

**RIVER ACRES WATER SUPPLY CORPORATION**

**MINUTES OF  
REGULAR MEETING**

**AUGUST 3, 2021**

**THE STATE OF TEXAS    §  
  §  
COUNTY OF NUECES    §**

On the 3rd day of August, 2021, the Board of Directors of the River Acres Water Supply Corporation convened at 5:30 P.M. in a Regular Meeting at the Corporation's Office, 15602 Northwest Blvd., Suite H, Robstown, Texas, there being present and in attendance the following, to wit:

President	David Wishard
Vice-President	John Fernan
Secretary	Janine Pruski
Director	Jeff Holley
Director	Michael Olszewski
Director	Debbie Reiter
Director	Ron Hellberg

Staff:	Office Manager	Kaylee Reed
	Legal Counsel	Charlie Zahn (Via teleconference)

Board Members  
Absent:       None

Number of Members Present: Two (2) in person and two (2) Via Teleconference

**CALL TO ORDER**

1.       A quorum being present, the meeting was called to order by the presiding officer, Mr. Wishard, pursuant to posted notice.

**RECOGNITION OF GUESTS**

2.       The presiding officer, Mr. Wishard introduced the following guests: Mr. Marcos Alaniz of the Nueces County Water Control and Improvement District No. 3 (the "District") and Mr. Paul Pilarczyk, engineer for the corporation.

**PUBLIC COMMENT**

3.       There was no public comment.

## MINUTES

4.
  - a. Upon motion by Ron Hellberg and a second by Janine Pruski, the July 20, 2021 Public Hearing meeting minutes were unanimously approved by the board.

## UPDATE FROM NUECES WATER CONTROL AND IMPROVEMENT DISTRICT #3

5. Mr. Marcos Alaniz with the District, system operator for the Corporation provided the following updates:
  - a. Mr. Alaniz informed the board that he is still looking for quotes to get the elevated storage tank blasted and painted for longevity of the tank. He will work with RAWs engineer Paul Pilarczyk on a formal scope of work to get an accurate quote from vendors.
  - b. Mr. Alaniz informed the board that the lines in Broad Acres are still isolated to maintain chlorine levels until the new water line construction is complete by Person's. The lines will be thoroughly tested before they are put back into service.
  - c. Mr. Alaniz informed the board that the construction work by Person's services is moving along well.
  - d. Mr. Alaniz informed the board that summer help will begin painting fire hydrants that are required to be painted. The board of directors informed Mr. Alaniz that it is at NWCID#3's discretion what color to repaint the hydrants.
  - e. No update was provided on this agenda item.
  - f. There was one after hour callout since the last meeting.
  - g. Wade St. and CR 75 has a broken valve, it will take 4-5 hours to repair and approx. \$2500 total for the repair.

## UPDATE FROM RAWs ENGINEER

6. Paul Pilarczyk, RAWs Engineer, provided the following updates:
  - a. No update on this agenda item.
  - b. Mr. Pilarczyk informed the board that the Quail Valley Project is moving along well, and the summer intern has periodically been checking on the progress of the contractors.
  - c. Mr. Pilarczyk informed the board that the construction schedule gets updated as needed and the project has been delayed approx. 2 weeks due to weather but hopeful that time can be made up with working 7 days a week.
  - d. Mr. Pilarczyk informed the board that he has visited with 5125 Co. to remediate and correct the slope and drainage at CR 73A and Wade St. There is no set date at this time for 5125 Co. to return.
  - e. Mr. Pilarczyk informed the board that the construction is set to be complete by mid-September, Person's Services will then begin addressing customer issues at that time.
  - f. Mr. Pilarczyk informed the board that the punch list items will be checked when project is complete in mid-September. He will inform the board members when exactly this will take place for board participation.
  - g. No update on pad site.
  - h. Mr. Pilarczyk informed the board that the approx. time that Marshall Meters will be here to do the tie in is September 6 (assuming Person's services is complete by that time).
  - i. Mr. Pilarczyk presented the ARC GIS system to the board.

