 5203 Cadillac Drive, 4.702 acres & 5204 Cadillac Drive, 9.772 acres – Travis Moltz

Jeff Monzingo made a motion to further consider the CCN Decertification Request for 5203 Cadillac Drive, 4.702 acres & 5204 Cadillac Drive, 9.772 acres with no objections to the developer exploring service from other entities. George Tolleson seconded the motion; motion carried.

- d. Consider CCN Decertification of FM 973 Building Hope, LLC, 13.189 acres – Karl Moeller

Joe Coffey made a motion to approve the CCN Decertification Request for FM 973 Building Hope, LLC, 13.189 acres. Sam Jones seconded the motion; motion carried.

- e. Consider Amendments and Additions to Tariff provisions of Section 2.01, “Application for Service” – Karl Moeller

Sam Jones made a motion to Approve the Amendments and Additions to Tariff provisions of Section 2.01, “Application for Service” as presented. Joe Coffey seconded the motion; motion carried.

- f. Consider Enacting a Moratorium on Development
Tabled

George Tolleson made a motion to table item 7f. Jeff Monzingo seconded the motion; motion carried.

- g. Approve Bid and Consider Awarding Contract for FM 1466 TX Dot Road Widening Project Phase II

George Tolleson made a motion to Approve the Bid and Award the Contract for the FM 1466 TX Dot Road Widening Project Phase II to the low bidder, Black Construction, for \$76,371.00. Larry Hodde seconded the motion; motion carried.

- h. Approve Bid and Consider Awarding Contract for the Eastwood Booster Station Project

Jeff Monzingo made a motion to Approve the Bid and Award the Contract for the Eastwood Booster Station Project to the low bidder, Black Construction, for \$2,575,000. Larry Hodde seconded the motion; motion carried.

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i. Consider Approval of Village at Manor Commons Phase 3 – 72 LUE’s

Jeff Monzingo made a motion to Approve Village at Manor Commons Phase 3 – 72 LUE’s. Sam Jones seconded the motion; motion carried.

j. Consider Approval of Cielo Ranch, FM 3399 – 3300 LUE’s

Sam Jones made a motion for staff to inform the Cielo Ranch Developer of Manville’s current water and infrastructure issues impacting the service area of this Development. George Tolleson seconded the motion; motion carried.

k. Financial Report – Sharon Kreidel

- Approve Balance Sheet and Income Statement
- Discuss LUE and Committed Funds Report

Sharon presented the above noted reports which were distributed to the Board.

Larry Hodde made a motion to accept the Financial Reports as presented. Jeff Monzingo seconded the motion; motion carried.

l. 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

Jerry reported that the Gregg- Manor 16” water line Project Phase 1 has been completed and the contractor is now working on Phase 2 from SH 130 to Fuchs Grove to Gregg Lane. The Picadilly Road project is 60% complete and the 1st part of the Red Bud Lane project is completed. Contractors are working on the SWWC interconnect project and the Blake- Manor to FM 973 16” water line project. Landmark is constructing the Type 500,000 elevated tank and has cleared the site for the Gregg-Manor 1.5 MG elevated tank. Geo Tech is scheduled for this tank next week to determine foundation requirements. The property location needed for the transfer station for the 36” water line is being studied. Sean added that preliminary plans for the 36” water line are being drafted and will be finalized as the easements have been secured to ensure the placement of the water line.

9. Next Board Meeting – Thursday, June 9, 2022

10. Adjourn

Larry Hodde made a motion the meeting adjourn. Jeff Monzingo seconded the motion, meeting adjourned.