

MEMORANDUM

TO: South Texas Water Authority Board of Directors
FROM: Kathleen Lowman, President
DATE: May 20, 2019
SUBJECT: Public Hearing Notice and Agenda for the South Texas Water Authority

A public hearing of the STWA Board of Directors is scheduled for:

Tuesday, May 28, 2019
5:30 p.m.
South Texas Water Authority
111 Sage Road
Kingsville, Texas

This meeting notice was posted on STWA's website, www.stwa.org, and on indoor and outdoor bulletin boards at STWA's administrative offices, 2302 East Sage Road, Kingsville, Texas at 145 am on 5/24/2019
Francis De Leon
Assistant Secretary

to consider and act upon any lawful subject which may come before it, including among others, the following:

Agenda

1. Call to order.
2. Petition for Addition of Certain Lands to the South Texas Water Authority.
 - a. Lino Moreno, Jr. and Rebecca Moreno – Tract Thirteen (13), Cyndie Park Unit 2, Nueces County, Texas
 - b. Ruben Jimenez and Rosemary R. Jimenez – Tracts 36, 37, and ½ of 35, Cyndie Park Unit 2, Nueces County, Texas
3. Public Comment
4. Adjournment.

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

KL/CGS/fdl

MEMORANDUM

TO: South Texas Water Authority Board of Directors
FROM: Kathleen Lowman, President
DATE: May 20, 2019
SUBJECT: Meeting Notice and Agenda for the South Texas Water Authority

A Regular Meeting of the STWA Board of Directors is scheduled for:

Tuesday, May 28, 2019
5:35 p.m.
South Texas Water Authority
2302 East Sage Road, Kingsville, Texas

The Board will consider and act upon any lawful subject which may come before it, including among others, the following:

Agenda

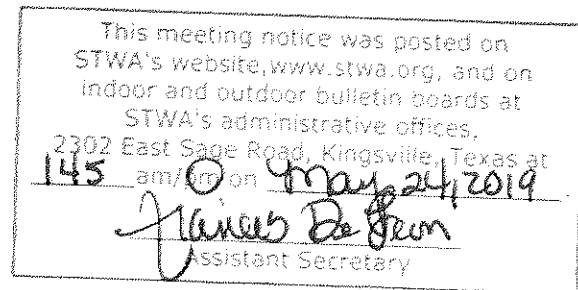
1. Call to order.
2. Citizen comments. This is an opportunity for citizens to address the Board of Directors concerning an issue of community interest that is not on the agenda. Comments on the agenda items must be made when the agenda item comes before the Board. The President may place a time limit on all comments. The response of the Board to any comment under this heading is limited to making a statement of specific factual information in response to the inquiry, or, reciting existing policy in response to the inquiry. Any deliberation of the issue is limited to a proposal to place it on the agenda for a later meeting.
3. Approval of Minutes. (Attachment 1)
4. Treasurer's Report/Payment of Bills. (Attachment 2)
5. **Resolution 19-28.** Resolution appointing Carola G. Serrato, Executive Director, to serve as Chief Tax Assessor for the South Texas Water Authority. (Attachment 3)
6. **Resolution 19-29.** Resolution appointing Kevin Kieschnick, Nueces County Tax Assessor/Collector, to serve as the South Texas Water Authority Tax Collector in Nueces County. (Attachment 3)
7. **Resolution 16-30.** Resolution appointing Melissa T. De La Garza, Kleberg County Tax Assessor/Collector, to serve as the South Texas Water Authority Tax Collector in Kleberg County. (Attachment 3)

8. **Resolution 19-31.** Resolution establishing tax exemptions for residence homesteads, for property owners who are 65 years of age or older, for persons who are disabled, and for disabled veterans. (Attachment 3)
9. Property Tax Matters. (Attachment 4)
 - Preliminary Nueces and Kleberg County Appraisal District Values
 - Letter from Kevin Kieschnick, Nueces County Tax Collector
 - 3.5% tax rate cap
 - Oil/gas value
 - Windmills value
10. Nueces County Project bids for Banquete Pump Station Improvements. (Attachment 5)
11. Bids for construction of equipment barn. (Attachment 6)
12. **Resolution 19-07.** Resolution awarding the bid for construction of an equipment barn. (Attachment 7)
13. Chloramine Booster Station – Kingsville Pump Station for Ricardo WSC 12-inch waterline. (Attachment 8)
14. Driscoll Ground Storage Tank Rehabilitation. (Attachment 9)
15. Tax Increment Reinvestment Zone 1 – Historic Downtown Kingsville, Texas. (Attachment 10)
16. License Agreement with City of Bishop for Pump Station Facilities. (Attachment 11)
17. **Resolution 19-32.** Resolution approving Annexation of Certain Lands to the South Texas Water Authority (Lino Moreno, Jr. and Rebecca Moreno – Tract Thirteen (13), Cyndie Park Unit 2, Nueces County, Texas). (Attachment 12)
18. **Resolution 19-33.** Resolution approving Annexation of Certain Lands to the South Texas Water Authority (Ruben Jimenez and Rosemary R. Jimenez – Tracts 36, 37, and ½ of 35, Cyndie Park Unit 2, Nueces County, Texas). (Attachment 13)
19. Petition for Addition of Certain Lands to the South Texas Water Authority and setting of public hearing date, time and place (Nemecio Salgado and Delia Rodriguez – Tract One-H (1-H), The Ranch in Nueces County, Texas). (Attachment 14)
20. **Resolution 19-34.** Resolution of determination of validity of Petition for Addition of Certain Lands to the South Texas Water Authority and setting the date, time and place for a public hearing and authorizing publication of public hearing notice. (Nemecio Salgado and Delia Rodriguez) (Attachment 15)

21. Petition for Addition of Certain Lands to the South Texas Water Authority and setting of public hearing date, time and place (Oscar B. Gonzalez and Jacqueline Gonzalez – Tract 7-H, The Ranch in Nueces County, Texas). (Attachment 16)
22. **Resolution 19-35.** Resolution of determination of validity of Petition for Addition of Certain Lands to the South Texas Water Authority and setting the date, time and place for a public hearing and authorizing publication of public hearing notice. (Oscar B. Gonzalez and Jacqueline Gonzalez) (Attachment 17)
23. Report on Surplus Property Sale. (Attachment 18)
24. Adjournment.

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

KL/CGS/fdl
Attachment



ATTACHMENT 1

Approval of Minutes

SOUTH TEXAS WATER AUTHORITY
Public Hearing
April 23, 2019
Minutes

Board Members Present:

Kathleen Lowman
Rudy Galvan
Lupita Perez
Brandon Barrera
Patsy Rodgers
Filiberto Treviño

Board Members Absent:

Dr. Albert Ruiz
Steven Vaughn

Staff Present:

Carola G. Serrato
Jo Ella Wagner
Dony Cantu
Armando Yruegas

Guests Present:

None

1. Call to Order.

Ms. Kathleen Lowman, Board President, called the Public Hearing of the STWA Board of Directors to order at 5:32 p.m.

2. Petition for Addition of Certain Lands to the South Texas Water Authority.

- a. Crystal Lynn Barrera – Cyndie Park Unit 2, Tract Twenty-Seven (27) and Southwest Quarter (SW/4) of Tract Twenty-eight (28), Nueces County, Texas
- b. Robert E. Burleson, III. – Tract 45, Cyndie Park Unit 2, Nueces County, Texas
- c. Roland Bayardo and San Juana Bayardo – Tract Twenty-Two (22) and the adjoining one-half (1/2) of Tract Twenty-Three (23), Cyndie Park Unit 2, Nueces County, Texas
- d. Richard L. Burleson – The Southwest 23.51 feet of Lot 9, all of lot 10 and the adjoining Northeast ½ of Lot 11, Cyndie Park Unit 2, Nueces County, Texas
- e. Jose Ovidio Guzman, Jr. – Tract Two (2), Cyndie Park Unit 2, Nueces County, Texas

Ms. Serrato stated that these property owners approached the Nueces Water Supply Corporation requesting service outside of the Authority's district boundaries as a result of a project to extend water service to the Cyndie Park area. Resolutions approving annexation will be presented at the Regular Board Meeting. Approval of the annexation petitions enables the landowners to receive service and pay in-district rates to the Nueces Water Supply Corporation, and allows the properties to become taxable.

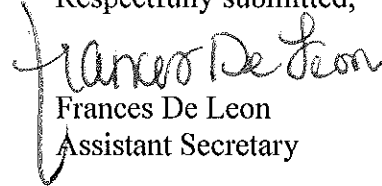
3. Public Comment.

Ms. Lowman called for public comment. No comments from the public were made.

4. Adjournment.

With no further business to discuss, Ms. Lowman adjourned the Public Hearing at 5:36 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Frances De Leon". The signature is written in black ink and is positioned above the printed name and title.

Frances De Leon
Assistant Secretary

SOUTH TEXAS WATER AUTHORITY
Regular Board of Directors Meeting
April 23, 2019
Minutes

Board Members Present:

Kathleen Lowman
Rudy Galvan
Brandon Barrera
Lupita Perez
Patsy Rodgers
Filiberto Treviño

Board Members Absent:

Dr. Albert Ruiz
Steven Vaughn

Staff Present:

Carola G. Serrato
Jo Ella Wagner
Dony Cantu
Armando Yruegas

Guests Present:

None

1. Call to Order.

Ms. Kathleen Lowman, Board President, called the Regular Meeting of the STWA Board of Directors to order at 5:36 p.m. A quorum was present.

2. Citizen Comments.

Ms. Lowman opened the floor to citizen's comments. No citizen comments were made.

3. New Board members' oaths of office.

Ms. Wagner administered the Oath of Office to Mr. Galvan who was re-appointed to his current position on the Board by the Kleberg County Commissioner's Court. She also administered the Oath of Office to Ms. Lowman who was re-appointed to her current position by the Nueces County Commissioner's Court.

4. Election of officers.

Ms. Rodgers made a motion to re-elect the current slate of officers. Mr. Galvan seconded and all voted in favor.

5. Approval of Minutes.

Mr. Treviño made a motion to approve the minutes of the March 26, 2019 Public Hearing and Regular Meeting as presented. Ms. Rodgers seconded. The motion passed by unanimous vote.

6. Quarterly Report/Treasurer's Report/Payment of Bills.

The following reports were presented for the Board's consideration:

STWA Investment Report for Quarter ended March 2019
Treasurer's Report for period ending March 31, 2019
Revenue Fund Income Statement for period ending March 31, 2019
Tax Fund Income Statement for period ending March 31, 2019
Special Services Income Statement for period ending March 31, 2019
STWA Revenue Fund Balance Sheet – March 31, 2019
STWA Revenue Fund GL Account Summary Report as of March 31, 2019
STWA Debt Service Fund Income Statement for period ending March 31, 2019
STWA Debt Service Fund Balance Sheet March 31, 2019
STWA Debt Service Fund GL Account Summary Report as of March 31, 2019
STWA Capital Projects Fund Income Statement for period ending March 31, 2019
Cathodic Protection Expenses Breakdown through March 2019
STWA Capital Projects Fund Balance Sheet – March 31, 2019
STWA Capital Projects Fund GL Account Summary Report as of March 31, 2019
2012 Bond Election Report
Anticipated vs. Actual Water Rate Charged
Maintenance & Technical Report from O&M Supervisor

The following outstanding invoices were presented for Board approval:

• Stewart & Stevenson	\$ 3,161.25
• Willatt & Flickinger, Attorneys at Law	\$ 668.10
• Mercer Controls, Inc.	\$ 1,826.00
• City of Corpus Christi	\$ 96,007.45
• Kevin Kieschnick-NC Tax Assessor	\$ 493.95

Ms. Wagner explained that STWA has overpaid the Nueces County Tax Assessor's office as a result of an overcharge on the number of parcels and she recommended not approving payment of the current invoice in the amount of \$493.95. Ms. Serrato added that a refund is expected. A motion was made by Mr. Galvan to approve the Quarterly Report, Treasurer's Reports and payment of the bills as presented with the exception of the Nueces County Tax Assessor invoice. Mr. Treviño seconded. The motion carried.

7. Bids for construction of an equipment barn.

Ms. Serrato presented additional information gathered from Armstrong, Mueller and Monarch for kits ranging from \$33,286 – \$47,685. Metal Mart was also contacted for information on certified builders and two, Gator General Contractors and Triple R Construction, provided quotes for construction of the kit. Triple R quoted \$122,000 for labor plus \$44,000 for the kit. Gator provided two quotes. One was for a total of \$96,698.54 which includes a labor cost of \$56,800 and \$39,898.54 for a kit without doors. The second quote totaled \$113,497.74 and includes a labor cost of \$65,459.20 and a kit with doors and electrical for \$48,038.54. She said the shed would be located on the north side of the office building and the design is for a 40' x 100' structure with a drive-through, two closed bays and two additional bays. She asked for direction from the board on how to proceed. Mr. Galvan asked about the need for a concrete slab and

stated that he would like to proceed in phases due to the cost. He added that the Board should consider the shed as part of a long-term plan and said he preferred to have Dr. Ruiz and Mr. Vaughn present for further discussion. He also noted that he is willing to oversee the project and feels that hiring contractors directly would save money. He asked to make a visit to look over the yard. He expressed his opinion that if such a large amount of much money is spent on the project without attempting to bring down the cost, then the Board is not doing their job. The Board discussed contacting contractors directly and the needed permits and insurance. Ms. Serrato asked for direction on whether to follow through with a drive through style shed or field personnel's preference of a shed next to or in place of the current shed without a drive-through. Ms. Rodgers then made a motion to table discussion in order for Dr. Ruiz and Mr. Vaughn to participate. The motion was seconded by Ms. Perez. All voted in favor.

8. Resolution 19-07. Resolution awarding the bid for construction of an equipment barn.

No action was taken on Resolution 19-07.

9. Chloramine Booster Station – Kingsville Pump Station for Ricardo WSC 12-inch waterline.

Ms. Serrato provided information from Mr. Aaron Archer of Walker Partners and David Simons from TCEQ about using the existing chlorine and ammonia system for both Kingsville and Ricardo. Mr. Archer feels that instead of using the system for both, it would be better to redirect the Chloramine and using the system only for Ricardo. Mr. Simons also favored this option and indicated that he forwarded the plan for review by the review team. Ms. Serrato stated that this seems to be the least costly option, but time is needed for TCEQ's review. No action was taken by the Board.

10. Nueces County Project bids for Banquete Pump Station Improvements.

Ms. Serrato presented an email received this afternoon from Maria Bedia, Nueces Grant Administrator, regarding funds available for the project and the bids received at the bid opening. Ms. Bedia has asked the Texas Water Development Board about additional funds because \$614,000 remains available in grant funds. This amount is significantly less than the lowest apparent bid of \$1,004,301.60 plus an additional \$278,304 for demolition of the elevated storage tank and addition of a new hydro tank, compressor and controls for NCWC&ID #5. Ms. Bedia is waiting to hear back from TWDB. Ms. Serrato also distributed a breakdown of the bids that were received for the project by Nueces County. Nueces County Commissioner's Court will be reviewing the bids on May 8th. She explained that there is a possibility of negotiating the cost after a contractor is selected but if successful, that could result in a 25 percent reduction. The other option is for Nueces County to reject the bids and to re-bid the contract. She spoke to Robert Viera, LNV, and advised him that she will review the specs further for changes to reduce the cost. She reviewed the breakdown and noted that the \$1,004,301.60 does not include what STWA will need to do. She explained that the elevated storage tank needs to be demolished because of its condition. Bids for demolition ranged from \$82,605 to \$225,000. She added that if the project has to be put off, two hydropneumatic tanks will need to be installed before the elevated storage tank is taken out of service and demolished. She added that she will present this

information to the Nueces Water Supply Corporation and will update the STWA Board on any progress.

11. Driscoll Ground Storage Tank Rehabilitation.

Ms. Serrato stated that \$25,000 has been budgeted for rehabilitation of the Driscoll ground storage tank and presented several options for the work. Quotes were requested and range from \$5,230 to repair only the areas of concern to \$45,000 for installation of a 100% Solids Lining System. A liner has been suggested as a long-term solution and would be for the interior and does not include the exterior of the tank. Ms. Serrato stated that she is waiting for further information from NG Painting regarding the spray on liner. She also provided a sample of a hanging liner which has also been suggested. She added that she has been researching for replacing a panel but she is unsure if she can find a company to create a replacement panel. She asked the Board for input on what direction to take. After discussing the options, the Board asked Ms. Serrato to request further information on the hanging liner. No other action was taken by the Board.

12. Fiscal Year 2019 Budget Amendments.

Ms. Serrato reviewed the proposed amendments to the FY 2019 Budget. She stated that Total Revenues increased by \$37,250 based on Premium Incremental Increase Charges, Interest Earnings and Miscellaneous Revenues. Total Administrative/Operations Expenditures without Capital Outlay increased by \$16,861 primarily associated with property insurance. Capital outlay increased by \$163,044 and includes an additional \$50,000 for a total of \$100,000 for the equipment shed. Other Finance Sources increased by \$13,000 and Deficiencies of Revenues over Expenditures decreased by \$125,155 for a Net Income of \$7,278 compared to the original budget's ending balance of \$136,433. She noted that the decrease in Net Income is associated with purchases for the Cathodic Protection project such as the trackhoe, trailer and truck. She pointed out that if the Board decides not to construct the equipment shed this year, she would rather spend the \$100,000 on addressing the needed work at the Banquete Pump Station. Mr. Treviño made a motion to approve the FY 2019 Budget Amendments. Ms. Rodgers seconded. The motion carried.

13. Tax Increment Reinvestment Zone 1 – Historic Downtown Kingsville, Texas.

Ms. Serrato reported that she attended a recent Tax Increment Reinvestment Zone workshop with the City of Kingsville and Kleberg County. City Manager Jesus Garza described how the TIRZ would work. Based on Mr. Garza's explanation, Ms. Serrato developed a worksheet and provided it to the Board. The chart reflected that based on 2.65 percent growth in value, over a 30-year period STWA's total is \$127,403 and the total if all three entities participate would be \$3,000,000. At 2 percent growth STWA's total is estimated at \$95,878 and the total of the three entities is \$2,264,294. Ms. Serrato explained that the TIRZ does not require additional funds, rather it channels funds from future growth based on either assessed or collected values. She and Ms. Wagner feel it should be based on the collected amount. The TIRZ will have a five-member board and each entity should be represented by at least one member. Tom Ginter, the City's Planning & Development Services Director plans to draft a document outlining the specifics to be presented to and approved by each entity. The Board will await further information on the

document from Mr. Ginter. Ms. Serrato added that the Commissioners Court took action authorizing the County Judge to work with the County Attorney to review the information and they will meet again as a group for further action. No Board action was taken.

14. License Agreement with City of Bishop for Pump Station Facilities.

Ms. Serrato reported that the Bishop City Council is scheduled to meet tomorrow and she plans to attend the meeting. City Secretary Cynthia Contreras informed her that the License Agreement will be a topic of discussion. No action was taken by the Board.

15. Resolution 19-21. Resolution approving Annexation of Certain Lands to the South Texas Water Authority. (Crystal Lynn Barrera - Cyndie Park Unit 2, Tract Twenty-Seven (27) and Southwest Quarter (SW/4) of Tract Twenty-eight (28), Nueces County, Texas)

16. Resolution 19-22. Resolution approving Annexation of Certain Lands to the South Texas Water Authority. (Robert E. Burlison, III. – Tract 45, Cyndie Park Unit 2, Nueces County, Texas)

17. Resolution 19-23. Resolution approving Annexation of Certain Lands to the South Texas Water Authority. (Roland Bayardo and San Juana Bayardo – Tract Twenty-Two (22) and the adjoining one-half (1/2) of Tract Twenty-Three (23), Cyndie Park Unit 2, Nueces County, Texas)

18. Resolution 19-24. Resolution approving Annexation of Certain Lands to the South Texas Water Authority. (Richard L. Burlison – The Southwest 23.51 feet of Lot 9, all of lot 10 and the adjoining Northeast ½ of Lot 11, Cyndie Park Unit 2, Nueces County, Texas)

19. Resolution 19-25. Resolution approving Annexation of Certain Lands to the South Texas Water Authority. (Jose Ovidio Guzman, Jr. – Tract Two (2), Cyndie Park Unit 2, Nueces County, Texas)

Ms. Serrato stated that approval of Resolutions 19-21, 19-22, 19-23, 19-24 and 19-25 finalizes the process for annexation of these properties and recommended adoption of the five resolutions. Mr. Galvan made a motion to adopt Resolutions 19-21, 19-22, 19-23, 19-24 and 19-25. The motion was seconded by Mr. Barrera and passed unanimously.

