

NUECES WATER SUPPLY CORPORATION

Minutes – Regular Meeting

April 8, 2025

Board Members Present:

Sherry Zimmerman
Kathleen Lowman
Samuel Arciniega
Tanya Lawhon

Board Members Absent:

None

Staff Present:

John Marez
Frances De Leon
Jo Ella Wagner
Patrick Sendejo
Clarissa Vargas

Guests Present:

Charlie Cardenas, I.C.E.
Ivan Luna, I.C.E.
Ansar Palakkal, I.C.E.
Sergio Luna, I.C.E.

1. Call to Order.

Ms. Sherry Zimmerman, President, called the Regular Meeting to order at 2:05 p.m. at the South Texas Water Authority Boardroom, 2302 East Sage Road, Kingsville, Texas. A quorum was present.

2. Citizen comments.

No comments from the public were made.

3. Election of officers.

Ms. Lowman made a motion to elect the same slate of officers – Ms. Zimmerman as President, Ms. Lowman as Secretary/Treasurer and Mr. Arciniega as Vice-President. The motion was seconded by Mr. Arciniega. All voted in favor.

4. Approval of Minutes.

Ms. Lowman made a motion to approve the minutes of the January 7, 2025 Special Meeting and the February 25, 2025 Regular Meeting as presented. Mr. Arciniega seconded. All voted in favor.

5. Treasurer's Report/Payment of Bills.

The following financial reports were presented for review and approval:

Treasurer's Report as of January 31, 2025

Account Activity for General Account for January 1, 2025 to January 31, 2025

Account Activity for Operations Account for January 1, 2025 to January 31, 2025

TEXPOOL Participant Statement for 01/01/2025 – 01/31/2025 for General Account

TEXPOOL Participant Statement for 01/01/2025 – 01/31/2025 for Security Deposit Account

Treasurer's Report as of February 28, 2025

Account Activity for General Account for February 1, 2025 to February 28, 2025

Account Activity for Operations Account for February 1, 2025 to February 28, 2025

TEXPOOL Participant Statement for 02/01/2025 – 02/28/2025 for General Account

TEXPOOL Participant Statement for 02/01/2025 – 02/28/2025 for Security Deposit Account

The following bills were presented for payment:

STWA Invoice S25-012	\$10,562.31
December 2024 Taps and Repairs	

STWA Invoice S25-023	\$38,174.81
January 2025 Water Usage, Water Cost and Handling Charge	

STWA Invoice S25-024	\$21,409.78
January 2025 General and Administration	

STWA Invoice S25-027	\$ 6,700.77
January 2025 Taps and Repairs	

STWA Invoice S25-037	\$34,674.24
February 2025 Water Usage, Water Cost and Handling Charge	

STWA Invoice S25-038	\$19,041.74
February 2025 General and Administration	

Ms. Lowman made a motion to approve the financial reports and payment of the bills as presented. Mr. Arciniega seconded and all voted in favor.

6. Appointment of Credentials Committee.

Ms. Lowman made a motion to appoint Ms. Lowman, Mr. Arciniega and Mr. Donald Lundmark to the Credentials Committee. Mr. Arciniega seconded the motion. All voted in favor.

7. Vaquero Ventures request for service on FM 665.
- Approval of Release of Right of Way Easement
 - Approval of Non-Standard Service Agreement

Mr. Marez introduced Mr. Charlie Cardenas of International Consulting Engineers (I.C.E.) who gave a brief review of the project. He explained that the waterline was upsized to a 6" line to provide fire protection. Mr. Marez added that staff, legal counsel and Vaquero Ventures

representatives negotiated a Non-Standard Service Agreement which includes a breakdown of fees and services as Schedule C. Ms. Wagner pointed out that the NWSC Board previously took action to contribute \$17,625.34 towards the cost of the project. Mr. Marez presented the Non-Standard Service Agreement and a Release of Right of Way Easement drafted by legal counsel and recommended approval of the two documents and authorization for staff to proceed with negotiations and finalize the agreement with Vaquero Ventures and to allow flexibility for payment arrangements, including the option for escrow management if preferred by the developer.

Mr. Arciniega made a motion to approve the release of right of way easement, the Non-Standard Service Agreement and Mr. Marez's recommendations. Ms. Lowman seconded. All voted in favor.

8. Amended Nueces Water Supply Corporation Water Conservation and Drought Contingency Plan.

Mr. Marez presented an updated Water Conservation and Drought Contingency Plan for the Board's consideration. He explained that the City of Corpus Christi made changes to their plan therefore NWSC's plan was modified to reflect the same changes. He explained that the stages now include Water Shortage Stage, Stage 1-Mild Water Shortage, Stage 2-Moderate Water Shortage, Stage 3-Critical Water Shortage and Water Emergency Stage Levels 1 and 2. STWA has approved an updated plan and Ricardo Water Supply Corporation will consider an updated plan at their board meeting.

9. Resolution 25-03. Resolution adopting the Amended Nueces Water Supply Corporation Water Conservation and Drought Contingency Plan.

Mr. Arciniega made a motion to adopt the amended NWSC Water Conservation and Drought Contingency Plan. Ms. Lowman seconded. All voted in favor.

10. NWSC Master Plan.

- Presentation
- Update on Bid Process for Pump Station Improvements Projects

Mr. Ivan Luna of International Consulting Engineers (I.C.E.) gave a brief presentation on the Master Plan. He emphasized that the Master Plan is a very powerful tool in securing funding from the Texas Water Development Board. The original Master Plan requires updating since it was composed in 2023 and will be adjusted based on population growth and water demand projections as well as for inclusion of State Water Plan Projects including a brackish desalination project in Driscoll and a well water project in Ricardo. Mr. Luna said he expects a 95% draft to be available soon and will forward it to the Board for questions and comments. He added that a 3% cost increase is expected and I.C.E. will respond to the Board's direction. No action was taken by the Board.

11. Discussion on increasing the size of waterline to be extended for service to Primavera Estates.

Mr. Marez explained that two residents have approached the Corporation for water service at Primavera Estates. Their cost to construct a 2" waterline to extend service to those properties is approximately \$27,000. Mr. Marez asked the Board to consider increasing the size of the line from a 2" to a 4" line which could accommodate up to an additional 100 connections. The cost to the Corporation would be offset by the \$27,000 contribution from the two potential customers seeking service. He added that this could also enhance service reliability and infrastructure expansion aligning with long-term planning goals. The work would involve a road bore followed by an extension. Dr. Lawhon made a motion to approve staff's proposal to increase the size to a 4" waterline. Mr. Arciniega seconded and all voted in favor.

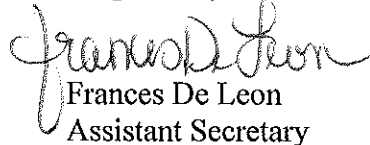
12. General Manager's Report.

Mr. Marez thanked Dr. Lawhon for joining the Board of Directors. He reported that STWA is in the process of hiring a finance manager and interviews are scheduled for April 15th. He had nothing further to report.

13. Adjournment.

With no further business to conduct, Mr. Arciniega made a motion to adjourn the meeting at 3:33 p.m. Ms. Lowman seconded the motion. All voted in favor.

Respectfully submitted,


Frances De Leon
Assistant Secretary