## **UPDATE FROM RAW'S ATTORNEY CHARLIE ZAHN**

7. Charlie Zahn, the corporation's legal counsel provided the following updates to the Board of Directors:
  - a. Mr. Zahn informed the board that he has been in contact with a landowner for a potential pad site. He will work with Paul Pilarczyk to get an official drawing of what will be needed.
  - b. Mr. Zahn informed the board that the original meeting with the Public Utilities Commission (PUC) for approval of RAW'S Certificate of Convenience and Necessity (CCN) has been cancelled and there is a potential to be on the agenda for the August 18<sup>th</sup> or September 2<sup>nd</sup> PUC meeting, but that agenda has not been posted.
  - c. Mr. Zahn informed the board that the City of Corpus Christi has responded to the Lease Agreement for the Antennae on RAW'S elevated storage tank. There were minimal changes made and the new copy will be signed by RAW'S and City of Corpus Christi.

## **OFFICE MANAGER UPDATE**

8. Kaylee Reed, Office Manager, provided an update to the Board of Directors as follows:
  - a. Kaylee reviewed the June 2021 operating account bank reconciliation with the board.
  - b. Kaylee informed the board that the 2020 financial audit with Kieschnick and Associates is still on going and there is no current timeline for completion. President of the board David Wishard requested that Secretary/Treasurer of the board, Janine Pruski, make a phone call to Kieschnick and Associates requesting a timeline for completion.
  - c. Kaylee informed the board that the representative from TRWA came to the RAW'S office on July 7, 2021 and met with a few of the directors to discuss the tools for performing a preliminary rate study.
  - d. Kaylee informed the board of the following bank account balances: Operating account \$604,811.83, Construction account \$0, Loan reserve account \$244,464.39, UMB Sweep account \$751,686.08 and UMB Green account \$111,088.10.
  - e. Kaylee informed the board that the final pay to 5125 will be reduced by \$4,719.20 due to not tying in the water lines at the elevated storage tank. Person's Services has an outstanding balance of \$3,367.47 from the freeze damages in February 2021 and flooding damages in May 2021.
  - f. Kaylee informed the board that there is a new part time employee working for RAW'S in the office. Her name is Norma Vela and her first day was Monday, August 2, 2021.
  - g. Kaylee informed the board that the CFO TO GO program has unofficially wrapped up and is waiting for board comments on the proposed RAW'S Policy Manual and RAW'S loan covenant checklist.
  - h. Kaylee informed the board that Robin Long who lives just west of CR 75 has reached out for an update on potential water service for her home and two others in the area. The board will place this item on the next board meeting agenda for discussion/action.

## **DIRECTOR'S REPORT JUNE 2021**

9. The board discussed the June 2021 Director's report with Office Manager Kaylee Reed.

**JUNE 2021 LTM 12 MONTH SPREADSHEET**

10. The board discussed the June 2021 LTM report with Office Manager Kaylee Reed.

**ACTUAL JUNE 2021 vs. BUDGET 2021 vs. ACTUAL 2020 (LY)**

11. The board discussed the financial reports with Office Manager Kaylee Reed.

**PRESENTATION BY RAWs MEMBERS PAM SMITH AND CHRIS CUELLAR ON THE 2021 DRAFT BYLAW PROPOSED REVISIONS**

12. RAWs members Pam Smith and Chris Cuellar discussed some items that they have discovered through a review of the draft 2021 Bylaws that will be recommended to the board for revision. A formal presentation will be made at the next Board of Director meeting in two weeks.

**DIRECTOR COMMENTS**

13. Mr. Wishard asked for comments from the Directors.

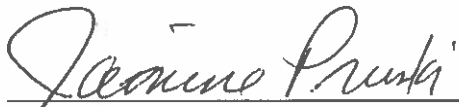
**ADJOURN**

14. As there was no further business to come before the Board of Directors, a motion was made by Janine Pruski and seconded by John Fernan the board unanimously approved to adjourn.

**RIVER ACERS WATER SUPPLY CORPORATION**

By  \_\_\_\_\_  
David Wishard, its President

**ATTEST:**

  
\_\_\_\_\_  
Janine Pruski, its Secretary