20. Petitions for Addition of Certain Lands to the South Texas Water Authority and setting of public hearing date, time and place.

- a. Lino Moreno, Jr. and Rebecca Moreno – Tract Thirteen (13), Cyndie Park Unit 2, Nueces County, Texas
- b. Ruben Jimenez and Rosemary R. Jimenez – Tracts 36, 37, and ½ of 35, Cyndie Park Unit 2, Nueces County, Texas

Ms. Serrato stated that these two property owners are the most recent to approach the Nueces Water Supply Corporation requesting service outside of the Authority's district boundaries as a

result of the ongoing project to extend water service to the Cyndie Park area. Requesting annexation is the first step in the process to obtain service on these properties. Ms. Serrato recommended approval of Resolutions 19-26 and 19-27 to set the Public Hearing on May 28, 2019 at 5:30 p.m. at the STWA conference room.

21. **Resolution 19-26. Resolution of determination of validity of Petition for Addition of Certain Lands to the South Texas Water Authority and setting the date, time and place for a public hearing and authorizing publication of public hearing notice. (Lino Moreno, Jr. and Rebecca Moreno)**

Mr. Barrera made a motion to adopt Resolution 19-26 setting the Public Hearing on May 28, 2019 at 5:30 p.m. at the STWA conference room and authorizing publication of the public hearing notice. The motion was seconded by Mr. Treviño and passed unanimously.

22. **Resolution 19-27. Resolution of determination of validity of Petition for Addition of Certain Lands to the South Texas Water Authority and setting the date, time and place for a public hearing and authorizing publication of public hearing notice. (Ruben Jimenez and Rosemary R. Jimenez).**

Mr. Barrera made a motion to adopt Resolution 19-27 setting the Public Hearing on May 28, 2019 at 5:30 p.m. at the STWA conference room and authorizing publication of the public hearing notice. The motion was seconded by Mr. Treviño and passed unanimously.


23. **South Texas Water Authority Cross Training and Standard Operating Procedures.**

Ms. Serrato stated that staff has been reviewing the standard operating procedures currently in place. Procedures are being updated and SOPs are being created for various tasks. The procedures are near completion and will be placed in binders for access by staff.

24. **Adjournment.**

With no further business to discuss, Ms. Lowman adjourned the meeting at 7:29 p.m.

Respectfully submitted,


Frances De Leon
Assistant Secretary

ATTACHMENT 2

Treasurer's Report/Payment of Bills

SOUTH TEXAS WATER AUTHORITY
Treasurer's Report
For Period Ending April 30, 2019

STWA Water Sales:

<u>Entity</u>	<u>Water Usage (1,000 g)</u>	<u>Cost of Water from City of Corpus Christi \$2.558795 per 1000 g</u>	<u>Handling Charge @ \$0.426386/1000g</u>	<u>Incremental Increase @ \$0.426386/1000g</u>	<u>Out of District Surcharge and Pass-Thru Credit</u>	<u>Total Due</u>
Kingsville	11,316	\$28,955.32	\$4,824.98	\$0.00	\$0.00	\$33,780.31
Bishop	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Agua Dulce	1,964	\$5,026.65	\$837.62	\$0.00	\$0.00	\$5,864.27
RWSC	9,562	\$24,467.20	\$4,077.10	\$0.00	\$0.00	\$28,544.30
Driscoll	3,713	\$9,500.81	\$1,583.17	\$1,583.17	\$0.00	\$12,667.15
NCWCID #5	1,739	\$4,450.44	\$741.60	\$741.60	\$776.49	\$6,710.13
NWSC	14,350	\$36,717.58	\$6,118.45	\$0.00	\$0.00	\$42,836.03
TOTAL	42,644	\$109,118.00	\$18,182.93	\$2,324.77	\$776.49	\$130,402.19

Water Cost and Usage for Period of:

	03/31/19	to	04/30/19
City of Corpus Christi Invoice for Cost of Water Purchased:			\$103,119.45
Gallons of Water Recorded by City of Corpus Christi:			40,300,000
Gallons of Water Recorded by STWA from Customer's Master Meters:			42,644,290
Water Loss Percentage:			-5.82%

Annual Usage for FY 2019

	Annual
Gallons of Water Recorded by City of Corpus Christi:	260,000,000
Gallons of Water Recorded by STWA from Customer's Master Meters:	280,587,700
Water Loss Percentage: (year to date)	-7.92%

**REVENUE FUND
INCOME STATEMENT
FOR PERIOD ENDING APRIL 30, 2019**

58.06%

	MONTHLY	YEAR TO DATE	2019 AMENDED BUDGET	% OF 2019 AMENDED BUDGET	2018 YEAR TO DATE	2018 FINAL BUDGET
REVENUES						
Water Service Revenue	109,118	703,622	1,366,000	52%	693,951	1,330,515
Handling Charge Revenue	18,183	120,660	221,255	55%	125,094	238,500
Premium Incremental Increase	2,325	19,754	32,000	62%	21,923	46,600
Surcharge - Out of District	608	4,258	7,299	58%	3,861	6,619
Interest Income	5,633	34,140	55,250	62%	15,159	33,000
Other Revenue						
Operating & Maintenance Fees	0	0	0	0%	0	0
Miscellaneous Revenues	917	7,199	12,000	60%	1,331	29,350
TOTAL REVENUES	136,784	889,634	1,693,804	53%	861,319	1,684,584
EXPENDITURES						
Water Service Expenditures:						
Bulk Water Purchases	103,119	646,870	1,366,000	47%	667,942	1,330,515
Payroll Costs						
Salaries & Wages - Perm. Employees	28,723	176,725	315,000	56%	170,551	317,342
Salaries & Wages - Part-Time	108	744	1,495	50%	888	1,375
Overtime - NWSC	(0)	(1)	0	0%	0	0
Stand-by Pay - NWSC	0	0	0	0%	0	0
Overtime - RWSC	(0)	1	0	0%	0	0
Stand-by Pay - RWSC	0	0	0	0%	0	0
Overtime - STWA	1,287	10,839	22,500	48%	11,276	19,300
Stand-by Pay - STWA	100	750	1,300	58%	750	1,300
Employee Retirement Premiums	3,941	31,136	54,500	57%	28,914	52,561
Group Insurance Premium	13,299	95,008	169,292	56%	91,124	162,178
Unemployment Compensation	(1)	24	300	8%	1,151	1,300
Workers' Compensation	(703)	5,515	5,500	100%	3,860	6,004
Car Allowance	500	3,500	6,000	58%	3,400	5,900
Hospital Insurance Tax	277	2,005	3,817	53%	1,979	3,728
Supplies & Materials						
Repairs & Maintenance	10,858	49,979	80,000	62%	43,712	120,000
Meter Expense	0	2,350	5,000	47%	7,045	12,525
Tank Repairs	0	0	25,000	0%	0	26,140
Major Repairs	0	0	25,000	0%	0	25,000
Other Operating Expenditures:						
Professional Fees	0					
Legal	240	9,735	25,000	39%	6,148	11,500
Auditing	0	9,503	9,750	97%	9,369	9,370
Engineering	0	2,368	12,500	19%	58,901	70,000
Management & Consulting	2,500	3,585	7,500	48%	2,778	3,500
Inspection	0	1,900	4,000	48%	2,725	2,725
Leak Detection	0	0	0	0%	55,440	55,440
Banquete Overhead Tank Demolition	0	0	30,000	0%	0	0
Consum Supplies/Materials						
Postage	96	3,014	6,500	46%	3,253	6,500
Printing/Office Supplies	678	11,797	29,000	41%	16,417	26,500
Janitorial/Site Maintenance	155	2,125	6,000	35%	3,177	6,000
Fuel/Lubricants/Repairs	2,032	26,520	44,000	60%	16,158	35,000
Chemicals/Water Samples	4,593	24,746	52,500	47%	25,452	58,000
Safety Equipment	0	1,512	2,200	69%	0	1,500
Small Tools	523	1,343	2,000	67%	1,226	2,500

	MONTHLY	YEAR TO DATE	2019 AMENDED BUDGET	% OF 2019 AMENDED BUDGET	2018 YEAR TO DATE	2018 FINAL BUDGET
Recurring Operating Costs						
Telephone/Communications	2,054	12,048	20,654	58%	10,699	23,500
Utilities	8,494	45,132	102,500	44%	48,765	97,600
D & O Liability Insurance	0	1,281	3,500	37%	1,306	2,000
Property Insurance	0	47,292	47,292	100%	19,229	29,500
General Liability	0	3,196	3,200	100%	2,617	2,750
Auto Insurance	0	2,219	2,225	100%	2,050	2,051
Travel/Training/Meetings	349	3,902	10,000	39%	4,316	9,000
Rental-Equipment/Uniforms	1,002	2,518	5,000	50%	1,744	5,000
Dues/Subscriptions/Publication	3,054	11,743	22,500	52%	7,318	12,500
Pass Through Cost	0	1	400	0%	342	800
Educational Materials	0	0	0	0%	0	0
Miscellaneous						
Miscellaneous Expenditures	294	3,795	7,500	51%	3,081	6,200
Total Administrative & Operations Exp.	187,570	1,256,721	2,536,425	50%	1,335,103	2,564,604
Capital Outlay						
Capital Acquisition	17,796	202,415	398,444	51%	88,759	88,760
Engineering	0	0	5,000	0%	0	11,625
TOTAL EXPENDITURES (w/o D.S. exp.)	205,366	1,459,136	2,939,869	50%	1,423,862	2,664,989
Excess (Deficiencies) of Revenue Over Expenditures	(68,582)	(569,503)	(1,246,065)	46%	(562,543)	(980,405)
OTHER FINANCE SOURCE (USES)						
Transfer to Other Funds						
Transfer from Tax Account	0	(1,170,110)	(1,238,343)	94%	(1,024,199)	(1,086,140)
Extra Ordinary Income						
Disposition of Assets (Surplus Sale)	(2,238)	(2,238)	(15,000)	15%	(4,432)	0
TOTAL OTHER FINANCING SOURCES (USES)	(2,238)	(1,172,348)	(1,253,343)	94%	(1,028,631)	(1,086,140)
EXCESS (DEFICIENCIES) OF REVENUES OVER OTHER SOURCES (USES)						
	(66,344)	602,845	7,278		466,088	105,735
NET INCOME	(66,344)	602,845	7,278		466,088	105,735

**TAX FUND
INCOME STATEMENT
FOR PERIOD ENDING APRIL 30, 2019**

58.06%

	MONTHLY	YEAR TO DATE	2019 ADOPTED BUDGET	% OF 2019 ADOPTED BUDGET	2018 YEAR TO DATE	2018 FINAL BUDGET
REVENUES						
Ad-Valorem - Current	12,487	1,249,484	1,257,158	99%	1,051,832	1,083,000
Delinquent Tax Revenue	2,850	20,142	27,500	73%	21,636	38,000
Penalty & Interest - Tax Accounts	1,920	13,823	16,000	86%	14,411	22,600
Miscellaneous	0	94	0	0%	0	0
TOTAL TAXES & INTEREST	17,257	1,283,543	1,300,658	99%	1,087,879	1,143,600
EXPENDITURES						
Tax Collector Fees	0	46,509	38,597	120%	34,084	36,575
Appraisal Districts	0	11,433	23,718	48%	10,045	20,885
TOTAL EXPENDITURES	0	57,942	62,315	93%	44,129	57,460
Transfer to General Fund	0	1,170,110	1,238,343	94%	1,024,199	1,086,140
EXCESS REVENUES & OTHER FINANCING SOURCES OVER(UNDER) EXPENDITURES AND OTHER USES	17,257	55,491	0		19,551	0

**SPECIAL SERVICES
INCOME STATEMENT
FOR PERIOD ENDING APRIL 30, 2019**

58.06%

	MONTHLY	YEAR TO DATE	2019 ADOPTED BUDGET	% OF 2019 ADOPTED BUDGET	2018 YEAR TO DATE	2018 FINAL BUDGET
REVENUES						
Ricardo Water Supply Corporation	20,289	158,873	302,824	52%	144,909	283,605
Nueces Water Supply Corporation	21,535	158,711	285,529	56%	161,549	266,294
TOTAL REVENUES	41,824	317,585	588,353	54%	306,458	549,899
EXPENDITURES						
Personnel	23,382	182,550	319,559	57%	176,042	292,673
Overhead	20,969	170,333	268,794	63%	143,992	257,225
TOTAL EXPENDITURES	44,352	352,883	588,353	60%	320,034	549,898
EXCESS REVENUES & OTHER FINANCING SOURCES OVER(UNDER) EXPENDITURES AND OTHER USES	(2,527)	(35,298)	0		(13,576)	1

**South Texas Water Authority
Balance Sheet
April 30, 2019**

ASSETS

Current Assets

STWA - General	\$	122,710.20	
STWA - Payroll		20,647.23	
STWA - Operations		43,142.22	
Petty Cash		150.00	
TexPool - STWA General		2,778,741.12	
Due From Capital Projects Fund		86,606.29	
Due from Debt Service Fund		166.50	
Due from D.S. -Collect Service		6,762.04	
Tax Accounts Receivable		154,713.31	
Allowance for Uncollect Taxes		(66,653.05)	
Service accts receivable		191,873.02	
Interlocal Rec-Bishop		3,161.27	
Interlocal Rec-Ricardo		4,934.32	
Interlocal Rec-Nueces		7,195.08	
Interlocal Rec. - Tax Assessor		3,595.53	
Inventory		19,660.50	
Total Assets			\$ 3,377,405.58

LIABILITIES AND FUNDS EQUITY

Current Liabilities

Trade Accounts Payable	\$	175,713.83	
Salaries & Wages Payable		9,952.00	
Unemployment Comp. Pbl.		376.46	
Miscellaneous Payables		1,583.60	
Compensated Absences		19,571.30	
Deferred tax revenue		88,060.26	
Due to Debt Service Fund		673.00	
Total Liabilities			295,930.45

Fund Equity

Unassigned Fund Balance		2,438,776.18	
Assigned Fund Bal. - Inventory		19,660.50	
Current Earning		623,038.45	
Total Fund Equity			3,081,475.13
Total Liabilities & Fund Equity			\$ 3,377,405.58

South Texas Water Authority
GI Account Summary Report
As of: April 30, 2019

<u>Account Description</u>	<u>Beginning Balance</u>	<u>Debit Change</u>	<u>Credit Change</u>	<u>Net Change</u>	<u>Ending Balance</u>
Current Assets					
STWA - General	154,920.80	\$ 319,951.29	\$ (352,161.89)	\$ (32,210.60)	\$ 122,710.20
STWA - Payroll	15,207.70	40,009.59	(34,570.06)	5,439.53	20,647.23
STWA - Operations	24,076.94	50,467.65	(31,402.37)	19,065.28	43,142.22
Petty Cash	150.00	0.00	0.00	0.00	150.00
Transfers	0.00	90,000.00	(90,000.00)	0.00	0.00
TexPool - STWA General	2,754,311.04	24,430.08	0.00	24,430.08	2,778,741.12
Due From Capital Projects Fund	33,427.71	53,178.58	0.00	53,178.58	86,606.29
Due from Debt Service Fund	156.84	9.66	0.00	9.66	166.50
Due from D.S. -Collect Service	6,762.04	0.00	0.00	0.00	6,762.04
Tax Accounts Receivable	154,713.31	0.00	0.00	0.00	154,713.31
Allowance for Uncollect Taxes	(66,653.05)	0.00	0.00	0.00	(66,653.05)
Service accts receivable	238,771.76	161,093.59	(207,992.33)	(46,898.74)	191,873.02
Interlocal Rec-Bishop	2,303.87	857.40	0.00	857.40	3,161.27
Interlocal Rec-Ricardo	6,135.77	4,934.31	(6,135.76)	(1,201.45)	4,934.32
Interlocal Rec-Nueces	15,732.39	7,195.07	(15,732.38)	(8,537.31)	7,195.08
Interlocal Rec. - Tax Assessor	5,192.78	3,595.53	(5,192.78)	(1,597.25)	3,595.53
Inventory	19,660.50	0.00	0.00	0.00	19,660.50
Total Assets	3,364,870.40	755,722.75	(743,187.57)	12,535.18	3,377,405.58
Current Liabilities					
Trade Accounts Payable	(116,587.77)	352,612.54	(411,738.60)	(59,126.06)	(175,713.83)
Salaries & Wages Payable	(4,976.00)	4,976.00	(9,952.00)	(4,976.00)	(9,952.00)
Hospital Ins Tax Payable	0.00	1,380.95	(1,380.95)	0.00	0.00
Withholding Taxes Payable	0.00	4,392.29	(4,392.29)	0.00	0.00
Emply Retire Prem Payable	0.00	11,869.80	(11,869.80)	0.00	0.00
Unemployment Comp. Pbl.	(500.19)	129.69	(5.96)	123.73	(376.46)
Miscellaneous Payables	(1,580.03)	9,729.27	(9,732.84)	(3.57)	(1,583.60)
Compensated Absences	(19,571.30)	0.00	0.00	0.00	(19,571.30)
Deferred tax revenue	(88,060.26)	0.00	0.00	0.00	(88,060.26)
Due to Debt Service Fund	(504.75)	0.00	(168.25)	(168.25)	(673.00)
Total Liabilities	(231,780.30)	385,090.54	(449,240.69)	(64,150.15)	(295,930.45)
Fund Equity					
Unassigned Fund Balance	(2,438,776.18)	0.00	0.00	0.00	(2,438,776.18)
Assigned Fund Bal. - Inventory	(19,660.50)	0.00	0.00	0.00	(19,660.50)
Total Fund Equity	(2,458,436.68)	0.00	0.00	0.00	(2,458,436.68)
Totals	674,653.42	\$ 1,140,813.29	\$ (1,192,428.26)	\$ (51,614.97)	\$ 623,038.45

**DEBT SERVICE FUND
INCOME STATEMENT
FOR PERIOD ENDING APRIL 30, 2019**

58.06%

			2019	% OF 2019		
	MONTHLY	YEAR TO DATE	ADOPTED BUDGET	ADOPTED BUDGET	2018 YEAR TO DATE	2018 FINAL BUDGET
REVENUES						
Ad-Valorem - Current	3,454	345,628	364,889	95%	343,050	353,210
Delinquent Tax Revenue	933	6,276	7,000	90%	6,886	12,125
Penalty & Interest - Tax Accounts	561	3,542	5,500	64%	4,172	6,500
Out-of-District Surcharge	168	1,178	2,019	58%	1,259	2,159
Interest on Temporary Investments	640	2,673	3,250	82%	1,586	3,550
Miscellaneous	0	0	0	0%	0	0
TOTAL TAXES & INTEREST	5,756	359,296	382,658	94%	356,954	377,544
OTHER FINANCING SOURCES						
Excess Bond Proceeds	0	0	0	0%	0	0
TOTAL OTHER FINANCE SOURCES	0	0	0		0	377,544
TOTAL REVENUE AND OTHER FINANCE SOURCES	5,756	359,296	382,658	94%	356,954	377,544
EXPENDITURES						
Fiscal Agent Fees	0	100	200	50%	100	200
Bond Interest Expense	0	61,175	122,350	50%	63,375	126,750
Bond Principal Payments	0	0	225,000	0%	0	220,000
Tax Collector Fees	0	12,865	10,739	120%	11,169	11,966
Appraisal District Fees	0	3,162	6,600	48%	3,439	6,836
Miscellaneous	0	0	0	0%	0	0
TOTAL EXPENDITURES	0	77,302	364,889	21%	78,083	365,752
EXCESS REVENUES OVER(UNDER) EXPENDITURES AND OTHER USES						
	5,756	281,994	17,769		278,871	11,792

