

GUADALUPE-BLANCO RIVER AUTHORITY

Minutes of the Board of Directors

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on February 16, 2022 at the GBRA Annex Building Board Room, 905 Nolan, Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Don B. Meador, William Carbonara, Kenneth Motl, Steven B. Ehrig, Sheila Old, Andra Wisian and Emanuel Valdez. Director Fogle was not present. Present in the Annex Building at 905 Nolan Street, Seguin, Texas were Darrell Nichols, Senior Deputy General Manager; Jonathan Stinson, Deputy General Manager; Vanessa Guerrero, Executive Manager of Administration; David Harris, Executive Manager of Operations; Charlie Hickman, Executive Manager of Engineering; Nathan Pence, Executive Manager of Environmental Science; Randy Staats, Executive Manager of Finance/Chief Financial Officer; Joe Cole, General Counsel; Courtney Kerr-Moore, Assistant General Counsel; and Justin Adkins, Assistant General Counsel.

Chairman Patillo called the meeting to order at 10:00 a.m., and took note of the certifications presented that notice of the meeting had been properly posted in the office of the Secretary of State, in the Guadalupe County Courthouse, at the GBRA main office and at the GBRA Annex Building in Seguin, Texas, pursuant to Title 5, Chapter 551 of the Texas Government Code. A quorum being present, the following proceedings were had:

Director Carbonara led the Pledge of Allegiance to the United States flag and the Texas flag.

The Chairman then called for **Public Comments - Comments from the public.**
There were no public comments.

The Chairman then called for **Consent Item 2 - Consideration of and possible action approving the minutes of the January 19, 2022 Board meeting; Consent Item 3 - Consideration of and possible action approving the monthly financial report for January 2022; Consent Item 4 - Consideration of and possible action approving the monthly operations report for January 2022; and Consent Item 5 - Consideration of and possible action approving Directors' expense vouchers for January 2022.** Upon Motion by Director Meador, seconded by Director Carbonara, the Board unanimously approved Consent Items 2, 3, 4, and 5.

The Chairman then called for **General Manager/CEO Item 6 - The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, safety, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, stewardship, and update on GBRA Safety Work Plan.**

Amanda Reichle, Safety and Risk Manager, gave an update indicating in the past month there were no lost time incidents, five near miss reports, 13 incident reports, and 13 reported COVID-19 cases. Tier II Reports to TCEQ for Hazardous Chemicals were submitted to the TCEQ. Ms. Reichle updated the Board on conducting Hazcom and Respiratory Protection training and the site visit to the Port Lavaca Water Line Project. GBRA continues to monitor COVID-19 data in the surrounding counties and the cases in the State of Texas are continually decreasing. David Harris, Executive Manager of Operations, briefed the board on GBRA receipt of the Texas Optimization Program Recognition for the San Marcos Water Treatment Plant for the eighth year in a row. The board was also briefed on the 2021 Winter Storm Uri After Action Report and 2022 Winter Storm challenges and results. Mr. Harris commented on the recent GBRA employees who received various licenses and upgrades. Lauren Willis, Director of Regulatory and Customer Affairs, gave an 87th Legislative Session update including the Public Utility Commission Water and Wastewater report filed in November 2021. The TCEQ Emergency Preparedness Plan for water only is due in March of 2022.

The Chairman called for **Action Item 7 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wastewater Service Agreement between Guadalupe-Blanco River Authority and 1044 Land Partners LLC, for the Blackwell Tract development.** Courtney Kerr-Moore, Assistant General Counsel, is seeking authorization for the General Manager/CEO to negotiate a standard Wastewater Service Agreement for the Stein Falls Wastewater Reclamation System, Blackwell Tract, with 1044 Land Partners, LLC. The construction of new

wastewater infrastructure is necessary to interconnect with GBRA's existing infrastructure for the 200 homes on this tract. Upon Motion by Director Meador, seconded by Director Motl, the Board unanimously approved Action Item 7 authorizing the General Manager/CEO to negotiate and execute a Wastewater Service Agreement between Guadalupe-Blanco River Authority and 1044 Land Partners LLC, for the Blackwell Tract development.

