

NOTICE OF MEETING GUADALUPE-BLANCO RIVER AUTHORITY BOARD OF DIRECTORS

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, the Guadalupe-Blanco River Authority (GBRA), whose principal office is in the City of Seguin, Guadalupe County, Texas, hereby gives notice of a meeting of its **BOARD OF DIRECTORS** to be held at the **Guadalupe-Blanco River Authority, Annex Building, 905 Nolan, Seguin, Guadalupe County, Texas, at 10:00 a.m., on Wednesday, August 16, 2023.**

CALL TO ORDER

- Chair's consideration of posted notices
- Pledge of Allegiance
- Welcome guests

PUBLIC COMMENTS

1. Comments from the public. **NOTE:** This portion of the meeting is intended for comments from the public on non-agenda item related topics. Please limit comments to **3 MINUTES**. To address the Board please sign and completely fill out the Attendance Sheet maintained at the entrance to the building where meeting is being held. **NO RESPONSE MAY BE MADE OR ACTION TAKEN BY THE BOARD DURING PUBLIC COMMENTS.** To address the Board related to an item posted on the agenda for action or discussion, please indicate the Item number you wish to comment on using the Attendance Sheet. The Board will call individuals to make comments at the appropriate time.

CONSENT ITEMS

2. Consideration of and possible action approving the minutes of the July 19, 2023 Board meeting and Board workshop.
3. Consideration of and possible action approving the minutes of the July 28, 2023 Budget Workshop.
4. Consideration of and possible action approving the monthly financial report for July 2023.
5. Consideration of and possible action approving the monthly operations report for July 2023.
6. Consideration of and possible action approving Directors' expense vouchers for July 2023.

GENERAL MANAGER/CEO ITEMS

7. 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.

ACTION ITEMS

8. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement between Guadalupe-Blanco River Authority and Long Creek RV Park.

9. Consideration of and possible action adopting a Resolution Approving and Authorizing the Execution of a Financing Agreement with the Texas Water Development Board (TWDB) Relating to Financial Assistance Being Provided by the TWDB for the Carrizo Groundwater Supply Expansion Project.

10. Consideration of and possible action approving the use of up to \$3,000,000 of financial reserves for professional fees and related costs to study, plan, design, and develop potential water supply projects for use within the Guadalupe River basin.

11. Consideration of and possible action adopting a Resolution Expressing Official Intent to use proceeds of tax-exempt obligations to reimburse GBRA for costs incurred to study, plan, design, and develop potential water supply projects for use within the Guadalupe River basin.

12. Consideration of and possible action approving the Fiscal Year 2024 Work Plan and Budget including rates, compensation tables, and asset management program, for the following divisions and giving authority to the General Manager/CEO to expend funds pursuant to the budget as well as execute contracts consistent with those expenditures within limitations allowed under policy:

- a. Guadalupe Valley Hydroelectric Division
- b. Shadow Creek Wastewater Reclamation System
- c. Canyon Park Estates Wastewater Reclamation System
- d. Stein Falls Wastewater Reclamation System
- e. Sunfield Wastewater Treatment Plant
- f. Water Sales System

- g. Calhoun Canal System
- h. San Marcos Water Treatment Plant System
- i. Buda Wastewater Treatment Plant System
- j. Carrizo Groundwater System
- k. Alliance Treated Water System
- l. Western Canyon Treated Water System
- m. 4S Ranch Wastewater Reclamation System
- n. Cordillera Water Distribution System
- o. Cordillera Wastewater Treatment Plant
- p. Comal Trace Water Delivery System
- q. Johnson Ranch Water Distribution System
- r. Johnson Ranch Wastewater Treatment System
- s. Bulverde Singing Hills Wastewater Treatment System
- t. Park Village Wastewater Reclamation System
- u. Boerne Independent School District Wastewater System
- v. Coletto Creek Reservoir System
- w. Coletto Creek Recreation System
- x. Luling Water Treatment Plant Division
- y. Canyon Hydroelectric Division
- z. Lockhart Wastewater Reclamation System
- aa. Lockhart Water Treatment Plant System
- bb. Dietz Wastewater System
- cc. General Division

13. Consideration of and possible action approving the Ad-Hoc Committee funding recommendation for the Guadalupe-Blanco River Trust FY2023 Block Conservation Grant.

14. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an agreement with GVEC for a second electrical feed for the Regional Raw Water Pump Station No.2

15. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain treated pipeline easements for the Western Canyon Hwy. 46 Treated Water Pipeline Relocation Project in connection therewith, over, across, upon and under certain privately owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of GBRA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the Resolution to be severable one from the other in the event any section of the Resolution is determined to be invalid; said property to be identified to wit:

Parcel 2 – Ocean View Property Group, Ltd., being a 5.893 acre (256,694 square feet) tract of land situated in the Frederick William Foerster Survey, Abstract No. 159, the T.W.N.G.

RR. Co. Survey, Abstract No. 861, the Elias Flint Survey, Abstract No. 150 and the H.&O.B. RR. Co. Survey, Abstract No. 726 in the City of Bulverde, Comal County, Texas, said 5.893 acre tract being a portion of the remainder of a 767.849 acre tract of land (by Deed) deeded to Ocean View Property Group, Ltd. by Deed recorded in Document No. 201306051649 of the Official Public Records of Comal County, Texas (O.P.R.C.C.T.), and being a portion of Lot 901, Block 1, Braken Tract Unit-2A, a subdivision recorded in Document No. 201806035882 of the Official Public Records of Comal County, Texas (O.P.R.C.C.T.), attached as Exhibit "A"; and

Parcel 4 – American Ckritical Energy Systems, Inc., a Texas corporation, being a 1.249 acre (54,412 square feet) tract of land situated in the H.&O.B. RR. Co. Survey, Abstract No. 726 in Comal County, Texas, said 1.249 acre tract of land being a portion of a 21.531 acre tract of land, save and except a 0.874 acre tract of land and save and except a 0.322 acre tract of land (by Deed) deeded to American Critical Energy Systems, Inc. by Deed recorded in Document No. 200506030783 of Official Public Records of Comal County, Texas (O.P.R.C.C.T.), attached as Exhibit "B".

16. Consideration of and possible action authorizing the General Manager to negotiate and execute a Joint Funding Agreement between the United States Geological Survey and GBRA for the period of October 2023 through September 2024 for stream gauge monitoring.

DISCUSSION ITEMS

17. Discussion regarding Base Flow Report, Water Quality Index, long term weather pattern, and condition of the Guadalupe Basin.

ITEMS FOR EXECUTIVE SESSION

18. The Board may meet in Executive Session as authorized by Chapter 551, Texas Government Code, to discuss one or more of the following matters:

- a. Any items listed on this agenda;
- b. Advice from legal counsel about pending or threatened litigation, including litigation options, representation, settlements, settlement-related agreements and memoranda of understanding and, if applicable, the impact of pending or contemplated litigation on GBRA projects and proposed projects;
- c. The following matters: (i) GBRA's Mid-Basin Water User Permit Application in Gonzales County (98th District Court of Travis County); (ii) San Antonio Water System's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iii) Cibolo Creek Municipal Authority's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iv) other pending applications for TCEQ water use or water quality permits on which GBRA is the permittee or co-permittee; (v) pending applications for TCEQ water use or water quality permits in the Guadalupe or adjacent river basins; and (vi) pending or threatened litigation to which GBRA is a party or potential party;
- d. Advice from legal counsel about pending litigation or threatened litigation relating to right of way acquisition; deliberation on matters relating to the purchase, exchange, lease, or value of real property interests and advice from legal counsel

on those matters, including without limitation, issues relating to (i) right-of-way acquisitions for GBRA-related projects within or adjacent to the boundaries of GBRA's district; (ii) exchange, sale, or transfer of real property interests within or adjacent to the boundaries of GBRA's district; and (iii) sale, acquisition, and/or transfer of GBRA water treatment and distribution assets in Calhoun County;

e. Briefing and advice from legal counsel relating to matters covered by legal counsel's duty of confidentiality, including without limitation: (i) issues relating to agreements under negotiation; (ii) issues relating to potential litigation and representation in that litigation, including without limitation, issues or disputes arising from existing contracts to which GBRA is a party and bid protests, (iii) legal and regulatory issues relating to GBRA's groundwater and/or surface water rights and permits throughout the Guadalupe River Basin; (iv) issues relating to GBRA easement rights, enforcement of same, and other property rights; and (v) issues relating to agricultural water sales;

f. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees; and to receive and obtain legal advice regarding same from legal counsel.

- General Manager/CEO, public officers, or employees

No action will be taken in executive session. The Board may take final action on any of the above-mentioned matters while convened in open session pursuant to Chapter 551 of the Texas Government Code.

ADJOURN