**STWA Debt Service Fund
Balance Sheet
April 30, 2019**

ASSETS

Current Assets

Debt Service Acct. - TexPool	\$ 322,199.27
Due from General	673.00
Interlocal Rec.-Tax Assessors	1,042.41
Taxes Receivable	50,811.55
Allowance for Uncollectibles	(8,581.46)

Total Current Assets 366,144.77

Other Assets

Total Other Assets 0.00

Total Assets \$ 366,144.77

LIABILITIES AND FUNDS EQUITY

Current Liabilities

Deferred Tax Revenue	\$ 42,230.09
Due to General Fund	6,928.55

Total Current Liabilities 49,158.64

Long-Term Liabilities

Total Long-Term Liabilities 0.00

Total Liabilities 49,158.64

Funds Equity

Fund Balance	34,991.97
Net Income	281,994.16

Total Funds Equity 316,986.13

Total Liabilities & Funds Equity \$ 366,144.77

STWA Debt Service Fund
 Gl Account Summary Report
 As of: April 30, 2019

<u>Account Number</u>	<u>Account Description</u>	<u>Beginning Balance</u>	<u>Debit Change</u>	<u>Credit Change</u>	<u>Net Change</u>	<u>Ending Balance</u>
10400	Debt Service Acct. - TexPool	316,181.65	\$ 6,017.62	\$ 0.00	\$ 6,017.62	\$ 322,199.27
12200	Due from General	504.75	168.25	0.00	168.25	673.00
13001	Interlocal Rec.-Tax Assessor	1,462.48	1,042.41	(1,462.48)	(420.07)	1,042.41
13300	Taxes Receivable	50,811.55	0.00	0.00	0.00	50,811.55
13301	Allowance for Uncollectibles	(8,581.46)	0.00	0.00	0.00	(8,581.46)
21700	Deferred Tax Revenue	(42,230.09)	0.00	0.00	0.00	(42,230.09)
24000	Due to General Fund	(6,918.89)	0.00	(9.66)	(9.66)	(6,928.55)
39100	Fund Balance	(34,991.97)	0.00	0.00	0.00	(34,991.97)
	Totals	<u>276,238.02</u>	\$ <u>7,228.28</u>	\$ <u>(1,472.14)</u>	\$ <u>5,756.14</u>	\$ <u>281,994.16</u>

**CAPITAL PROJECTS FUND
INCOME STATEMENT
FOR PERIOD ENDING APRIL 30, 2019**

58.06%

	MONTHLY	YEAR TO DATE	2019 ADOPTED BUDGET	% OF 2019 ADOPTED BUDGET	2018 YEAR TO DATE	2018 FINAL BUDGET
REVENUES						
Bond Proceeds	0	0	0	0%	0	0
Interest Income	1,961	13,641	17,500	78%	9,628	17,300
TOTAL REVENUE AND OTHER FINANCE SOURCES	1,961	13,641	17,500	78%	9,628	17,300
 EXPENDITURES						
Right of Way Acquisition	0	0	7,264	0%	0	0
Engineering Fees	0	0	245,594	0%	5,400	5,400
Construction Costs				0%	228,484	228,484
a) 42" Line-Cathodic Protection	53,179	104,603	305,977	52%	0	0
Pipeline Condition Assessment	0	0	199,395	0%	0	0
Legal & Administrative Fees	0	0	181,712	0%	0	0
Cost of Bond Issuance	0	0	0	0%	0	0
Miscellaneous Fees	<u>0</u>	<u>0</u>	<u>0</u>	0%	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	53,179	104,603	939,942	11%	233,884	233,884
 EXCESS REVENUES OVER(UNDER) EXPENDITURES AND OTHER USES						
	(51,218)	(90,962)	(922,442)		(224,256)	(216,584)

**CATHODIC PROTECTION
FY2019**

	Payroll	Materials	Total
October 2018	\$3,950.61	\$1,914.11	\$5,864.72 Due from Capital Projects Fund
November 2018	\$4,716.62	\$2,568.87	\$7,285.49 Due from Capital Projects Fund
December 2018	\$4,715.54	\$131.12	\$4,846.66 Due from Capital Projects Fund
January 2019	\$8,156.79	\$1,079.47	\$9,236.26 Due from Capital Projects Fund
February 2019	\$9,022.22	\$381.59	\$9,403.81 Due from Capital Projects Fund
March 2019	\$12,549.21	\$2,238.44	\$14,787.65 Due from Capital Projects Fund
April 2019	<u>\$9,192.06</u>	<u>\$43,986.52</u>	<u>\$53,178.58</u> Due from Capital Projects Fund
Totals	\$52,303.04	\$52,300.12	\$104,603.16

Payroll Costs - CP Tech #1

	October 2018	November 2018	December 2018	January 2019	February 2019	March 2019	April 2019	Year to Date Total
Payroll	\$2,660.00	\$3,200.00	\$3,200.00	\$4,800.00	\$3,260.00	\$4,935.00	\$3,290.00	\$22,055.00
Medicare	\$38.57	\$46.40	\$46.40	\$69.60	\$47.27	\$71.56	\$47.70	\$319.80
Retirement	\$199.50	\$240.00	\$240.00	\$360.00	\$244.50	\$370.13	\$279.65	\$1,654.13
Worker's Comp	\$98.08	\$117.99	\$117.99	\$176.98	\$120.20	\$181.96	\$121.31	\$813.19
Texas Workforce	\$24.00	\$57.60	\$56.52	\$86.40	\$3.26	\$4.94	\$3.29	\$232.72
Health	\$930.46	\$1,014.28	\$1,014.28	\$1,014.28	\$1,014.28	\$1,014.28	\$1,014.28	\$6,001.86
LTD/ADD/Life	\$0.00	\$40.35	\$40.35	\$40.35	\$40.35	\$40.35	\$40.35	\$201.75
Total	\$3,950.61	\$4,716.62	\$4,715.54	\$6,547.61	\$4,729.86	\$6,618.22	\$4,796.58	\$36,075.03

Payroll Costs - CP Tech #2

	October 2018	November 2018	December 2018	January 2019	February 2019	March 2019	April 2019	Year to Date Total
Payroll	\$0.00	\$0.00	\$0.00	\$1,152.00	\$2,880.00	\$4,333.50	\$2,907.00	\$11,272.50
Medicare	\$0.00	\$0.00	\$0.00	\$16.36	\$41.76	\$62.84	\$42.15	\$163.11
Retirement	\$0.00	\$0.00	\$0.00	\$84.62	\$216.00	\$325.01	\$290.71	\$916.34
Worker's Comp	\$0.00	\$0.00	\$0.00	\$42.48	\$106.19	\$159.78	\$107.18	\$415.63
Texas Workforce	\$0.00	\$0.00	\$0.00	\$10.15	\$2.88	\$4.33	\$2.91	\$20.27
Health	\$0.00	\$0.00	\$0.00	\$294.48	\$1,014.28	\$1,014.28	\$1,014.28	\$3,337.32
LTD/ADD/Life	\$0.00	\$0.00	\$0.00	\$9.09	\$31.25	\$31.25	\$31.25	\$102.84
Total	\$0.00	\$0.00	\$0.00	\$1,609.18	\$4,292.36	\$5,930.99	\$4,395.48	\$16,228.01

**CATHODIC PROTECTION
MATERIALS**

Account	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
52101	Repairs & Maint-42" line	10/1/18			Beginning Balance			
52101	Repairs & Maint-42" line	10/15/18	6296006	PJ	FERGUSON ENTERPRISES, INC #61 - MASTIC	277.50		
52101	Repairs & Maint-42" line	10/19/18	9940219042	PJ	W. W. Grainger, Inc. - AIR CHISEL SCALER, MULTIMETER	730.26		
52101	Repairs & Maint-42" line	10/23/18	121102	PJ	CITIBANK CORPORATE CARD - Wire dispenser, wiere, electrode, Cu-Sulfate	441.35		
52101	Repairs & Maint-42" line	10/23/18	9943313024	PJ	W. W. Grainger, Inc. - chisel	11.07		
52101	Repairs & Maint-42" line	10/26/18	608959	PJ	CITIBANK CORPORATE CARD - Harbor Freight Tools CP	46.38		
52101	Repairs & Maint-42" line	10/26/18	S100193768.001	PJ	CORPUS CHRISTI ELECT. CO - Splice kit, wire, tape etc.	407.55		
52101	Repairs & Maint-42" line				Current Period Change	1,914.11		1,914.11
		10/31/18			Ending Balance			1,914.11
Account	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
52101	Repairs & Maint-42" line	11/1/18			Beginning Balance			
52101	Repairs & Maint-42" line	11/5/18	S100195733.001	PJ	CORPUS CHRISTI ELECT. CO - Fuse- CP Rectifiers	152.20		
52101	Repairs & Maint-42" line	11/6/18	8536808	PJ	CITIBANK CORPORATE CARD - CP Supplies- Tools and Accessories	370.02		
52101	Repairs & Maint-42" line	11/7/18	9958831282	PJ	W. W. Grainger, Inc. - Canvas Cover	164.69		
52101	Repairs & Maint-42" line	11/8/18	10650443	PJ	McCOY'S BUILDING SUPPLY CENTER - CP Supplies	15.48		
52101	Repairs & Maint-42" line	11/9/18	2786209	PJ	LOWE'S BUSINESS ACCOUNT - shoval, tarp straps, ratchet bag, ladder	272.54		
52101	Repairs & Maint-42" line	11/16/18	6380664	PJ	LOWE'S BUSINESS ACCOUNT - Test leads	15.19		
52101	Repairs & Maint-42" line	11/19/18	10650786	PJ	McCOY'S BUILDING SUPPLY CENTER - Fogger and screws-	18.32		
52101	Repairs & Maint-42" line	11/28/18	05435	PJ	LOWE'S BUSINESS ACCOUNT - Cord Storage and Plastic Clamps CP	9.85		
	Thompson Pipe Grinders	11/16/18				1,083.60		
	Corpro Companies	11/26/18				466.98		
	Repairs & Maint-42" line				Current Period Change	2,568.87		2,568.87
		11/30/18			Ending Balance			4,482.98
Account	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
52101	Repairs & Maint-42" line	12/1/18			Beginning Balance			
52101	Repairs & Maint-42" line	12/6/18	05402	PJ	LOWE'S BUSINESS ACCOUNT - CP - Tools	50.27		
52101	Repairs & Maint-42" line	12/10/18	0592-303691	PJ	O'REILLY AUTO SUPPLY - Filter Wrench -CP use	11.99		
52101	Repairs & Maint-42" line	12/21/18	0592-305470	PJ	O'REILLY AUTO SUPPLY - track hoe items	47.99		
52101	Repairs & Maint-42" line	12/27/18	06328	PJ	LOWE'S BUSINESS ACCOUNT - CP TOOLS	20.87		
52101	Repairs & Maint-42" line				Current Period Change	131.12		131.12
		12/31/18			Ending Balance			4,614.10
Account	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
52101	Repairs & Maint-42" line	1/1/19			Beginning Balance			
52101	Repairs & Maint-42" line	1/2/19	010105	PJ	CITIBANK CORPORATE CARD - Kubota L3901 Tractor with loader Rental	525.00		
52101	Repairs & Maint-42" line	1/11/19	01-11-19	PJ	Petty Cash - CP - CC Electronics - clips	31.00		
52101	Repairs & Maint-42" line	1/15/19	05141	PJ	LOWE'S BUSINESS ACCOUNT - CP washer bolts Nuts, and tool box	74.97		
52101	Repairs & Maint-42" line	1/21/19	0592-309884	PJ	O'REILLY AUTO SUPPLY - Adapter- CP	14.99		
52101	Repairs & Maint-42" line	1/21/19	02779	PJ	LOWE'S BUSINESS ACCOUNT - TOOL BAGS MATERIALS	95.03		
52101	Repairs & Maint-42" line	1/23/19	87290634	PJ	PRAXAIR DISTRIBUTION INC - Welder's helmet	239.95		
52101	Repairs & Maint-42" line	1/24/19	35767	PJ	CITIBANK CORPORATE CARD - tools- bolts, gang blank cover	62.55		
52101	Repairs & Maint-42" line	1/28/19	0592-311134	PJ	O'REILLY AUTO SUPPLY - Battery charger	35.98		
52101	Repairs & Maint-42" line				Current Period Change	1,079.47		1,079.47
		1/31/19			Ending Balance			5,693.57

Account	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
		2/1/19			Beginning Balance			
52101	Repairs & Maint-42" line	2/1/19	S100202542	PJ	CORPUS CHRISTI ELECT. CO - cathodic wire	351.00		
52101	Repairs & Maint-42" line	2/11/19	10653727	PJ	McCOY'S BUILDING SUPPLY CENTER - Masonry cement type S, marking spray	20.03		
52101	Repairs & Maint-42" line	2/26/19	10654249	PJ	McCOY'S BUILDING SUPPLY CENTER - winged wire nuts	10.56		
52101	Repairs & Maint-42" line				Current Period Change	381.59		381.59
		2/28/19			Ending Balance			6,075.16

Account	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
		3/1/19			Beginning Balance			
52101	Repairs & Maint-42" line	3/1/19	544566 RI	PJ	CORRPRO COMPANIES, INC. - Test Stations Actual pipe with Electrical	422.11		
52101	Repairs & Maint-42" line	3/5/19	140654437	PJ	McCOY'S BUILDING SUPPLY CENTER - CP Sand	19.65		
52101	Repairs & Maint-42" line	3/5/19	10654440	PJ	McCOY'S BUILDING SUPPLY CENTER - Cement CP	28.49		
52101	Repairs & Maint-42" line	3/8/19	S100205273.001	PJ	CORPUS CHRISTI ELECT. CO - Splice kit	215.00		
52101	Repairs & Maint-42" line	3/12/19	544855	PJ	TRACTOR SUPPLY CREDIT PLAN - Flux Coat Bronze-Brazing Rod not for welding but for	16.99		
52101	Repairs & Maint-42" line	3/18/19	10654840	PJ	McCOY'S BUILDING SUPPLY CENTER - CP Test Stations, Treated pine	54.20		
52101	Repairs & Maint-42" line	3/19/19	06515	PJ	LOWE'S BUSINESS ACCOUNT - Wire connectors- CP Test Stations	17.82		
52101	Repairs & Maint-42" line	3/19/19	03192019	PJ	W. W. Grainger, Inc. - silicone sealant	4.08		
52101	Repairs & Maint-42" line	3/19/19	1346616682	PJ	W. W. Grainger, Inc. - Color reflector 3" (50)	86.50		
52101	Repairs & Maint-42" line	3/20/19	10654907	PJ	McCOY'S BUILDING SUPPLY CENTER - screws/bolts ? CP	8.67		
52101	Repairs & Maint-42" line	3/20/19	S100207104.001	PJ	CORPUS CHRISTI ELECT. CO - CP Test Stations- straps / bolts	124.98		
52101	Repairs & Maint-42" line	3/28/19	2800094	PJ	LOWE'S BUSINESS ACCOUNT - test stations self tap screws and lumber	91.09		
52101	Repairs & Maint-42" line	3/29/19	547823 RI	PJ	CORRPRO COMPANIES, INC. - Cott Big Fink - Test Stations. Actual piping for the Test Stati	1,148.86		
52101	Repairs & Maint-42" line				Current Period Change			2,238.44
		3/31/19			Ending Balance			8,313.60

Account	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
		4/1/19			Beginning Balance			
52101	Repairs & Maint-42" line	4/8/19	9139710363	PJ	W. W. Grainger, Inc. - Color reflectors for Test Stations	69.20		
52101	Repairs & Maint-42" line	4/9/19	88728715	PJ	PRAXAIR DISTRIBUTION INC - Welding Rods CP-50pounds	170.00		
52101	Repairs & Maint-42" line	4/9/19	S100208710.001	PJ	CORPUS CHRISTI ELECT. CO - Test Stations materials	98.85		
52101	Repairs & Maint-42" line	4/30/19	CD990014924	PJ	THOMPSON PIPE GROUP-PRESSURE - Bonding clips (200)	1,023.47		
11900	Corrpro Companies	4/16/19	549948 RI	PJ	CORRPRO COMPANIES, INC. - 500 Anodes	42,625.00		
52101	Repairs & Maint-42" line				Current Period Change			43,986.52
		4/30/19			Ending Balance			52,300.12

**STWA Capital Projects Fund
Balance Sheet
April 30, 2019**

ASSETS

Current Assets

TexSTAR - Construction Fund	\$ 986,074.52	
Total Current Assets		986,074.52

Property and Equipment

Total Property and Equipment		0.00

Other Assets

Total Other Assets		0.00

Total Assets	\$ 986,074.52	
		986,074.52

LIABILITIES AND FUNDS EQUITY

Current Liabilities

Due to General Fund	\$ 86,606.29	
Total Current Liabilities		86,606.29

Long-Term Liabilities

Total Long-Term Liabilities		0.00

Total Liabilities		86,606.29

Fund Balance

Fund Balance	990,430.19	
Net Income	(90,961.96)	

Total Fund Balance		899,468.23

Total Liabilities & Fund Balance	\$ 986,074.52	
		986,074.52

STWA Capital Projects Fund
 GI Account Summary Report
 As of: April 30, 2019

<u>Account Number</u>	<u>Account Description</u>	<u>Beginning Balance</u>	<u>Debit Change</u>	<u>Credit Change</u>	<u>Net Change</u>	<u>Ending Balance</u>
11300	TexSTAR - Construction	984,113.61	\$ 1,960.91	\$ 0.00	\$ 1,960.91	\$ 986,074.52
2400	Due to General Fund	(33,427.71)	0.00	(53,178.58)	(53,178.58)	(86,606.29)
39100	Fund Balance	(990,430.19)	0.00	0.00	0.00	(990,430.19)
Totals		<u>(39,744.29)</u>	<u>\$ 1,960.91</u>	<u>\$ (53,178.58)</u>	<u>\$ (51,217.67)</u>	<u>\$ (90,961.96)</u>

**SOUTH TEXAS WATER AUTHORITY
2012 BOND ELECTION**

Cost of Bond Issuance:	\$107,386.40	
Proposition #1: REGIONAL WATERLINE	\$1,900,000.00	36.54%
Proposition #2: KINGSVILLE PUMP STATION	\$2,925,000.00	56.25%
Proposition #3: BISHOP FACILITY	<u>\$375,000.00</u>	<u>7.21%</u>
TOTAL BOND PROCEEDS:	\$5,307,386.40	100.00%

Cost of Bond Issuance		
Financial Advisory Fee (First Southwest)	\$30,385.00	
Computer Structure Fee (for bidding securities)	\$6,000.00	
Bond Counsel - Leroy Grawunder (MP&H)	\$39,000.00	
Attorney General - State Fees and Review	\$5,110.00	
Standard & Poor's - Rating Agency	\$11,000.00	
Paying Agent - Bank processing bonds/paid semi annually	\$200.00	
Document Preparation/Printing	\$5,000.00	
Miscellaneous	\$1,973.90	
Accrued Interest - use to make first Debt Payment	<u>\$8,717.50</u>	
TOTAL Cost of Bond Issuance	\$107,386.40	

Proposition #1: REGIONAL WATERLINE

36.54%

	Engineer Estimate	Contract Amount	Percent Expended	Amount Expended	Amount Remaining
TOTAL PROPOSITION #1:	\$1,900,000.00				
Construction: Lewis Construction		\$1,035,100.00		\$1,035,100.00	
Change Order #1		\$4,320.85		\$4,320.85	
Change Order #2		\$30,815.17		\$30,815.17	
Change Order #3		-\$5,100.00		-\$5,100.00	
Change Order #4		\$13,954.16		\$13,954.16	
		<u>\$1,079,090.18</u>	100.00%	<u>\$1,079,090.18</u>	
ROW Acquisition:		<u>\$60,541.31</u>	100.00%	<u>\$60,541.31</u>	
		\$1,139,631.49		\$1,139,631.49	\$760,368.51
HDR Pipeline Condition Assessment		\$105,900.00	100.00%	\$105,900.00	
HDR LAS Booster -Driscoll		\$71,100.00	100.00%	\$71,100.00	
LAS Booster - Construction		\$369,000.00			
Change Order #1		\$45,586.84			
Change Order #2		\$1,705.00			
Change Order #3		\$10,650.00			
		<u>\$426,941.84</u>	100.00%	\$426,941.84	
Rock Engineering		\$1,051.00		\$1,051.00	
Rock Engineering		\$2,026.00		\$2,026.00	
				<u>\$430,018.84</u>	
Non-Construction Related Costs:		<u>\$36,076.45</u>	100.00%	<u>\$36,076.45</u>	<u>\$0.00</u>
TOTAL Proposition #1	\$1,900,000.00	\$1,782,726.78		\$1,782,726.78	\$117,273.22