Next, the Chairman called for **Action Item 8 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wastewater Service Agreement between Guadalupe-Blanco River Authority and Lennar Homes of Texas Land and Construction Ltd., for the Kraft Tract development.** Courtney Kerr-Moore, Assistant General Counsel, is seeking authorization for the General Manager/CEO to negotiate a standard Wastewater Service Agreement for the Stein Falls Wastewater Reclamation System, Kraft Tract, with Lennar Homes of Texas Land and Construction, Ltd. The construction of new wastewater infrastructure is necessary to interconnect with GBRA's existing infrastructure for the 430-450 homes on this tract. Upon Motion by Director Meador, seconded by Director Carbonara, the Board unanimously approved Action Item 8 authorizing the General Manager/CEO to negotiate and execute a Wastewater Service Agreement between Guadalupe-Blanco River Authority and Lennar Homes of Texas Land and Construction Ltd., for the Kraft Tract development.

The Chairman then called for **Action Item 9 - Consideration of and possible action authorizing the General Manager/CEO to execute an Easement Release for**

an easement obtained from Henry Garcia Vasquez on or about October 4, 1996.

Courtney Kerr-Moore, Assistant General Counsel, is seeking authorization for the General Manager/CEO to execute a Release of Easement on a tract of land near Lake McQueeney. GBRA's engineering department has determined that a new access/roadway easement in a different location on the same property is better suited for GBRA's use. Upon Motion by Director Old, seconded by Director Carbonara, the Board unanimously approved Action Item 9 authorizing the General Manager/CEO to execute an Easement Release for an easement obtained from Henry Garcia Vasquez on or about October 4, 1996.

The Chairman called for **Action Item 10 - Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority ("Authority") to make a finding that the property owned by the Authority located at 22330 North Interstate 35 Frontage Road, New Braunfels, TX 78132 in Comal County ("Property") is surplus and no longer needed by the Authority, and in connection with such resolution, the granting of the authorization to the General Manager/CEO to negotiate and execute an agreement for the sale of the Property.** Courtney Kerr-Moore, Assistant General Counsel, is seeking approval of a Resolution to make a finding that the 3.049-acre Northcliffe property owned by GBRA located in Comal County is surplus and no longer needed. This property has been properly decommissioned by GBRA in accordance with the TCEQ guidelines. Upon Motion by Director Carbonara, seconded by Director Meador, the Board unanimously approved Action Item 10 approving a Resolution by the Guadalupe-Blanco River Authority to make a finding that

the property owned by the Authority located at 22330 North Interstate 35 Frontage Road, New Braunfels, TX 78132 in Comal County is surplus and no longer needed by the Authority, and in connection with such resolution, the granting of the authorization to the General Manager/CEO to negotiate and execute an agreement for the sale of the Property. A copy of the Resolution is attached and made a part of these minutes.

The Chairman called for **Action Item 11 - Consideration of and possible action approving the use of up to \$1,500,000 of financial reserves for land acquisitions necessary for the Lake McQueeney spillway.** Randy Staats, Executive Manager of Finance/CFO, is seeking authorization for the General Manager/CEO for approval to use up to \$1,500,000 of financial reserves for land acquisitions necessary for the Lake McQueeney Spillgate and Dam Armoring Capital Improvement Project. Upon Motion by Director Meador, seconded by Director Wisian, the Board unanimously approved Action Item 11 approving the use of up to \$1,500,000 of financial reserves for land acquisitions necessary for the Lake McQueeney spillway.

The Chairman called for **Discussion Item 12 - Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin.** Charlie Hickman, Executive Manager of Engineering, briefed the Board on the Guadalupe River Basin hydrologic conditions. The Edwards Aquifer and the majority of the basin are showing dry conditions with moderate flow. Canyon Lake is showing about 908.3 feet. Currently, Comal Springs is flowing around 281 cfs.

There being no further business to be brought before the Board, the open meeting was recessed at 10:48 a.m. subject to call by the Chairman and convened the meeting in executive session at 11:00 a.m. pursuant to Chapter 551, Texas Government Code.

There being no further business to be brought before the Board, the meeting was adjourned at 11:49 a.m. subject to call by the Chairman.

Chairman

Secretary