Proposition #2: KINGSVILLE PUMP STATION

56.25%

	Engineer Estimate	Contract Amount	Percent Expended	Amount Expended	Amount Remaining
TOTAL PROPOSITION #2	\$2,925,000.00				
ROW Acquisition:					
Construction Related Costs:	\$2,242,000.00				
Ground Storage Tank - PreLoad		\$1,248,602.55 *	100.00%	\$1,206,897.95	
Final - Payment #8				<u>\$41,704.60</u>	
				\$1,248,602.55	-\$1,248,602.55
New Pumps - ACP		\$295,000.00		\$295,000.00	
Change Order #1		\$12,310.75		\$12,310.75	
Odessa Pumps		<u>\$20,162.00</u>		<u>\$20,162.00</u>	
		\$327,472.75	100.00%	\$327,472.75	-\$327,472.75
Emergency Generator		\$123,586.38	100.00%	\$123,586.39	-\$123,586.39
Engineering Costs:	\$560,500.00				
Engineering - GST*		\$234,800.00	100.00%	\$234,800.00	
Engineering - GST additional work by HDR		\$48,000.00	100.00%	\$48,000.00	
Engineering - Pump Station		\$91,600.00	100.00%	\$91,600.00	
Rock Engineering, Inc.				\$1,121.00	
LNV - Generator		\$30,000.00	100.00%	<u>\$30,000.00</u>	
				\$405,521.00	\$154,979.00
Non-Construction Related Costs:	\$122,500.00	<u>\$60,404.85</u>		<u>\$60,404.85</u>	<u>\$62,095.15</u>
TOTAL Proposition #2	\$2,925,000.00	\$2,164,466.53		\$2,165,587.54	<u>\$759,412.46</u>

*Reduced by Change Order #1

Proposition #3: BISHOP FACILITY

7.21%

	Engineer Estimate	Contract Amount	Percent Expended	Amount Expended	Amount Remaining
Construction: Mercer	\$277,100.00	\$109,900.00	100.00%	\$117,596.50	\$159,503.50
Change Order: Painting building		\$3,996.00			
Change to WYE		<u>\$3,700.00</u>			
		\$117,596.00			
Construction Related Costs:	\$69,300.00	\$52,200.00	100.00%	\$52,200.00	\$17,100.00
LNV Engineering					
Non-Construction Related Costs:	<u>\$28,600.00</u>	<u>\$13,330.35</u>	100.00%	<u>\$13,330.35</u>	<u>\$15,269.65</u>
TOTAL Proposition #3	\$375,000.00	\$183,126.35		\$183,126.85	<u>\$191,873.15</u>

TOTAL \$1,068,558.83

INV DATE	VENDOR	INV #	DESCRIPTION	STATUS	AMOUNT
4/16/2019	Corrpro	549948 RI	Anodes	pending	\$42,625.00
4/21/2019	Gross Solutions		2 Spare Controllers	pending	\$1,996.00
4/24/2019	Hilltop Securities		2019 SEC Disclosure Rpt.	pending	\$2,500.00
4/30/2019	Willatt & Flickinger, PLLC		April Legal	pending	\$240.00
5/8/2019	City of Corpus Christi		April water	pending	\$103,119.45
5/17/2019	Ramiro Canales - NC Appraisal Dist.	63019	3rd Quarter Allocation	pending	<u>\$1,953.00</u>
					\$152,433.45



Stronger. Safer. Infrastructure.

Corpro

Remit to:
Corpro Companies, Inc.
P.O. Box 674173
Dallas, TX 75267-4173
Tel: 330.723.5082
Fax: 330.722.7654

ACH:
Corpro Companies, Inc.
BBVA Compass Bank
ABA: 113010547
ACCT: 2520837836

INVOICE

Invoice #	549948 RI
Order #	174085 SO
Page Number	1 of 1
Date	4/16/2019
Customer #	2425011
Business Unit	3403014

Sold To : SOUTH TEXAS WATER AUTHORITY
P.O. BOX 1701
KINGSVILLE TX 78364
UNITED STATES

Ship To : SOUTH TEXAS WATER AUTHORITY
2302 E. SAGE RD
KINGSVILLE TX 78363
UNITED STATES

Request Date	Customer P.O.	Shipping Terms	Ship : FREIGHT ALLOWED (INCLUDED)				
4/17/2019	12461	Freight Prepaid	Inst :				
Line	Req Dt	Description	Item Number	UOM	Qty Shipped	Price	Extended Price
Armando 361-592-9323							
ayruegas@stwa.org							
REQUEST DELIVERY ON A FLAT-BED							
1.000	4/17/2019	ANODE ZN 30# 2X2X30 PKGD W/20' #12 TW SOLID BLACK	54073139	EA	500.00	85.25	42,625.00
2.000	4/17/2019	04.15.2019 CRPR 2158240 HUSKY TRUCKING	FREIGHT	LS	1.00	0.00	

RECEIVED

APR 22 2019

SOUTH TEXAS WATER AUTHORITY

POSTED

Tax Info	Rate	Taxable amount	Tax
----------	------	----------------	-----

American Express / Discover
Visa / Master Card
Accepted

Subtotal:	
Tax:	
Total:	42,625.00
Currency:	USD

Terms : Net 30 Days
Net Due Date 5/16/2019

GROSS SOLUTIONS

INVOICE

3807 Dolphin Lane
La Porte, Texas 77571
281-433-3091

INVOICE #: 2453

DATE: 4/13/2019

TO:

STWA
PO 1701
Kingsville, Texas 78364

P.O. # 12467

Terms	Customer PO. No.
	12467

QUANTITY	DESCRIPTION	CLASS	RATE	AMOUNT
2	OPTO-22 SNAP-PAC controllers	SCADA	998.00	1,996.00
		SCADA	8.25%	0.00

521
POSTED
4/29/19

Total	\$1,996.00
--------------	------------

Make all checks payable to: Gross Solutions
If you have any questions concerning this invoice, call:
John Gross, 281-433-3091

1201 Elm Street
Suite 3500
Dallas, Texas 75270

214-953-4037 Direct
214-953-4050 Fax

Tanya Calvit
Director

tanya.calvit@hilltopsecurities.com

FEE STATEMENT

Attn: Ms. Carola Serrato
Executive Director
South Texas Water Authority
Post Office Box 1701
Kingsville, TX 78364-1701

April 24, 2019

Continuing Disclosure Fee

For services rendered in connection with the preparation and delivery of the Fiscal Year Ending September 30, 2018 Annual Disclosure Report(s) to EMMA.

General Obligation	\$	2,500.00
Total	\$	2,500.00

Kindly remit payment to: **Hilltop Securities Inc.**
Reference: **HTS Continuing Disclosure Services**
Attn: **Tanya Calvit**
1201 Elm Street
Suite 3500
Dallas, Texas 75270

POSTED

Should you have any questions regarding the above, please contact Anne Entrekin or Tanya Calvit at (214) 953-4000.

We greatly appreciate your business and look forward to assisting you in your future efforts.

WILLATT & FLICKINGER, PLLC
ATTORNEYS AT LAW

12912 HILL COUNTRY BLVD., SUITE F-232 • AUSTIN, TEXAS 78738 • (512) 476-6604 • FAX (512) 469-9148

April 30, 2019

Ms. Carola Serrato
Executive Director
South Texas Water Authority
P.O. Box 1701
Kingsville, Texas 78364-1701

FOR PROFESSIONAL SERVICES RENDERED since the date of last billing:

GENERAL

BILL FLICKINGER

- 04/11/19 Receive, review and respond to email from Carola Serrato on no response from City of Bishop and Mr. Benadum on proposed license agreement. (0.2 Hours).
- 04/22/19 Receive, review and respond to email from Carola Serrato on status of license agreement with the City of Bishop and next City of Bishop Council meeting. (0.2 Hours).
- 04/24/19 Receive and review email from Carola Serrato on cancellation of tonight's City of Bishop Council meeting. (0.2 Hours).
- 04/25/19 Telephone conference with Carola Serrato on surplus property sale. (0.2 Hours).

Attorney BF: 0.8 Hours

Attorney BF: 0.8 Hours @ \$300.00 per hour \$240.00

Attorney MM: 0 Hours @ \$300.00 per hour

Legal Assistant AN: 0 Hours @ \$95.00 per hour

TOTAL AMOUNT DUE \$240.00

POSTED



**CITY OF
CORPUS
CHRISTI**

Monthly Statement of Utility Services
City of Corpus Christi
P.O. Box 9257 • Corpus Christi, TX 78469-9257
(361) 826-CITY • www.cctexas.com

Account Number: 20004093
Statement Date: 5/8/2019
Due Date: 5/29/2019
Page: Page 1 of 2

SERVICE INFORMATION

Account Name: SOUTH TX WATER AUTH
Account Number: 20004093
Service Address: 0 END DR WTR5 RAW
Account Type: PA
Invoice Number: 2316256

QUESTIONS ABOUT YOUR BILL?

Customer Call Center
Monday - Friday:
7:00am - 6:00pm
(361) 826-CITY(2489)
WWW.CCTEXAS.COM

IMPORTANT MESSAGES

The Utility Business Office will resume the normal practice of disconnections for delinquent accounts beginning on June 3, 2019. During the month of May, UBO office hours will be extended from 8:00 a.m. to 6:00 p.m. on Monday, Tuesday and Wednesday. We will be closed Memorial Day. If you need assistance establishing a payment plan, please call 826-CITY or email us at uboresolutions@cctexas.com

POSTED

ACCOUNT SUMMARY

PREVIOUS BALANCE \$96,007.45
TOTAL PAID SINCE LAST BILL -\$96,007.45
NEW CHARGES
WATER \$62,295.55
RWCA \$1.013/TGAL \$40,823.90
TOTAL WATER \$103,119.45
NEW CHARGES DUE BY 5/29/2019: \$103,119.45
AMOUNT DUE \$103,119.45

PLEASE ALLOW 5 BUSINESS DAYS BEFORE DUE DATE TO ENSURE PROPER CREDIT.

RECEIVED

MAY 15 2019

SOUTH TEXAS WATER AUTHORITY

KEEP TOP PORTION FOR YOUR RECORDS AND RETURN BOTTOM STUB WITH YOUR PAYMENT.



**CITY OF
CORPUS
CHRISTI**

P.O. Box 9257 • Corpus Christi, TX 78469-9257
(361) 826-CITY • www.cctexas.com



Service Address: 0 END DR WTR5 RAW
Cycle-Route #: 01-60

Account Number	Due Date	Amount Due
20004093	5/29/2019	\$103,119.45

AMOUNT DUE IF PAID AFTER 5/29/2019 \$108,275.42

AMOUNT ENCLOSED \$

MAKE CHECKS PAYABLE TO: CITY OF CORPUS CHRISTI

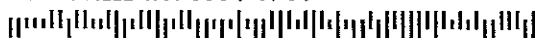
When making payment in person, please bring this stub.

Working to Serve YOU Better.

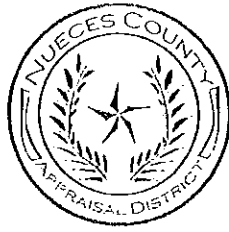


SOUTH TX WATER AUTH
P O BOX 1701
KINGSVILLE TX 78364-1701

CITY OF CORPUS CHRISTI
PO BOX 659880
SAN ANTONIO TX 78265-9143



200040930103119456



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MAY 17 2019

SOUTH TEXAS WATER AUTHORITY

*Nueces County Appraisal District
201 N. Chaparral, Ste. 206
Corpus Christi, Texas 78401-2503*

Ramiro "Ronnie" Canales

Nueces County Chief Appraiser

*Office: (361) 881-9978
Fax: (361) 887-6721
info@nuecescad.net*

NUECES COUNTY APPRAISAL DISTRICT
2019 BUDGET ALLOCATION

INVOICE 063019

Taxing Unit: South Texas Water Authority
Due Date: June 30, 2019
3rd Quarter: \$1,953

POSTED

ANTICIPATED (BUDGETED) vs. ACTUAL WATER RATE CHARGED

	ANTICIPATED (BUDGETED) CHARGES			ACTUAL CHARGES			Difference: Actual vs. Budgeted
	Handling Charge	CC Cost	Total	Handling Charge	CC Cost	Total	
Oct-18	\$0.426386	\$2.3962	\$2.8226	\$0.426386	\$2.400926	\$2.827312	\$0.0047
Nov-18	\$0.426386	\$2.3978	\$2.8242	\$0.426386	\$2.394856	\$2.821242	-\$0.0029
Dec-18	\$0.426386	\$2.3977	\$2.8240	\$0.426386	\$2.397809	\$2.824195	\$0.0002
Jan-19	\$0.426386	\$2.5585	\$2.9849	\$0.426386	\$2.563857	\$2.990243	\$0.0053
Feb-19	\$0.426386	\$2.5602	\$2.9866	\$0.426386	\$2.562148	\$2.988534	\$0.0020
Mar-19	\$0.426386	\$2.5584	\$2.9848	\$0.426386	\$2.560199	\$2.986585	\$0.0018
Apr-19	\$0.426386	\$2.5575	\$2.9839	\$0.426386	\$2.558795	\$2.985181	\$0.0013
May-19	\$0.426386	\$2.5569	\$2.9833	\$0.426386		\$0.426386	-\$2.5569
Jun-19	\$0.426386	\$2.5566	\$2.9830	\$0.426386		\$0.426386	-\$2.5566
Jul-19	\$0.426386	\$2.5544	\$2.9808	\$0.426386		\$0.426386	-\$2.5544
Aug-19	\$0.426386	\$2.5545	\$2.9808	\$0.426386		\$0.426386	-\$2.5545
Sep-19	\$0.426386	\$2.5570	\$2.9833	\$0.426386		\$0.426386	-\$2.5570
Avg Cost	\$0.426386	\$2.5171	\$2.9435	\$0.426386	\$2.491227	\$2.917613	-\$0.0259

ANTICIPATED (BUDGETED) vs. ACTUAL WATER USAGE

All Customers				NWSC			
	Budgeted	Actual	Difference		Budgeted	Actual	Difference
Oct-18	43,062,520	42,957,680	-104,840	Oct-18	12,246,024	13,422,420	1,176,396
Nov-18	39,364,677	46,914,980	7,550,303	Nov-18	11,006,676	13,454,530	2,447,854
Dec-18	39,672,886	39,489,710	-183,176	Dec-18	11,022,768	13,970,520	2,947,752
Jan-19	40,736,971	35,035,330	-5,701,641	Jan-19	11,767,366	13,131,970	1,364,604
Feb-19	37,399,151	36,095,310	-1,303,841	Feb-19	10,542,988	12,359,380	1,816,392
Mar-19	41,040,729	39,846,360	-1,194,369	Mar-19	11,148,151	14,090,630	2,942,479
Apr-19	43,086,786	42,644,290	-442,496	Apr-19	11,900,837	14,349,560	2,448,723
May-19	44,539,563	0		May-19	12,473,511	0	
Jun-19	45,514,314	0		Jun-19	13,090,139	0	
Jul-19	52,429,711	0		Jul-19	14,997,937	0	
Aug-19	52,198,325	0		Aug-19	14,818,303	0	
Sep-19	44,493,859	0		Sep-19	13,165,218	0	
TOTAL	523,539,495	282,983,660	-1,380,062	TOTAL	148,179,918	94,779,010	15,144,200

Kingsville				RWSC			
	Budgeted	Actual	Difference		Budgeted	Actual	Difference
Oct-18	10,465,979	11,526,000	1,060,021	Oct-18	8,686,000	7,837,000	-849,000
Nov-18	10,465,979	14,703,000	4,237,021	Nov-18	7,566,000	6,767,000	-799,000
Dec-18	10,465,979	9,990,000	-475,979	Dec-18	7,426,600	7,249,000	-177,600
Jan-19	10,465,979	5,949,000	-4,516,979	Jan-19	7,345,000	8,378,000	1,033,000
Feb-19	10,465,979	10,005,000	-460,979	Feb-19	6,573,200	6,812,000	238,800
Mar-19	10,465,979	9,083,000	-1,382,979	Mar-19	8,123,200	9,141,000	1,017,800
Apr-19	10,465,979	11,316,000	850,021	Apr-19	8,844,400	9,562,000	717,600
May-19	10,465,979	0		May-19	9,071,600	0	
Jun-19	10,465,979	0		Jun-19	9,421,600	0	
Jul-19	10,465,979	0		Jul-19	10,670,600	0	
Aug-19	10,465,979	0		Aug-19	10,878,000	0	
Sep-19	10,465,979	0		Sep-19	8,333,800	0	
TOTAL	125,591,753	72,572,000	-689,856	TOTAL	102,940,000	55,746,000	1,181,600

Bishop	Budgeted	Actual	Difference
Oct-18	4,397,600	2,413,000	-1,984,600
Nov-18	3,711,000	4,497,000	786,000
Dec-18	4,234,000	330,000	-3,904,000
Jan-19	4,464,400	11,000	-4,453,400
Feb-19	3,550,000	0	-3,550,000
Mar-19	4,585,400	195,000	-4,390,400
Apr-19	4,559,600	0	-4,559,600
May-19	4,897,600	0	
Jun-19	4,629,400	0	
Jul-19	7,354,800	0	
Aug-19	7,643,200	0	
Sep-19	5,273,400	0	
TOTAL	59,300,400	7,446,000	-22,056,000

Banquete	Budgeted	Actual	Difference
Oct-18	2,263,070	1,969,000	-294,070
Nov-18	2,054,046	2,079,220	25,174
Dec-18	2,024,012	2,301,060	277,048
Jan-19	2,028,542	1,919,740	-108,802
Feb-19	1,932,604	1,638,550	-294,054
Mar-19	1,964,422	1,621,910	-342,512
Apr-19	2,101,106	1,739,270	-361,836
May-19	2,222,884	0	
Jun-19	2,274,290	0	
Jul-19	2,533,618	0	
Aug-19	2,501,660	0	
Sep-19	2,139,458	0	
TOTAL	26,039,712	13,268,750	-1,099,052

Driscoll	Budgeted	Actual	Difference
Oct-18	2,674,051	3,930,000	1,255,949
Nov-18	2,604,305	3,666,400	1,062,095
Dec-18	2,527,969	3,524,700	996,731
Jan-19	2,753,560	3,617,100	863,540
Feb-19	2,533,000	3,436,800	903,800
Mar-19	2,802,440	3,726,200	923,760
Apr-19	2,893,740	3,713,000	819,260
May-19	3,100,100	0	
Jun-19	3,149,760	0	
Jul-19	3,656,300	0	
Aug-19	3,340,813	0	
Sep-19	2,935,040	0	
TOTAL	34,971,079	25,614,200	6,825,135

Agua Dulce	Budgeted	Actual	Difference
Oct-18	2,329,796	1,860,260	-469,536
Nov-18	1,956,670	1,747,830	-208,840
Dec-18	1,971,558	2,124,430	152,872
Jan-19	1,912,124	2,028,520	116,396
Feb-19	1,801,380	1,843,580	42,200
Mar-19	1,951,137	1,988,620	37,483
Apr-19	2,321,124	1,964,460	-356,664
May-19	2,307,888	0	
Jun-19	2,483,146	0	
Jul-19	2,750,476	0	
Aug-19	2,550,370	0	
Sep-19	2,180,964	0	
TOTAL	26,516,633	13,557,700	-686,089

Kingsville Actual Usage vs. Bell Chart Volume

	Target Volume	Actual Volume	Difference
Oct-18	12,451,513	11,526,000	-925,513
Nov-18	7,362,963	14,703,000	7,340,037
Dec-18	5,893,607	9,990,000	4,096,393
Jan-19	4,650,000	5,949,000	1,299,000
Feb-19	6,760,471	10,005,000	3,244,529
Mar-19	8,319,028	9,083,000	763,972
Apr-19	10,906,161	11,316,000	409,839
May-19	12,497,858	0	
Jun-19	14,240,055	0	
Jul-19	15,711,155	0	
Aug-19	15,911,986	0	
Sep-19	13,866,300	0	
TOTAL	128,571,097	72,572,000	16,228,257

Net Revenue per Thousand (1,000) Gallons

Kingsville				NWSC			
	Actual	Net Rev	Per 1000g		Actual	Net Rev	Per 1000g
Oct-18	11,526,000	\$3,791.66	\$0.3290	Oct-18	13,422,420	\$4,137.05	\$0.3082
Nov-18	14,703,000	\$5,193.06	\$0.3532	Nov-18	13,454,530	\$4,730.43	\$0.3516
Dec-18	9,990,000	\$2,537.71	\$0.2540	Dec-18	13,970,520	\$4,407.76	\$0.3155
Jan-19	5,949,000	\$1,446.93	\$0.2432	Jan-19	13,131,970	\$3,938.90	\$0.2999
Feb-19	10,005,000	\$2,891.89	\$0.2890	Feb-19	12,359,380	\$3,641.96	\$0.2947
Mar-19	9,083,000	\$2,692.02	\$0.2964	Mar-19	14,090,630	\$4,341.10	\$0.3081
Apr-19	0	\$0.00	#DIV/0!	Apr-19	0	\$0.00	#DIV/0!
May-19	0	\$0.00	#DIV/0!	May-19	0	\$0.00	#DIV/0!
Jun-19	0	\$0.00	#DIV/0!	Jun-19	0	\$0.00	#DIV/0!
Jul-19	0	\$0.00	#DIV/0!	Jul-19	0	\$0.00	#DIV/0!
Aug-19	0	\$0.00	#DIV/0!	Aug-19	0	\$0.00	#DIV/0!
Sep-19	0	\$0.00	#DIV/0!	Sep-19	0	\$0.00	#DIV/0!
TOTAL	61,256,000	\$18,553.27	\$0.3029	TOTAL	80,429,450	\$25,197.20	\$0.3133
Bishop				RWSC			
	Actual	Net Rev	Per 1000g		Actual	Net Rev	Per 1000g
Oct-18	2,413,000	\$126.37	\$0.0524	Oct-18	7,837,000	\$1,859.35	\$0.2373
Nov-18	4,497,000	\$943.99	\$0.2099	Nov-18	6,767,000	\$1,385.55	\$0.2048
Dec-18	330,000	-\$791.23	-\$2.3977	Dec-18	7,249,000	\$1,522.81	\$0.2101
Jan-19	11,000	-\$800.56	-\$72.7782	Jan-19	8,378,000	\$1,908.52	\$0.2278
Feb-19	0	-\$792.40	#DIV/0!	Feb-19	6,812,000	\$1,310.07	\$0.1923
Mar-19	195,000	-\$885.79	-\$4.5425	Mar-19	9,141,000	\$2,144.35	\$0.2346
Apr-19	0	\$0.00	#DIV/0!	Apr-19	0	\$0.00	#DIV/0!
May-19	0	\$0.00	#DIV/0!	May-19	0	\$0.00	#DIV/0!
Jun-19	0	\$0.00	#DIV/0!	Jun-19	0	\$0.00	#DIV/0!
Jul-19	0	\$0.00	#DIV/0!	Jul-19	0	\$0.00	#DIV/0!
Aug-19	0	\$0.00	#DIV/0!	Aug-19	0	\$0.00	#DIV/0!
Sep-19	0	\$0.00	#DIV/0!	Sep-19	0	\$0.00	#DIV/0!
TOTAL	7,446,000	-\$2,199.62	-\$0.2954	TOTAL	46,184,000	\$10,130.65	\$0.2194
Driscoll				Banquete			
	Actual	Net Rev	Per 1000g		Actual	Net Rev	Per 1000g
Oct-18	3,930,000	\$1,106.55	\$0.2816	Oct-18	1,969,000	\$421.76	\$0.2142
Nov-18	3,666,400	\$610.67	\$0.1666	Nov-18	2,079,220	\$598.23	\$0.2877
Dec-18	3,524,700	\$939.56	\$0.2666	Dec-18	2,301,060	\$550.37	\$0.2392
Jan-19	3,617,100	\$984.84	\$0.2723	Jan-19	1,919,740	\$393.96	\$0.2052
Feb-19	3,436,800	\$906.75	\$0.2638	Feb-19	1,638,550	\$324.59	\$0.1981
Mar-19	3,726,200	\$1,031.20	\$0.2767	Mar-19	1,621,910	\$323.69	\$0.1996
Apr-19	0	\$0.00	#DIV/0!	Apr-19	0	\$0.00	#DIV/0!
May-19	0	\$0.00	#DIV/0!	May-19	0	\$0.00	#DIV/0!
Jun-19	0	\$0.00	#DIV/0!	Jun-19	0	\$0.00	#DIV/0!
Jul-19	0	\$0.00	#DIV/0!	Jul-19	0	\$0.00	#DIV/0!
Aug-19	0	\$0.00	#DIV/0!	Aug-19	0	\$0.00	#DIV/0!
Sep-19	0	\$0.00	#DIV/0!	Sep-19	0	\$0.00	#DIV/0!
TOTAL	21,901,200	\$5,579.57	\$0.2548	TOTAL	11,529,480	\$2,612.60	\$0.2266
Agua Dulce				All Customers			
	Actual	Net Rev	Per 1000g		Actual	Net Rev	Per 1000g
Oct-18	1,860,260	\$394.24	\$0.2119	Oct-18	42,957,680	\$11,836.98	\$0.2755
Nov-18	1,747,830	\$520.93	\$0.2980	Nov-18	46,914,980	\$13,982.86	\$0.2980
Dec-18	2,124,430	\$478.33	\$0.2252	Dec-18	39,489,710	\$9,645.31	\$0.2442
Jan-19	2,028,520	\$449.33	\$0.2215	Jan-19	35,035,330	\$8,321.92	\$0.2375
Feb-19	1,843,580	\$383.08	\$0.2078	Feb-19	36,095,310	\$8,665.94	\$0.2401
Mar-19	1,988,620	\$465.06	\$0.2339	Mar-19	39,846,360	\$10,111.63	\$0.2538
Apr-19	0	\$0.00	#DIV/0!	Apr-19	0	\$0.00	#DIV/0!
May-19	0	\$0.00	#DIV/0!	May-19	0	\$0.00	#DIV/0!
Jun-19	0	\$0.00	#DIV/0!	Jun-19	0	\$0.00	#DIV/0!
Jul-19	0	\$0.00	#DIV/0!	Jul-19	0	\$0.00	#DIV/0!
Aug-19	0	\$0.00	#DIV/0!	Aug-19	0	\$0.00	#DIV/0!
Sep-19	0	\$0.00	#DIV/0!	Sep-19	0	\$0.00	#DIV/0!
TOTAL	11,593,240	\$2,690.97	\$0.2321	TOTAL	240,339,370	\$62,564.64	\$0.2603

INTER-OFFICE MEMO

TO: Carola G. Serrato, Executive Director
FROM: Jacob Hinojosa, O&M Supervisor
DATE: May 22, 2019
RE: Maintenance & Technical Report

During the week of April 15, 2019, the following work was completed.

- Exercised generators, downloaded GPS reports and performed line locates.
- Took Bac-T water samples.
- Took NAP samples.
- Took daily residuals for the Driscoll Booster Station project. (Booster Station, CR 16 & KI MR)
- Cleared out the barn.
- Attended DM2 locator training with CP crew.
- Painted diesel containments.
- Employees took class C water exam.
- Employee renewed CDL.

During the week of April 22, 2019, the following work was completed.

- Exercised generators, downloaded GPS reports and performed line locates.
- Took NAP samples.
- Took daily residuals for the Driscoll Booster Station project. (Booster Station, CR 16 & KI MR)
- Took Bac-T water samples.
- Mowed grass around pump stations.
- Painted diesel containments.
- Checked on low level switch for the GST at Banquete Pump Station.
- Picked up scrap metal around the yard and put in a metal bin.
- Exercised 42" isolation valves.

During the week of April 29, 2019, the following work was completed.

- Exercised generators, downloaded GPS reports and performed line locates.
- Took daily residuals for the Driscoll Booster Station project. (Booster Station, CR 16 & KI MR)
- Took NAP samples.

- Painted diesel containments
- Took Unit #4 for oil change.
- Made adjustments at Driscoll Booster Station.
- Checked colorimeter verification.
- Patched wall at office where possible rain was entering.

During the week of May 6, 2019, the following work was completed.

- Safety Meeting for all Field Techs.
- Exercised generators, downloaded GPS reports and performed line locates.
- Took daily residuals for the Driscoll Booster Station project. (Booster Station, CR 16 & KI MR)
- Took NAP samples.
- Took Unit #1 to get oil change.
- Employee took CDL exam.
- Replaced beacon lights on Unit #2 & #3.

During the week of May 13, 2019, the following work was completed.

- Safety Meeting for all Field Techs.
- Exercised generators, downloaded GPS reports and performed line locates.
- Took daily residuals for the Driscoll Booster Station project. (Booster Station, CR 16 & KI MR)
- Took NAP samples.
- Took Bac-T water samples.
- Took Unit #3 to get door handle replaced.
- Painted diesel containments.
- Employee took CDL exam.
- Cut grass and sprayed weed killer at various sites.
- Employee took class D water exam.

To: Carola G. Serrato, Executive Director

From: Armando Yruegas, CP Technician

Date: May 23, 2019

Re: CP Update

As of May 23, 2019, 200 anodes on 169 joints on the 42" water line have been installed. This places installations at a total of 7,176 feet north of the office on King Ranch property. All of the joints on the King Ranch Property have been completed. We have replaced 29 old test stations with new ones and installed 5 new test stations. An additional 8,006 LF north of the rectifier on 1st street have had anodes added. We have completed 36,304 feet of the 52,300 feet of Contract 1. Hopefully we will finish Contract 1 in 5 months.

We have been checking both rectifiers, which are connected to the 42" on 1st Street in Bishop and CR 4. Both are working properly. These 2 rectifiers cover 21,122 feet of cathodic protection on Contract 1, which extends from FM 70 to the Nueces/ Kleberg County line.

As a result of recent storms, a blown fuse was replaced in the rectifier on First Street in Bishop, Texas.

Due to the recent heavy rains, installations of anodes during May have been slow. Therefore, screens on the 42' ARVs vents are being replaced and vents are being painted.

I recommend waiting 6 months after finishing Contract 1 for a Close Interval Survey on Contract 1 to be conducted.

I will be contacting Russell/EN Engineering & Corrpro/Aegion to get quotes on the cost of the survey.

ATTACHMENT 3

Resolutions 19-28 to 19-31

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 20, 2019
Re: Resolutions 19-28 through 19-31

Background:

As before, the May Board meeting is when the South Texas Water Authority Directors consider resolutions for the new tax year. Resolution 19-28 appoints the Executive Director as the Authority's Tax Assessor which means calculating the effective tax rate and publishing the necessary notices. Resolutions 19-29 and 19-30 appoint the Nueces and Kleberg Counties' Tax Assessor/Collectors as the Authority's tax collectors. In the past, the Board of Directors has elected to provide the tax exemptions outlined in Resolution 19-31.

Analysis:

These actions are a necessary part of a taxing entity's function. Kevin Kieschnick is appointed as the Tax Collector in Resolution 19-29 and Melissa T. DeLaGarza is appointed as Tax Collector in Resolution 19-30. The tax exemptions in Resolution 19-31 are the same as those listed in last year's resolution.

Staff Recommendation:

Adopt Resolutions 19-28 through 19-31.

Board Action:

Determine whether to adopt Resolutions 19-28 through 19-31.

Summarization:

Adoption of these resolutions formally begins the tax calendar events in accordance with State law.

SOUTH TEXAS WATER AUTHORITY

RESOLUTION 19-28

A RESOLUTION APPOINTING CAROLA G. SERRATO, EXECUTIVE DIRECTOR, TO SERVE AS CHIEF TAX ASSESSOR FOR THE SOUTH TEXAS WATER AUTHORITY.

WHEREAS, the South Texas Water Authority is a taxing jurisdiction within Nueces and Kleberg Counties, and

WHEREAS, a tax assessor is required to meet the statutory requirements of the State of Texas, and

WHEREAS, Carola G. Serrato is qualified and duly registered as a tax assessor with the State of Texas to perform this function for the Authority.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the South Texas Water Authority appoints Carola G. Serrato, Executive Director, as Chief Tax Assessor for the Authority.

Duly adopted this 28th day of May, 2019.

KATHLEEN LOWMAN, PRESIDENT

ATTEST:

RUDY GALVAN, SECRETARY/TREASURER

SOUTH TEXAS WATER AUTHORITY

RESOLUTION 19-29

RESOLUTION APPOINTING KEVIN KIESCHNICK, NUECES COUNTY TAX ASSESSOR/COLLECTOR, TO BE THE SOUTH TEXAS WATER AUTHORITY'S TAX COLLECTOR IN NUECES COUNTY.

WHEREAS, the South Texas Water Authority is a taxing entity within Nueces County,
and

WHEREAS, a tax collector is required to collect taxes levied by the South Texas Water Authority, and

WHEREAS, the Nueces County Tax Assessor/Collector's Office is qualified to perform this function for the Authority, and

WHEREAS, the Nueces County Tax Assessor/Collector's Office has performed this task for the past years and has provided satisfactory service.

NOW, THEREFORE, BE IT RESOLVED, that Kevin Kieschnick and his representatives of the Nueces County Tax Assessor/Collector's Office are appointed to be the Authority's Tax Collector in Nueces County.

Duly adopted this 28th day of May, 2019.

KATHLEEN LOWMAN, PRESIDENT

ATTEST:

RUDY GALVAN, SECRETARY/TREASURER

SOUTH TEXAS WATER AUTHORITY

RESOLUTION 19-30

RESOLUTION APPOINTING MELISSA T. DELAGARZA, KLEBERG COUNTY TAX ASSESSOR/COLLECTOR, TO BE THE SOUTH TEXAS WATER AUTHORITY'S TAX COLLECTOR IN KLEBERG COUNTY.

WHEREAS, the South Texas Water Authority is a taxing entity within Kleberg County, and

WHEREAS, a tax collector is required to collect taxes levied by the South Texas Water Authority, and

WHEREAS, the Kleberg County Tax Assessor/Collector's Office is qualified to perform this function for the Authority, and

WHEREAS, the Kleberg County Tax Assessor/Collector's Office has performed this task for the past years and has provided satisfactory service.

NOW, THEREFORE, BE IT RESOLVED, that Melissa T. DeLaGarza and her representatives of the Kleberg County Tax Assessor/Collector's Office are appointed to be the Authority's Tax Collector in Kleberg County.

Duly adopted this 28th day of May, 2019.

KATHLEEN LOWMAN, PRESIDENT

ATTEST:

RUDY GALVAN, SECRETARY/TREASURER

SOUTH TEXAS WATER AUTHORITY

Resolution 19-31

A RESOLUTION ESTABLISHING TAX EXEMPTIONS FOR RESIDENCE HOMESTEADS, FOR PROPERTY OWNERS WHO ARE 65 YEARS OF AGE OR OLDER, FOR PERSONS WHO ARE DISABLED, AND FOR DISABLED VETERANS.

WHEREAS, the South Texas Water Authority (the "Authority") is a taxing jurisdiction within Kleberg and Nueces Counties, and

WHEREAS, the Board of Directors of the Authority wants to allow tax exemptions for residential homesteads, for property owners who are 65 years of age or older, for persons who are disabled, and for disabled veterans.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTH TEXAS WATER AUTHORITY THAT:

1. Individuals are entitled to an exemption from taxation by the Authority of 1% of the appraised value of their residence homesteads, or \$5,000 of the appraised value of their residence homesteads, whichever is greater.
2. Individuals who are disabled or who are 65 years of age or older are entitled to an exemption from taxation by the Authority of \$12,000 of the appraised value of their residence homesteads.
3. Disabled veterans are entitled to the exemptions from taxation allowed by Section 11.22, Property Code.

Duly adopted this 28th day of May, 2019.

KATHLEEN LOWMAN, PRESIDENT

ATTEST:

RUDY GALVAN, SECRETARY/TREASURER

ATTACHMENT 4

Property Tax Matters

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 20, 2019
Re: Preliminary Nueces and Kleberg County Appraisal District Values.

Background:

According to State law, appraisal districts are responsible for delivering *preliminary* values to taxing units by April 30th. Certified Appraisal Rolls should be delivered by July 25th or soon thereafter.

Analysis:

Below are preliminary and certified values for the last five (5) years. Also listed are this year's preliminary values and the difference from last year's certified values and this year's preliminary figures.

	Tax Year 2014 Preliminary - April	Tax Year 2014 Certified	Tax Year 2015 Preliminary - April	Tax Year 2015 Certified	Tax Year 2016 Preliminary - April	Tax Year 2016 Certified
NCAD	\$586,504,903	\$596,775,616	\$598,707,185	\$651,824,775	\$655,430,525	\$654,848,395
KCAD	\$961,739,977	\$963,231,625	\$978,008,651	\$1,044,245,601	\$1,022,599,604	\$1,045,804,845
Total	\$1,548,244,070	\$1,560,007,241	\$1,576,715,836	\$1,696,070,376	\$1,678,030,129	\$1,700,653,240

	Tax Year 2017 Preliminary- April	Tax Year 2017 Certified	Tax Year 2018 Preliminary- April	Tax Year 2018 Certified	Tax Year 2019 Preliminary- April	Difference
NCAD	\$670,739,079	\$681,353,234	\$756,524,728	\$804,058,640	\$899,859,345	\$95,800,705
KCAD	\$1,054,692,773	\$1,066,869,086	\$1,097,634,443	\$1,139,137,395	\$1,194,830,248	\$55,692,853
Total	\$1,725,431,852	\$1,748,222,320	\$1,854,159,171	\$1,943,196,035	\$2,094,689,593	\$151,493,558

As in the past, the appraisal districts caution that these values are subject to decreases since property value protests have not yet occurred. Specific to STWA, the Average Home Value is used to calculate the Effective Tax Rate and therefore the Maintenance and Operations (M&O) tax rate that can be adopted. The Interest and Sinking (I&S) tax rate must be sufficient to generate the required debt service payments. If the Average Home Value **increases significantly**, the M&O tax rate may be *required* to decrease even if the overall tax base has decreased. And, as noted in the past for informational purposes only, the \$151,493,558 difference from last year's *certified* value and this year's *preliminary* value multiplied times this year's M&O tax rate of \$0.067886 per \$100 would result in about \$102,850 in additional tax revenue.

Staff Recommendation:

This is being provided for your information only.

Board Action:

Provide feedback to staff.

Summarization:

For the last five (5) years the certified values have increased from the preliminary figures. Regardless, staff continues to take a conservative approach to these values since the Average Home Value is key to the tax adoption process of a water district.



RECEIVED

APR 26 2019

Nueces County Appraisal District
201 N. Chaparral, Ste. 206
Corpus Christi, Texas 78401-2503

Ramiro "Ronnie" Canales
Nueces County Chief Appraiser

SOUTH TEXAS WATER AUTHORITY
Direct: (361) 879-0766
Cell: (361) 765-1190
Fax: (361) 887-6138
rcanales@nuecescad.net

April 25, 2019

Executive Director Carola Serrato
South Texas Water Authority
Kingsville, TX 78364

RE: 2019 Preliminary Estimate of Net Total Taxable Value - South Texas Water Authority

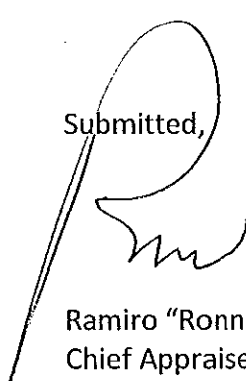
The State Property Tax Code, Section 26.01(e) requires the Chief Appraiser to prepare and certify to the tax assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value of property in that taxing unit by April 30th of each year.

We are providing you this ESTIMATE as required by statute. We believe the Appraisal Review Board process, which begins in May, will probably change this estimate (lowering it most likely) before final certification of the tax roll in July.

Since the following number is only an **estimate**, we suggest caution in using it for budget purposes. If you need more detail, please Don Causey, Assistant Chief Appraiser, at 361.696.7608 or by email at dcausey@nuecescad.net.

2019 Preliminary Estimate of Net Total Taxable value: \$899,859,345

Submitted,


Ramiro "Ronnie" Canales, RPA, CTA
Chief Appraiser

KLEBERG COUNTY APPRAISAL DISTRICT
P. O. BOX 1027 * 502 E. KLEBERG * KINGSVILLE, TEXAS 78364
PHONE: (361)-595-5775 * FAX : (361) 595-7984

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MAY 01 2019

April 30, 2019

South Texas Water Authority
Attn: Kathleen Lowman, President
P.O. Box 1701
Kingsville, Texas 78364

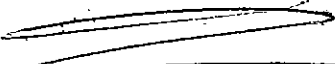
SOUTH TEXAS WATER AUTHORITY

Dear Ms. Lowman:

In accordance with Section 26.01(e) of the Texas Property Tax Code, I am enclosing the 2019 Certified Estimate of Values for your taxing entity. The 81st Texas Legislature changed the deadline for the Chief Appraiser to prepare and certify estimates of taxable value to the assessor for each taxing unit by April 30th of each year or the next business day if the 30th falls on a weekend. This makes a significant difference in the benefit that these values present to you at this point in time for the purpose that you are intending to use them for. Please remember the majority of the exemption application deadlines are April 30, 2019, the majority of special appraisal applications deadlines are April 30, 2019, rendition extensions are through May 1, 2019, and some may be through May 16, 2019. All these issues play a part in a less accurate estimate of value. Other potential loss may occur due to allowable late filing of exemptions and due to additional information provided to the appraisal district by the taxpayer addressing specific issues with their property before the final roll is approved. I will be providing you with another set of estimated values no later than June 30, 2019, so that you will be given the ability to work with some updated information.

I hope this information is helpful. If you have any questions, please feel free to call me at 361-595-5775.

Sincerely,

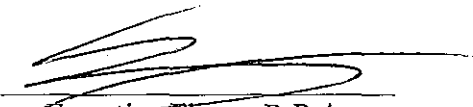

Ernestina "Tina" Flores, R.P.A.
Chief Appraiser

Cc: Carola Serrato, Executive Director
Kleberg County Appraisal District Board of Directors

CERTIFICATION OF ESTIMATES OF 2019 TAXABLE VALUE
INFORMATION
AS OF
APRIL 30, 2019

Taxing Unit: South Texas Water Authority

I, Ernestina Flores, Chief Appraiser of the Kleberg
County Appraisal District do hereby certify the attached
2019 Estimate of Taxable Value as of April 30, 2019.



Ernestina Flores, R.P.A.
Chief Appraiser

4-30-19

Date:

**2019 PRELIMINARY VALUE INFORMATION
AS OF 4-30-19**

**TAXING UNIT
SOUTH TEXAS WATER AUTHORITY**

GROSS VALUES	2019 PRELIMINARY VALUES
REAL:	1,359,042,257
PERSONAL:	99,939,100
MINERAL:	166,952,807
TOTAL GROSS VALUE:	1,625,934,164
TOTAL EXEMPTIONS:	236,707,406
HOMESTEAD CAP ADJ:	19,929,585
LOSS TO AGRICULTURAL: VALUATION	174,466,925
NET TAXABLE VALUE:	1,194,830,248

2019 PRELIMINARY VALUE INFORMATION

AS OF 4-30-19

TAXING UNIT
SOUTH TEXAS WATER AUTHORITY

GROSS VALUES	2019 PRELIMINARY VALUES	2018 FINAL VALUES	DIFFERENCE
REAL:	1,359,042,257	1,205,594,329	153,447,928
PERSONAL:	99,939,100	97,765,280	2,173,820
MINERAL:	166,952,807	174,960,167	(8,007,360)
TOTAL GROSS VALUE:	1,625,934,164	1,478,319,776	147,614,388
TOTAL EXEMPTIONS:	236,707,406	172,368,171	64,339,235
HOMESTEAD CAP ADJ:	19,929,585	2,279,065	17,650,520
LOSS TO AGRICULTURAL: VALUATION	174,466,925	164,535,145	9,931,780
NET TAXABLE VALUE:	1,194,830,248	1,139,137,395 (INC)	55,692,853

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 21, 2019
Re: Property Tax Updates

Background:

Enclosed are several items pertaining to South Texas Water Authority's property taxes. There are four (4) subjects that staff believes warrant reporting to the Board.

1. During last month's meeting, staff reported that a refund from the Nueces County Tax Collection Office was expected. Enclosed is a letter from that office indicating that is not the case. The expected refund is related to an unexpected addition of more than 18,600 parcels to STWA's roll which more than doubled the parcel count. The tax office charges \$1.3314 per parcel for collections. According to the Tax Office, the parcels were added in the usual manner when the Nueces County Appraisal District (NCAD) provided the new accounts. Also according to the Tax Office, the new accounts were supplied by TY Pickett, the consultant used by NCAD for mineral, oil/gas, and industrial values.
2. As reported in a recent weekly update, there should be added value to STWA's rolls as a result of windmill construction on the east side of STWA's district.
3. Also reported in a recent weekly update, there has been a substantial construction project south of Banquete that is now complete and, contrary to earlier reports, should be operational soon.
4. Finally, as the Board is most likely aware, the Texas Legislature has been considering bills pertaining to lowering property taxes. The status is fluid with the most likely outcome being a 3.5% cap on tax rate increases for municipalities, counties and taxing entities such as STWA. For school districts, the cap was intended to be 2%. An option to fund education – since school districts would be limited on tax growth - that may be defunct is a 1% sales tax increase. There may be a final vote by the Board meeting. However, a special session could still occur. And, depending on whether Governor Abbott approves of any passed bill, it could be signed or vetoed. The current bills would impose the new caps for next year.

Analysis:

1. Staff has contacted the Commissioner Court Administration office to inquire about the impact to Nueces County's parcel count and whether a meeting with NCAD is warranted.
2. Items 2 and 3 are FYI items only.
3. As the Board may be aware, mayors, council members, county judges, and county commissioners have expressed their displeasure with the Legislature's approach to the issue which has been viewed as divesting local officials of the responsibilities that voters elected them to perform.

Staff Recommendation:

This information is, for the most part, for review only. Staff intends to follow up on the issue of the large number of added parcels to STWA's roll.

Board Action:

The Board may want to provide feedback or request additional information.

Summarization:

This memo is intended to keep the Board apprised of short-term and long-term issues that have the possibility of affecting STWA's budgets.

Nueces County Courthouse
901 Leopard, Suite 301
Corpus Christi, TX 78401



Kevin Kieschnick
Assessor and Collector of Taxes

Administration
(361) 888-0307
(361) 888-0308

May 15, 2019

RECEIVED

MAY 20 2019

SOUTH TEXAS WATER AUTHORITY

South Texas Water Authority
C/O Jo Ella Wagner
P.O. Box 1701
Kingsville, TX 78363

It has come to our attention that South Texas Water Authority has paid more than the estimated 2018 tax year per parcel rate fee that was established in July 2018. This fee is charged by our office to all taxing units in Nueces County to cover the cost of assessing and collecting property taxes on behalf of the taxing units. The per parcel rate fee is calculated using the number of parcels the Nueces County Appraisal District has appraised and certified to all taxing units by July 25th. After that time the appraisal district makes periodic corrections to the new property tax roll by editing, deleting and adding new parcel information. This tax year the appraisal district has added an unusual amount of new parcel accounts to the tax roll. These new parcel accounts contributed to our office collecting more tax levy on more parcel accounts than what was previously disclosed at the time of the appraisal roll certification for the 2018 tax year.

Please accept this letter as notification that our office will not send South Texas Water Authority any further per parcel fee collection letters for the remainder of this tax year. Please consider your property tax assessment and collection fee obligation paid in full for the 2018 tax year.

Also, our office is returning the following per parcel collection fee payments that have not been deposited:

<u>Date of Check</u>	<u>Check Number</u>	<u>Amount</u>
03/27/2019	5459	\$4,713.16

If you should have any further questions, please feel free to contact me at 361-888-0532.

Thank You,

A handwritten signature in cursive script that reads "Rafael Benavidez".

Rafael Benavidez
Director of Property Tax
Nueces County

For information contact:
voice
fax

Motor Vehicle
(361) 888-0459
(361) 888-0482

Property Tax
(361) 888-0230
(361) 888-0218

Voter Registration
(361) 888-0404
(361) 888-0339


From: Doug Osterloh <dougo@typco.com>
Sent: Monday, May 13, 2019 2:18 AM
To: mcserrato@stwa.org
Cc: 'Jo Ella Wagner'; 'Frances Rosales'; Reva Grymes Arambula
Subject: RE: South Texas Water Authority District - New Wind Generators

Hello Carola,

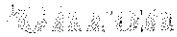
I think you are referring to our conversation about Valley Crossing Pipeline which was completed in November of 2018 but on January 1st it was not in operation and waiting for the pipeline from Mexico to be connected. It appears the pipelines were connected in mid-February. I inspected the facility in Banquette on March 14th and they had not commenced operation at that time.

You can search google for many articles about Valley Crossing Pipeline. Below is one fairly short but concise excerpt.

Enbridge starts full service for \$1.5B Valley Crossing Pipeline

Feb. 22, 2019 8:40 AM ET | About: Enbridge Inc. (ENB) | By: Carl Surran, SA News Editor 

- Enbridge (NYSE:ENB) has started service on the 165-mile Valley Crossing Pipeline to move natural gas from the Agua Dulce hub near Corpus Christi, Tex., to customers south of the border in Mexico.
- The company filed a notice yesterday with the Federal Energy Regulatory Commission stating it had placed the \$1.5B pipeline designed to move 2.6B cf/day of natural gas into service on Feb. 14.
- Valley Crossing has been mechanically complete since October but ENB had been waiting for the Mexican pipeline to be completed; the joint venture between TransCanada (NYSE:TRP) and Sempra Energy (NYSE:SRE) completed the Sur de Texas-Tuxpan Pipeline in early February.
- The pipeline is coming into service at a time when Mexico is importing record amounts of natural gas from the U.S., ~6B cf/day.
- Now read: [Energy Recap: Quick Hits - Energy News For The Week Ended Feb. 15, 2019 >>](#)



<https://www.chron.com/business/energy/article/Enbridge-puts-Valley-Crossing-Pipeline-to-service-13635949.php>

Enbridge puts \$1.5 billion Valley Crossing Pipeline into service

By Sergio Chapa Updated 10:49 am CST, Friday, February 22, 2019

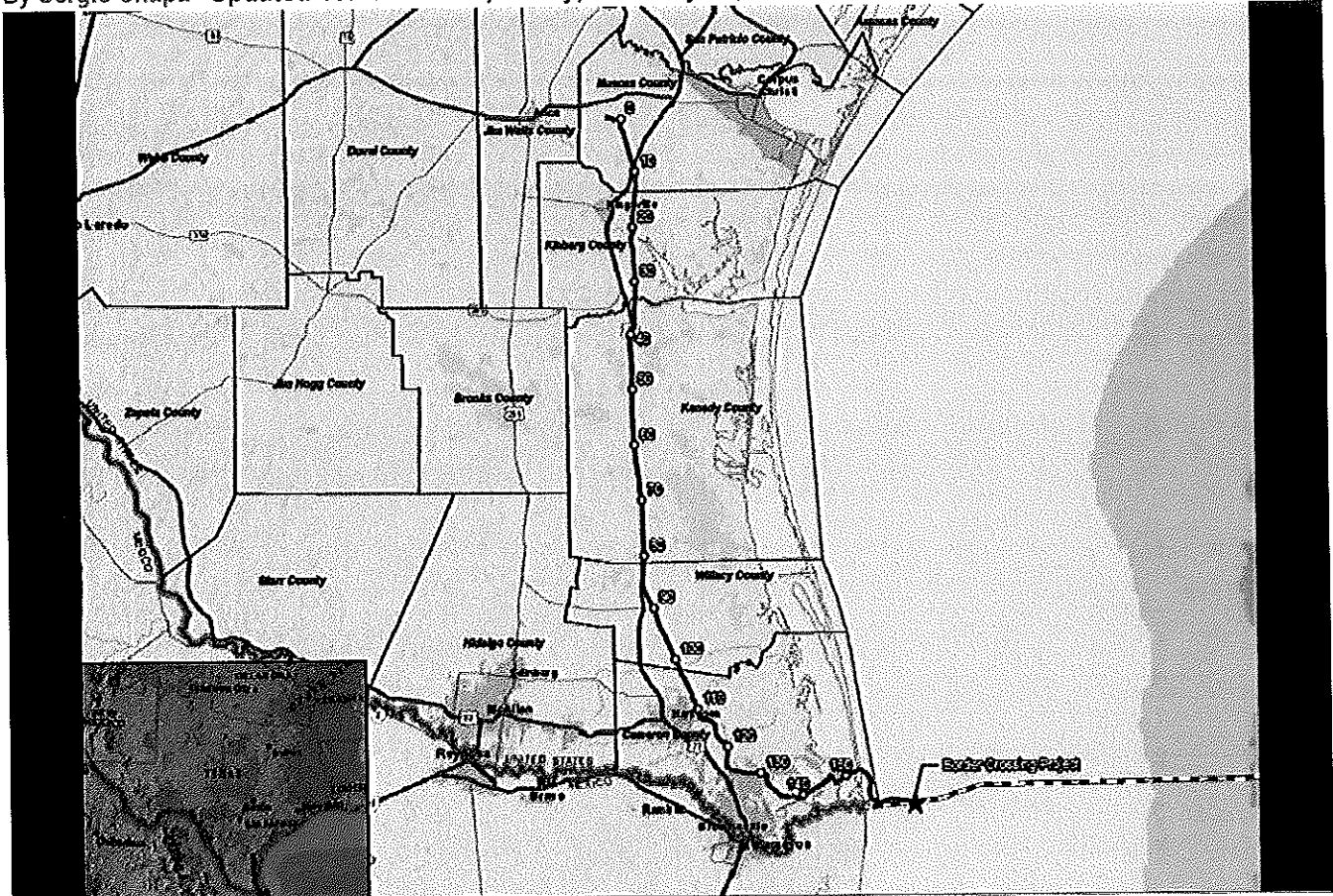



IMAGE 1 OF 23

The Houston office of Canadian midstream giant Enbridge has started service on a \$1.5 billion pipeline to move natural gas from the Agua Dulce hub near Corpus Christi to customers south of the border in Mexico. ... more

The Houston office of Canadian midstream giant Enbridge has started service on a \$1.5 billion pipeline to move natural gas from the Agua Dulce hub near Corpus Christi to customers south of the border in Mexico.

Enbridge filed a Thursday morning notice with Federal Energy Regulatory Commission stating that the company placed the Valley Crossing Pipeline into service on Feb. 14.

Recommended Video



The 165-mile pipeline is designed to move 2.6 billion cubic feet of natural gas per day from Agua Dulce to an underwater area of the

Gulf of Mexico just east of Brownsville.

Valley Crossing Pipeline connects with a second pipeline several feet below the sea floor to move natural gas from the U.S./Mexico border to the State of Veracruz and power plants in the Mexican interior.

South of the Border: U.S. natural gas exports to Mexico hit new record

Although the Valley Crossing Pipeline has been mechanically complete since October, Enbridge had been waiting for the Mexican pipeline to be completed.

Experiencing months of delays, Infraestructura Marina del Golfo, a joint venture between TransCanada and Sempra Energy completed the Sur de Texas-Tuxpan Pipeline in early February.

FERC officials gave Enbridge permission to begin interconnection and commissioning activities on Feb. 7. That work was completed in about a week.

The pipeline is coming into service at a time when Mexico is importing record amounts of natural gas from the United States.

Fuel Fix: Get daily energy news headlines in your inbox

Amid sagging domestic production and rising demand from new power plants and maquiladoras, Mexico is importing around 6 billion cubic feet of natural per day from the United States. Roughly 85 percent of that imported natural gas is delivered via cross-border pipelines while the rest is shipped to liquefied natural gas import terminals.



From: mcgserrato@stwa.org <mcgserrato@stwa.org>

Sent: Thursday, May 9, 2019 8:28 AM

To: Doug Osterloh <dougo@typco.com>

Cc: 'Jo Ella Wagner' <jwagner@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; Reva Grymes Arambula <revag@typco.com>

Subject: RE: South Texas Water Authority District - New Wind Generators

Doug,

Thank-you for the information. I'm glad you mentioned the Banquete facilities. My notes from the recent presentation at the NCAD office indicate that the hub is not yet operational; however, the notes also indicate that there is a problem with the pipeline south of the border. Do you have any links or articles related to that issue?

Thanks,

Carola

Carola G. Serrato
Executive Director

South Texas Water Authority

PO Box 1701

Kingsville, Texas 78364

361-592-9323 x112

From: Doug Osterloh <dougo@typco.com>

Sent: Wednesday, May 8, 2019 6:14 PM

To: mcgserrato@stwa.org

Cc: Jo Ella Wagner <jwagner@stwa.org>; Frances Rosales <fvrosales@stwa.org>; Reva Grymes Arambula <revag@typco.com>

Subject: RE: South Texas Water Authority District - New Wind Generators

Greetings Carola,

On your question concerning the Patriot Wind Farm and added values for this year (2019), you should receive a slight amount of value, possibly 3 to 4 million. Based on the site maps and construction investment you should get value on the substation under construction and some of the transmission line. Since the property was not complete on the assessment date, all investments will normally be allowed a 50% factor for incomplete construction in progress.

On the assessment date there were only 4 towers partially assembled (ground and middle section) and we are waiting to find the location of those towers and will add that value depending on situs. Again, even the 4 partially erected towers will not represent a large amount of value no matter where it is located. Most of the value will be located around the office/operations buildings where much of the property was being stored pending assembly.

Once completed, for the 2020 tax year, your district is scheduled to have 15 wind turbines operating within the confines.

To our knowledge, Patriot Wind Farm did not seek any abatements or chapter 313 agreement with Bishop ISD. I spoke to Ms McBride from Bishop ISD last week and she was wondering why they hadn't been approached either.

For this year, the majority of your value increase will come from the new growth around the Banquette Hub, south of Banquette on FM 666.

Hopefully this will answer your question. Please don't hesitate to contact Reva or me should you have any additional questions.

Best regards,

Doug Osterloh

Thomas Y. Pickett & Company.

Office direct: 361.561.2060

From: mcgserrato@stwa.org <mcgserrato@stwa.org>
Sent: Wednesday, May 8, 2019 4:08 PM
To: Reva Grymes Arambula <revag@typco.com>
Cc: Jo Ella Wagner <jwagner@stwa.org>; Frances Rosales <fvrosales@stwa.org>
Subject: South Texas Water Authority District - New Wind Generators

Good Afternoon Reva,

I am wondering if you are the correct person with TY Pickett to inquire about whether South Texas Water Authority (STWA) will have any added property values on its roll as a result of the new wind generators being erected east of Bishop. STWA's eastern district boundary is FM 892. The construction is rather recent; but, is there any information available?

STWA was never approached about any type of abatement, in case that was action taken by other taxing entities.

Carola

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112



South Texas-Tuxpan gas pipeline is an underwater natural gas pipeline planned between the Texas, US, and Veracruz, Mexico.

The \$3.1bn project is being developed by the Federal Electricity Commission (CFE) of Mexico, and will become the country's first subsea pipeline upon completion.

The pipeline will help the southern region of the US to address its increasing demand for natural gas.

A joint venture (JV) between TransCanada (60%) and Sempra Energy's Mexican unit IEnova (40%) known as

Infraestructura Marina del Golfo (IMG) is constructing the project.

The JV won a 25-year build, own and operate (BOO) contract from CFE in 2015.

Construction of the pipeline commenced in the port of Altamira, Mexico, in May 2017, and completion is currently scheduled for late-2018.

Texas to Tuxpan gas pipeline project details

The underwater pipeline has been touted as one of the longest pipelines ever constructed by TransCanada in Mexico and will have a total length of 800km and a diameter of 42in.

It will include both onshore and offshore routes, with the offshore portion being the longest.

The pipeline will start off the shore of the Gulf of Mexico, near Brownsville in Texas, US, and end in Tuxpan port in Veracruz, Mexico.

It will have a capacity to transport 2.6 billion cubic feet of natural gas a day, and will interconnect with a number of other proposed pipelines, including Nueces-Brownsville gas pipeline and Tuxpan-Tula gas pipeline.

The pipeline is also expected to link up with an existing network in Cenagas's pipeline system in Altamira, as well as others in the region.

Two compression stations based at Altamira port and Matamoros port in the Tamaulipas state, Mexico, will also be constructed.

Altamira port will serve as the production and logistics centre for the project.

The port's ballast pipe construction plant will manufacture approximately 55,000 pieces of concrete-lined steel pipes for use along the pipeline.

Natural gas transportation through the Texas-Tuxpan pipeline

The pipeline will primarily transport gas to power plants operated by CFE in the Mexican states of Tamaulipas and Veracruz, as well to various plants in the Eastern, Central and Western regions of the country.

It will also supply natural gas to several power generation plants that are scheduled for construction, as well as existing facilities currently operating on fuel oil, which will be converted into natural gas-powered plants.

Contractors involved

Nippon Steel & Sumitomo Metal Corporation (NSSMC) collaborated with Mitsui to secured a contract for the delivery of 600,000t of steel pipe for the project.

The deal includes the supply of 390km-long, large-diameter welded steel pipe weighing 350,000t, and a 36mm-thick plate with outside diameter of 42in that weighs approximately 250,000t.

Both the pipe and the plate will be pipeformed by Mexican steel maker Tubacero.

**"The
underwater
pipeline has
been touted
as one of the
longest
pipelines
ever
constructed
by
TransCanada
in Mexico
and will have
a total
length of
800km."**

A \$300m pipeline coating contract was awarded to Shawcor, which will carry out the work at two coating plants in Altamira.

Matthews Daniel was contracted to provide marine warranty survey (MWS) for the development.

The MWS will include the conduction of vessel suitability surveys for the pipe-lay vessels, pipe supply barges, and dive support vessels.

It will also feature a review of all engineering studies and procedures related to the transportation and installation of the coated pipeline.

Allseas is supplying a 42in Ballgrab pipeline recovery tool (PRT) for the project, which

accommodates different pipe specifications and permits various pigging, dewatering and sealing scenarios.

Financing for the natural gas pipeline

The project is estimated to cost \$3.1bn, including \$1.3bn to be provided by TransCanada.

 GlobalData.

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\$5,850

FREE DOWNLOAD WORTH OVER
\$5000

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and Telecoms
Predictions Report



Texas-Mexico natgas line to start by June: CFE

Published date: 11 April 2019

TransCanada and IEnova's 2.6 Bcf/d Sur de Texas-Tuxpan pipeline to add US natural gas export capacity to Mexico should come online by the end of June, a government utility official said today.

Technical and other problems have delayed the line by more than a year, after it was most recently expected to come online by mid-February, said Miguel Reyes, director of state-owned power company CFE's natural gas trading arm, CF Energia.

He also said that local fishermen blocked work for 15 days, although he did not specify during which month.

TransCanada said that it anticipates bringing the line into service in the second quarter.

US midstream operator Enbridge's 2.6 Bcf/d Valley Crossing Pipeline is ready to deliver volumes to the TransCanada-operated Sur de Texas-Tuxpan. The line would deliver gas to the inland Mexican pipeline network Sistrangas in Altamira in Tamaulipas state — also the site of one of Mexico's two LNG terminals — and Tuxpan in Veracruz state. It would then be routed south toward south-southeast markets once the reconfiguration of the Cempoala compression station is ready.

Cenagas was not available for comment, but work on Cempoala is expected to be completed this month.

Once the entire pipeline system comes online, Valley Crossing/Sur de Texas-Tuxpan will be the largest cross-border gas pipeline by volume, followed by the 2.1 Bcf/d NET Mexico line, which serves Pemex's Los Ramones line in Mexico. In addition, Enbridge would become the second-largest US gas exporting company via cross-border pipelines to Mexico after Kinder Morgan, which has the largest capacity via several lines and exports over 3 Bcf/d.

Sistrangas has a national operating capacity of some 8 Bcf/d, which is expected to increase over the coming years to some 12 Bcf/d once a number of delayed pipelines come online, including TransCanada's Tuxpan-Tula and Tula Villa de Reyes.

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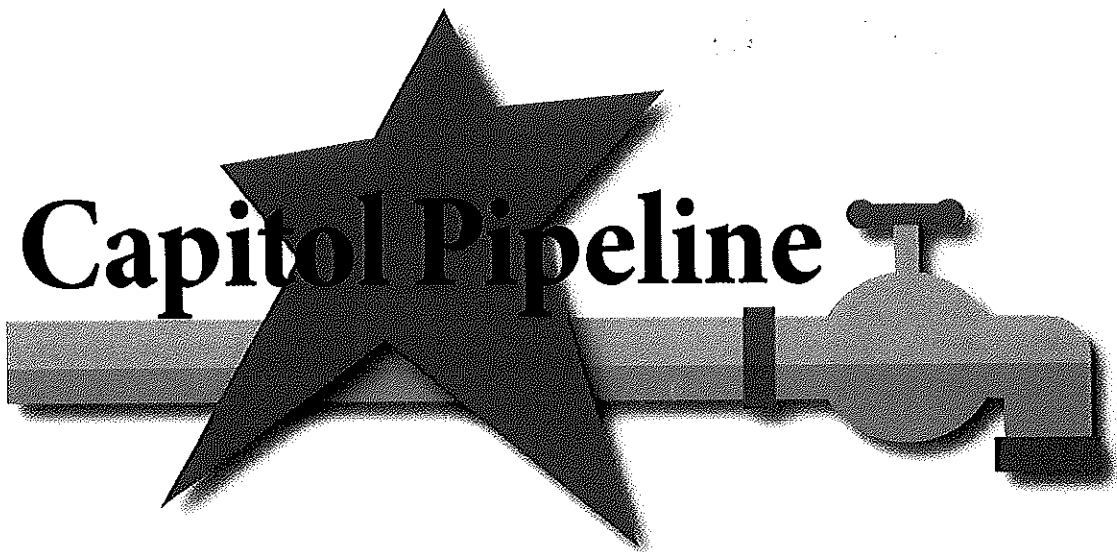
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From: TRWA Legislative Team <info@trwa.org>
Sent: Tuesday, April 30, 2019 3:27 PM
To: mcserrato@stwa.org
Subject: Capitol Pipeline: Opposition Groundwater Bill Passes Full Senate

[View this email in your browser](#)

Quick Links:

[Opposition Groundwater Permitting Bill Passes Full Senate](#)
[Hearings on Other Bills of Concern | House Takes up Property Tax & School Finance Reform](#)
[Important Dates for Remainder of Session | Engage Your Contacts](#)



Capitol Pipeline will be in your inbox every Tuesday with links to the bills being tracked by TRWA, updates on the progress of key pieces of legislation, and calls to action on legislation that directly impacts rural water systems across Texas. [Click here to learn more!](#)



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Stay in the know: follow us online!

The 86th Regular Session of the Texas Legislature is entering the home stretch, with only 27 days until the final gavel! This is the time of session where things move quickly, so watch the Capitol Pipeline closely for calls to action on priority legislation affecting rural water!



Opposition Groundwater Permitting Bill Passes Full Senate: On Monday, the full Senate passed S.B. 2026 by Sen. Charles Perry (R-Lubbock). This was expected, as Sen. Perry is the Chair of the Senate Water & Rural Affairs Committee. However, it should be noted that the bill was highly controversial by Senate standards - 11 senators voted “no” on this bill, which would repeal the provision in current law that allows groundwater districts to issue permits based on a utility’s service needs. Most bills pass the Senate by unanimous or near-unanimous margins, so your calls and emails did make a difference!

Now, the bill moves to the House, where opposition testimony by TRWA and its members, the efforts of our lobbying team, and a high level of engagement from our membership has kept the bill’s House version, H.B. 2122 by Rep. Cody Harris (R-Palestine), stalled in the House Natural Resources Committee for more than a month. We will continue working to ensure the Senate version meets the same fate in the House.

Hearings on Other Bills of Concern

- **Eminent Domain:** The House Land & Resources Management Committee heard 11 eminent domain bills on Thursday, including S.B. 421 by Sen. Lois Kolkhorst (R-Brenham)/H.B. 991 by Rep. DeWayne Burns (R-Granbury), which would impose onerous requirements on water supply corporations (WSCs) in the exercise of their eminent domain authority as introduced. TRWA Executive Director & General Counsel Lara Zent testified against the bills in their current forms, and TRWA continues to work with the House author and stakeholders to negotiate more favorable language.
- **Additional Financial, Managerial, and Technical Reporting by Water Utilities:** As originally introduced, H.B. 4477 by Rep. Drew Springer

(R-Muenster) required investor-owned utilities (IOUs) provide a bond with the PUC to ensure compliance with financial, managerial, and technical (FMT) regulations. A last-minute committee substitute changed the nature of the bill entirely, and would have required all utilities, including WSCs and districts, to provide the PUC with an additional FMT report, without providing the agency with any direction on how information provided in the report would be used. TRWA Assistant General Counsel Trent Hightower testified against the bill as it applied to WSCs and districts, and an updated draft applicable only to Class B and Class C IOUs passed out of the committee late last week.

 **House Takes up Property Tax & School Finance Reform: The House is set to take up Senate Bill 2 today**, the Senate's version of a comprehensive property tax reform bill.  The House Ways & Means Committee tweaked the Senate version by making it contingent on approval of a related school finance bill – a requirement House Speaker Dennis Bonnen (R-Angleton) has indicated he supports.

Important Dates for the Remainder of Session:

- Monday, May 6 – Last day for house committees to report house bills and joint resolutions.
- Friday, May 10 – Last day for the house to hear all house bills and joint resolutions.
- Saturday, May 18 – Last day for House committees to report senate bills and joint resolutions.
- Wednesday, May 22
 - Last day for house to hear all senate bills.
 - Last day for senate to hear all house and senate bills and joint resolutions.
- Monday, May 27 – Last day of the 86th Regular Session
- Sunday, June 16 – Last day the governor can sign or veto bills passed during the regular session.

- Monday, August 26 – Date that bills without specific effective dates, other than bills with immediate effect, become law.
- Sunday, September 1 – Date most bills will become effective if passed by the Legislature and not vetoed by the Governor.

Engage Your Board and Customers in our Legislative Efforts

TRWA members provide quality water service to almost 3 million Texans, and lawmakers need to hear from them on our legislative priorities and bills of concern. You can help us mobilize your customer base in support of rural water in the following ways:

- **Forward each week's Capitol Pipeline** to your system's email list and provide your customers with a link to the newsletter on the front page of your website.
- **Link to <https://waterforalltexans.com> on your system's website** to help educate your customers on our issues and encourage them to contact their legislators.

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You are receiving this email because your email address is linked to a TRWA member profile.

Our mailing address is:

TRWA
1616 Rio Grande St # ST78701
Austin, TX 78701-1122

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Many mayors and county judges across Texas — many of them conservative Republicans just like the folks who hatched this plan — are against it. That's because this bill would impede their ability to meet their responsibilities to you — responsibilities that aren't going away.

But probably the most indicative of the disconnect between local and state elected officials is a bill that would prohibit local governments from using public funds to lobby the Legislature.

On face value, that might sound like a good thing. But consider what would happen if cities can't lobby against bills that are bad for them but good for private industries that still are free to hire all the expensive lobbyists they can afford.

You and your family could find yourselves living in a more polluted, less safe, more expensive city because those industries will be less taxed and regulated.

We can only hope that if this bill passes, it will fail a First Amendment test. Remember that money, according to the Supreme Court, is speech.

In the meantime, you might want to look up the 48 House and Senate sponsors to see if your state senator and representative are among them.

BOTTOM LINE:

Past Legislatures have been pushing expenses down to the local level for years, to avoid raising taxes and fees at the state level. Hence, the problem of rapidly rising property tax — local government's first and biggest option for paying for what the state won't.

This Legislature set two priorities at the beginning of the year — school finance reform and property tax relief. The two are closely related because most of your property tax bill goes to your school district. Those priorities were a good call, especially school finance because it is widely acknowledged to be an inadequate, unfair mess.

But from the looks of things, expect a duct-tape job on school financing, at best, and a likely failure on property tax relief. To the House's credit, it voted to tie property tax relief to school finance to prevent the Legislature from shirking the harder job.

But this Legislature frittered away too much valuable time on those 150 bills flagged by TML, and on attention-getting divisive social issues too numerous to list but that Texas can do without.

The Legislature wants to save you from the people who provide your pavement, parks, swimming pools and libraries, and who take responsibility for your children during most of their waking hours most of the year.

You may want to consider which level of government is serving you and which is failing you. You also may want to ask why they aren't working together for what should be common goals. You deserve answers.

OUR VIEW

Legislature is at war with your city and county

Seventy-four percent of Texans live in 4 percent of Texas. It's a fact, verified by the folks at PolitiFact.

HOW CAN THAT BE?

Most of us live in cities. And all the cities in Texas take up only 4 percent of its surface.

If by "cities" you're thinking Houston or Dallas, you're right. But if you're thinking Three Rivers or Monahans, you're still correct. What they all have in common are elected city governments, property taxes, fees for services, and local ordinances.

What you should know about all Texas cities, including yours or the nearest one to you if you live out in the country, is that they are under attack. So is your county government.

WHO DECLARED WAR?

Your Texas Legislature is in session and part of its agenda during this session is to take away a lot of the power your local governments wield by tradition.

This agenda is based on a prevailing attitude that local governments tax you too much, overstep their authority, and basically just don't have your best interests in mind.

You may agree with some or all of that. But you may also want to ask yourself what your state government has done for you lately and whether it has done it any better than what your local government does for you.

HOW IS THIS WAR WAGED?

The Texas Municipal League has flagged an unprecedented 150 bills in the Legislature it sees as threats to local governance.

One of the biggest is the proposal to require an automatic rollback election for any property tax hike above 3.5 percent. Currently, the limit is 8 percent and voters have to petition for a rollback election.

The election requirement all but guarantees a 3.5 percent cap on hikes because in addition to the expense of the election, it would occur after the deadlines for passing budgets and setting tax rates. This is a potentially huge limit on decision-making at the local level.

5/19/91 CCCT

ATTACHMENT 5

Banquete PS Improvements

Memorandum

To: South Texas Water Authority Board of Directors
 From: Carola G. Serrato, Executive Director
 Date: May 23, 2019
 Re: Nueces County Bids – Construction of Banquete PS, Demolition of Elevated Storage Tank (EST), Installation of Hydro-pneumatic Tank to Serve the Nueces County Water Control and Improvement District #5 (NCWCID#5 – Banquete)

Background:

Last month, the Board reviewed the attached breakdown, distributed during the meeting, of the three (3) bids submitted to Nueces County for the construction of a new, separate Banquete Pump Station and the necessary improvements for a pressure plane to serve the Nueces County Water Control and Improvement District #5 (Banquete) after the 50,000-gallon elevated storage tank (EST) is demolished. The Board will recall that the lowest apparent base bid was about \$1,005,000. In addition, the lowest alternate add bid for demolishing the EST plus adding a hydro tank, compressor and controls was approximately \$280,000 for a total of slightly less than \$1,283,000. The difference between that total and the *available funds* excluding the \$50,000 in STWA’s FY 2019 budget (EST demo and hydro tank) is slightly more than \$668,000.

As reported during the last meeting, Nueces County Grant Administrator Maria Bedia has contacted the Texas Water Development Board (TWDB) regarding additional funds. Robert Viera, LNV, recommended the Nueces County Commissioners Court reject all the bids, which has occurred. As stated in the last memo, staff requested reviewing the plans and specifications to determine potential areas for savings. Mr. Viera, Mr. Joe Trejo (LNV), O&M Supervisor Jacob Hinojosa and I met on Wednesday, May 22nd.

Finally, as stated last month during review of the FY 2019 budget, it is my preference to utilize available funds for the construction of a new, separate Banquete Pump Station. In addition, the possibility of the Nueces Water Supply Corporation (NWSC) making funds available was mentioned.

Analysis:

Below is a chart of items resulting from the meeting with LNV as well as funds that staff will approach the NWSC Board about making available for this project.

Description	Original \$	Adjusted \$	Balance
Fund Shortage			\$668,000
Transfer – Equipment Shed Funds		-\$100,000	\$568,000
Budgeted – EST demo		-\$30,000	\$538,000
Budgeted – Hydro-pneumatic Tank		-\$20,000	\$518,000
NWSC Contribution		-\$105,000	\$413,000
Demo of EST – Leave Concrete	\$82,605	-\$40,000	\$373,000
Other:			
Pumps, Control/VFD Panel – Soft Start Instead	\$124,000	-\$23,000	\$350,000
FRP Buildings – 2 not 3 – Nitrogen instead of Compressor	\$178,000	-\$38,000	\$312,000
Windstorm Certification – Buildings Only	\$23,000	-\$20,000	\$292,000
Landscaping – Fences etc.	\$23,850	-\$20,000	\$272,000
Hydro w/o conventional compressor – use nitrogen cylinders	\$188,000	\$72,000	\$200,000
Electricity – Conduit - Instrumentation	\$177,000	???	\$200,000
SCADA Integration	\$36-50,000	???	\$200,000
Estimated Funds Still Needed		\$200,000	

Staff Recommendation:

Work with NWSC and Nueces County to select the best alternatives for funding the project. Consider proceeding with installation of two (2) hydro-pneumatic tanks with compressor(s) or nitrogen cylinders and control(s) in order to demolish the EST.

Board Action:

Provide feedback to staff.

Summarization:

Staff believes it warrants repeating the numerous benefits to this project:

- Enable STWA to finalize the Wholesale Water Supply Contract with NWSC – the Board will recall that the current contract is based on the Banquete Water District (NCWCID#5) and NWSC sharing facilities.
- Elimination of issues with the TCEQ's Under Direct Pressure Rule.
- Plan for long-term expansion of NWSC Banquete customer count particularly related to Cyndie Park and The Ranch.
- Possible incentive for the Banquete Water District Board to resume negotiations on a Wholesale Water Supply Contract.

Item #	Description	DMB	HAREN	TTE, LLC	Item #	Description	DMB	HAREN	TTE, LLC
A1	MOBIL/NPDES/SWPPP	\$ 116,916.00	\$ 60,860.00	\$ 75,000.00	A1	MOBIL/NPDES/SWPPP	\$ 116,916.00	\$ 60,860.00	\$ 75,000.00
A2	6" YARD PIPING	\$ 55,690.00	\$ 50,000.00	\$ 12,000.00	A2	6" YARD PIPING	\$ 55,690.00	\$ 50,000.00	\$ 12,000.00
A3	ALL FITTINGS	\$ 28,202.00	\$ 12,500.00	\$ 11,000.00	A3	ALL FITTINGS	\$ 28,202.00	\$ 12,500.00	\$ 11,000.00
A4	GATE VALVES	\$ 10,572.00	\$ 12,000.00	\$ 10,002.00	A4	GATE VALVES	\$ 10,572.00	\$ 12,000.00	\$ 10,002.00
A5	8" YARD PIPING	\$ 8,080.16	\$ 13,200.00	\$ 3,999.60	A5	8" YARD PIPING	\$ 8,080.16	\$ 13,200.00	\$ 3,999.60
A6	8"X6" TAP/VALVE, ETC	\$ 9,399.00	\$ 4,000.00	\$ 9,000.00	A6	8"X6" TAP/VALVE, ETC	\$ 9,399.00	\$ 4,000.00	\$ 9,000.00
A7	ISOLATE 6" FROM 4"	\$ 5,650.00	\$ 3,000.00	\$ 2,000.00	A7	ISOLATE 6" FROM 4"	\$ 5,650.00	\$ 3,000.00	\$ 2,000.00
A8	3/4" LINE/ANALYZER TO WW	\$ 9,430.00	\$ 10,000.00	\$ 2,000.00	A8	3/4" LINE/ANALYZER TO WW	\$ 9,430.00	\$ 10,000.00	\$ 2,000.00
A9	PIPE SUPPORTS	\$ 27,879.00	\$ 6,000.00	\$ 2,400.00	A9	PIPE SUPPORTS	\$ 27,879.00	\$ 6,000.00	\$ 2,400.00
A10	12" CASING	\$ 2,321.00	\$ 6,000.00	\$ 2,500.00	A10	12" CASING	\$ 2,321.00	\$ 6,000.00	\$ 2,500.00
A11	100K GALV. GST	\$ 202,248.00	\$ 180,000.00	\$ 160,000.00	A11	100K GALV. GST	\$ 202,248.00	\$ 180,000.00	\$ 160,000.00
A12	2 FRP BLDGS PLUS EQUIP	\$ 125,326.00	\$ 130,000.00	\$ 140,000.00	A12	2 FRP BLDGS PLUS EQUIP	\$ 125,326.00	\$ 130,000.00	\$ 140,000.00
A13	BOOSTER PUMPS - 2	\$ 123,478.00	\$ 105,000.00	\$ 50,000.00	A13	BOOSTER PUMPS - 2	\$ 123,478.00	\$ 105,000.00	\$ 50,000.00
A14	1 - 7500g HYDRO	\$ 152,077.00	\$ 75,000.00	\$ 94,000.00	A14	1 - 7500g HYDRO	\$ 152,077.00	\$ 75,000.00	\$ 94,000.00
A15	METERING STATION	\$ 36,104.00	\$ 25,000.00	\$ 35,000.00	A15	METERING STATION	\$ 36,104.00	\$ 25,000.00	\$ 35,000.00
A16	6' SECURITY FENCE	\$ 7,234.24	\$ 4,440.00	\$ 7,400.00	A16	6' SECURITY FENCE	\$ 7,234.24	\$ 4,440.00	\$ 7,400.00
A17	DOUBLE SWING GATE	\$ 2,316.00	\$ 3,000.00	\$ 3,000.00	A17	DOUBLE SWING GATE	\$ 2,316.00	\$ 3,000.00	\$ 3,000.00
A18	PLUG CP GW WELL	\$ 17,022.00	\$ 6,000.00	\$ 3,000.00	A18	PLUG CP GW WELL	\$ 17,022.00	\$ 6,000.00	\$ 3,000.00
A19	WINDSTORM CERTIFICATION	\$ 18,850.00	\$ 13,000.00	\$ 20,000.00	A19	WINDSTORM CERTIFICATION	\$ 18,850.00	\$ 13,000.00	\$ 20,000.00
B1	NEW ELECTRIC SERVICE AEP	OWNER PD	OWNER PD	OWNER PD	B1	NEW ELECTRIC SERVICE AEP	OWNER PD	OWNER PD	OWNER PD
B2	ELECTRIC DEMO	\$ 16,323.00	\$ 15,000.00	\$ 10,000.00	B2	ELECTRIC DEMO	\$ 16,323.00	\$ 15,000.00	\$ 10,000.00
B3	NEW ELECTRIC SYSTEM	\$ 69,204.00	\$ 140,000.00	\$ 75,000.00	B3	NEW ELECTRIC SYSTEM	\$ 69,204.00	\$ 140,000.00	\$ 75,000.00
B4	INSTRUMENTATION	\$ 10,389.00	\$ 50,000.00	\$ 11,000.00	B4	INSTRUMENTATION	\$ 10,389.00	\$ 50,000.00	\$ 11,000.00
B5	CONDUIT FOR POWER/INSTR	\$ 87,506.00	\$ 60,000.00	\$ 91,000.00	B5	CONDUIT FOR POWER/INSTR	\$ 87,506.00	\$ 60,000.00	\$ 91,000.00
B6	VFD CONTROL PANEL	\$ 27,866.00	\$ 35,000.00	\$ 29,000.00	B6	VFD CONTROL PANEL	\$ 27,866.00	\$ 35,000.00	\$ 29,000.00
B7	PUMP CONTROL PANEL	\$ 43,436.00	\$ 50,000.00	\$ 45,000.00	B7/B8	COMBINED TO F1			
B8	SCADA INTEGRATOR	\$ 35,863.00	\$ 50,000.00	\$ 42,000.00	B9	DIESEL GENERATOR	\$ 67,136.00	\$ 70,000.00	\$ 68,000.00
B9	DIESEL GENERATOR	\$ 67,136.00	\$ 70,000.00	\$ 68,000.00	C1	BLDG EXHAUST FAN/LOUVER	\$ 35,863.00	\$ 3,000.00	\$ 5,000.00
C1	BLDG EXHAUST FAN/LOUVER	\$ 7,886.00	\$ 3,000.00	\$ 5,000.00	F1	COMBINED SCADA/PUMP	\$ 73,876.00	\$ 110,000.00	\$ 73,000.00
		\$ 1,324,403.40	\$ 1,192,000.00	\$ 1,018,301.60			\$ 1,346,957.40	\$ 1,202,000.00	\$ 1,004,301.60
D1	6" WATERLINE	\$ 6,054.83	\$ 6,450.00	\$ 3,784.00	D1	6" WATERLINE	\$ 6,054.83	\$ 6,450.00	\$ 3,784.00
D2	PIPING, ISO VALVE, FITTINGS	\$ 27,833.00	\$ 10,000.00	\$ 12,000.00	D2	PIPING, ISO VALVE, FITTINGS	\$ 27,833.00	\$ 10,000.00	\$ 12,000.00
D3	1 FRP BLDG FOR COMPRESSOR	\$ 35,044.00	\$ 50,000.00	\$ 38,000.00	D3	1 FRP BLDG FOR COMPRESSOR	\$ 35,044.00	\$ 50,000.00	\$ 38,000.00
D4	1-7500g HYDRO	\$ 183,150.00	\$ 70,000.00	\$ 94,000.00	D4	1-7500g HYDRO	\$ 183,150.00	\$ 70,000.00	\$ 94,000.00
D5	DEMO EST	\$ 82,605.00	\$ 225,000.00	\$ 110,000.00	D5	DEMO EST	\$ 82,605.00	\$ 225,000.00	\$ 110,000.00
D6	6' SECURITY FENCE	\$ 14,455.20	\$ 11,400.00	\$ 10,450.00	D6	6' SECURITY FENCE	\$ 14,455.20	\$ 11,400.00	\$ 10,450.00
D7	DOUBLE SWING GATES	\$ 2,316.00	\$ 3,000.00	\$ 3,000.00	D7	DOUBLE SWING GATES	\$ 2,316.00	\$ 3,000.00	\$ 3,000.00
D8	WINDSTORM CERTIFICATION	\$ 6,750.00	\$ 4,000.00	\$ 3,000.00	D8	WINDSTORM CERTIFICATION	\$ 6,750.00	\$ 4,000.00	\$ 3,000.00
D9	ELECT. EXISTING BA PS	\$ 6,831.00	\$ 12,000.00	\$ 8,000.00	D9	ELECT. EXISTING BA PS	\$ 6,831.00	\$ 12,000.00	\$ 8,000.00
		\$ 365,039.03	\$ 391,850.00	\$ 282,234.00			\$ 365,039.03	\$ 391,850.00	\$ 282,234.00
		\$ 1,689,442.43	\$ 1,583,850.00	\$ 1,300,535.60			\$ 1,711,996.43	\$ 1,593,850.00	\$ 1,286,535.60

\$ 500,000.00 GALV VS CONC

DEVELOPER, SUBDIVISION NAME AND LOCATION	DATE DEVELOPER CONTRACT OR ADDENDUM SIGNED	ENGINEERING ANALYSIS FEE	PUMP STATION USED FOR SERVICE	NUMBER OF SERVICE CONNECTIONS	TOTAL FEES PAID (EXCLUDING ANALYSIS FEE)	OTHER IMPROVEMENTS PAID (SUCH AS LINE EXTENSIONS, VALVE PLACEMENTS & LABOR)	TOTAL PAID ON Pro-Rata Share PUMP STATION IMPROVEMENTS and DISTRIBUTION LINES
Jalin Subdivision, CR 38, Owners: W. T. & Edith Young			Banquete		\$ 50,726.57	\$ 12,000.57	\$ 38,726.00
Quail Hill Unit 1 and Quail Hill Unit 2, CR 38, Owners: Glen Young			Banquete		\$ 28,267.00	\$ -	\$ 28,267.00
Indian Trails, FM 666 -- Owners: Bill Nicholson			Banquete		\$ 19,500.00	\$ -	\$ 19,500.00
Glenco Subdivision, Barbull Inc., FM 666 South of CR 38, Owners: Duane C Bull, Peggy L. Bull and Glen Barber	10/22/01	\$ 300.00	Banquete	14	\$ 16,452.81	\$ 9,437.49	\$ 7,015.32
Rodriguez, Alfredo P. Speed Investments, CR 81 & CR 42	04/22/05	\$ 300.00	Banquete	1	\$ 3,279.68	450.00	\$ 2,829.68
The Plains, Unit 1, FM 666, north of Hwy 44 Owners: James H. Dean, dba James Dean Signature Homes or Carver/Dean Inc.	07/11/05	\$ 500.00	Banquete	10	\$ 7,703.40	\$ 2,692.50	\$ 5,010.90
The Plains, Unit 2, FM 666, north of Hwy 44 Owners: James H. Dean, dba James Dean Signature Homes or Carver/Dean Inc.	08/29/06	part of above	Banquete	19	\$ 30,960.74	\$ 16,324.28	\$ 14,636.46
					\$ 156,890.20	\$ 40,904.84	\$ 115,985.36
Banquete PS Improvements Sep 2009 - See Attached HDR Breakdown							\$ 64,820.00
October 2009 Balance of PS Prorata Funds Collected							\$ 51,165.36
Gonzalez, Teresa-Speed Investments, CR 81 & CR 42	10/7/2009	\$ 400.00	Banquete	1	\$ 2,139.97	725.00	\$ 1,414.97
Stamps, John-FM 666	4/28/2011	\$ 400.00	Banquete	1	\$ 2,196.49	725.00	\$ 1,471.49
Castro III., Teodoro-Speed Investments	9/13/2011	\$ 400.00	Banquete	1	\$ 6,764.88	1450.00	\$ 5,314.88
The Plains, Unit 3, FM 666, north of Hwy 44 Owners: James H. Dean, dba James Dean Signature Homes or Carver/Dean Inc.	05/29/12	\$ 400.00	Banquete	5	\$ 5,663.37	\$ 970.80	\$ 4,692.57
Rodriguez, Teresa -Speed Investments	10/25/2013	\$ 400.00	Banquete	1	\$ 3,377.84	795.00	\$ 2,582.84
Gonzalez, James A. -Speed Investments	8/4/2014	\$ 400.00	Banquete	1	\$ 2,203.94	795.00	\$ 1,408.94
The Plains, Unit 4, FM 666, north of Hwy 44 Owners: James H. Dean, dba James Dean Signature Homes or Carver/Dean Inc.	11/10/15	\$ 400.00	Banquete	9	\$ 19,901.56	\$ 11,454.94	\$ 8,446.62
KNK Farms-Between CR 42 and Hwy 44	02/27/19	\$ 500.00	Banquete	19	\$ 78,096.04	\$ 45,917.01	\$ 32,179.03
					\$ 120,344.09	\$ 62,832.75	\$ 57,511.34
Current Balance of PS Prorate Funds Collected							\$ 108,676.70



Contractor's Progress Estimate

For: Nueces Water Supply Corporation-Pressure Maintenance Improvements-Agua Dulce, Driscoll and Banquete Pump Stations						Application Number: 3					
Application Period: JUNE 1 THOUGH JUNE 30, 2009						Application Date: 6/30/2009					
A		B			C		D	E	F		G
Item		Units	Quantity	Unit Price	Scheduled Value	Work Completed		Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C+D+E)	% (F/B)	Balance to Finish (B-F)
Item	Description					From Previous Application	This Period				
DRISCOLL BREAKDOWN											
1	RELOCATE EXIST 10,00 GAL HYDRO TANK	LS	1	\$7,000.00	\$7,000.00	7000.00			\$7,000.00	100.00%	\$0.00
2	INSTALL ONE NEW AIR COMPRESSOR	LS	1	\$13,850.00	\$13,850.00	13850.00			\$13,850.00	100.00%	\$0.00
3	NEW FLG DISCHARGE PIPE IN BLDG.	LS	1	\$6,550.00	\$6,550.00	6550.00			\$6,550.00	100.00%	\$0.00
4	DISCHAR PIPE OUTSIDE BLDG. TO TANK	LS	1	\$10,300.00	\$10,300.00	10300.00			\$10,300.00	100.00%	\$0.00
5	DISCHAR PIPE FROM TANK TO TIE IN	LS	1	\$11,300.00	\$11,300.00	11300.00			\$11,300.00	100.00%	\$0.00
6	NEW 1" AIR PIPING	LS	1	\$2,040.00	\$2,040.00	2040.00			\$2,040.00	100.00%	\$0.00
7	RELOCATE EXIST 1" CHLORINE LINE	LS	1	\$1,100.00	\$1,100.00	1100.00			\$1,100.00	100.00%	\$0.00
8	CONCRETE HYDRO TANK FOUNDATION	CY	3	\$1,000.00	\$3,000.00	3000.00			\$3,000.00	100.00%	\$0.00
9	ELECTRICAL IMPROVEMENTS	LS	1	\$12,400.00	\$12,400.00	12400.00			\$12,400.00	100.00%	\$0.00
#	6" PRESSURE SUSTAINING VALVE	LS	1	\$8,200.00	\$8,200.00		8200.00		\$8,200.00	100.00%	\$0.00
#	HOUSEKEEPIN PAD AIR COMPRESSOR	EA	1	\$350.00	\$350.00	350.00			\$350.00	100.00%	\$0.00
#	PIPE SUPPORT	EA	1	\$580.00	\$580.00	580.00			\$580.00	100.00%	\$0.00
#	PAINT	LS	1	\$1,400.00	\$1,400.00	1400.00			\$1,400.00	100.00%	\$0.00
#	TESTING AND DISINFECTION	LS	1	\$1,350.00	\$1,350.00		1350.00		\$1,350.00	100.00%	\$0.00
Totals					\$79,420.00	\$69,870.00	\$9,550.00	\$0.00	\$79,420.00		\$0.00

A		B			C		D	E	F		G
Item		Units	Quantity	Unit Price	Scheduled Value	Work Completed		Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C+D+E)	% (F/B)	Balance to Finish (B-F)
Item	Description					From Previous Application	This Period				
BANQUETE BREAKDOWN											
1	DEMO EXIST PUMPS AND PIPING	LS	1	\$3,000.00	\$3,000.00	\$990.00	\$2,010.00		\$3,000.00	100.00%	\$0.00
2	INSTALL 3 HIGH SERVICE PUMPS	LS	1	\$17,982.00	\$17,982.00	\$5,934.06	\$12,047.94		\$17,982.00	100.00%	\$0.00
3	INSTALL SUCTION PIPE/FLG ADAP	EA	3	\$2,200.00	\$6,600.00		\$6,600.00		\$6,600.00	100.00%	\$0.00
4	INSTALL 3" SPOOL & 90 ON DISCHARGE	EA	3	\$1,300.00	\$3,900.00		\$3,900.00		\$3,900.00	100.00%	\$0.00
5	PUT EXIST DISCHAR PIPE BACK	LS	1	\$3,000.00	\$3,000.00		\$3,000.00		\$3,000.00	100.00%	\$0.00
6	INSTALL GALV PUMP SEAL DRAIN LINE	EA	3	\$350.00	\$1,050.00		\$1,050.00		\$1,050.00	100.00%	\$0.00
7	CONCRETE HOUKEEP FOR PUMPS	EA	3	\$640.00	\$1,920.00	\$211.20	\$1,708.80		\$1,920.00	100.00%	\$0.00
8	ELECTRICAL IMPROVEMENTS	LS	1	\$23,398.00	\$23,398.00	\$7,721.34	\$15,676.66		\$23,398.00	100.00%	\$0.00
9	TIE DISCHARG HEADER TO EXIST PIPIN	LS	1	\$2,080.00	\$2,080.00		\$2,080.00		\$2,080.00	100.00%	\$0.00
10	REMOVE/RELOCATE EXIST PIPE SUPP	EA	3	\$180.00	\$540.00		\$540.00		\$540.00	100.00%	\$0.00
11	TESTING & DISINFECTION	LS	1	\$1,350.00	\$1,350.00		\$1,350.00		\$1,350.00	100.00%	\$0.00
Totals					\$64,820.00	\$14,856.60	\$49,963.40	\$0.00	\$64,820.00		\$0.00

From: Maria M. Bedia <maria.bedia@nuecesco.com>
Sent: Thursday, May 2, 2019 9:04 PM
To: Robert Viera; Annette Mendoza; Elsa Saenz; Michael Robinson; Graciela Prado; Natalie Eckstrom; Joe Trejo; Juan Pimentel; Bert Perez; Edward Herrera; Commissioner Joe Gonzalez; Sandra Santos; mcserrato@stwa.org
Cc: Cristy Gonzalez
Subject: RE: IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Project
Attachments: RE: IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Pr... (33.5 KB)

Good evening. The attached correspondence I received from the Texas Water Development Board further supports Robert's recommendation to reject all bids at this time. Securing additional funding will take some time and any changes made to the bid packet must be re-approved by TWDB.

Thank you.



Maria M. Bedia
Grants Administrator
Nueces County
(361) 888-0225 Phone
(361) 960-3599 Cell
maria.bedia@nuecesco.com

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From: Robert Viera <rviera@lrvinc.com>
Sent: Tuesday, April 30, 2019 11:34 AM
To: Maria M. Bedia <maria.bedia@nuecesco.com>; Annette Mendoza <annette.mendoza@nuecesco.com>; Elsa Saenz <elsa.saenz@nuecesco.com>; Michael Robinson <Michael.Robinson1@nuecesco.com>; Graciela Prado <Graciela.Prado@nuecesco.com>; Natalie Eckstrom <natalie.eckstrom1@co.nueces.tx.us>; Joe Trejo <jtrejo@lrvinc.com>; Juan Pimentel <Juan.Pimentel@nuecesco.com>; Bert Perez <Bert.Perez@nuecesco.com>; Edward Herrera <edward.herrera@nuecesco.com>; Commissioner Joe Gonzalez <joe.gonzalez@nuecesco.com>; Sandra Santos <sandra.santos@nuecesco.com>; mcserrato@stwa.org
Subject: IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Project

Maria/Michael,

After discussing the bid tabulation with Carola Serrato, we recommend rejecting all bids and re-bidding the project at a later date.

This will give us time to revise the plans to fit within the overall budget, which includes the funds from TWDB and additional sources.

If you have any questions, please feel free to contact me.

Respectfully,

Robert M Viera, PE, RPLS
Senior Vice President

LNV

engineers | architects | surveyors

801 Navigation Blvd, Suite 300
Corpus Christi, Texas 78408
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www.LNVINC.com

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From: Nicki Hise <Nicki.Hise@twdb.texas.gov>
Sent: Tuesday, April 30, 2019 3:33 PM
To: Maria M. Bedia
Cc: Mireya Loewe; Natalie Eckstrom
Subject: RE: IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Project

Hi Maria,

In discussing the project, here is what I'm able to clarify about the County's current budget shortage, and in response to your specific questions:

- The County would be able to pursue additional TWDB funding for the last contract. However, like with any new funding commitment, it would require submission of a financial application, a Board commitment, and subsequent closing on the new funds. As far as timing goes, we generally recommend allocating ~90 days between submission of an application and Board commitment and then additional time to close, so we unfortunately wouldn't be able to get the County new money in its accounts within the next 90 days at least.

If you wish to pursue DWSRF funding again (like with the County's previous commitments), it would require the submission of a Project Information Form (PIF) in order to be added to the current Intended Use Plan (IUP). Then, once the County is ranked and added to the IUP, you would be able to submit your application for new funding.

- I don't believe there is currently any loan forgiveness funding remaining from this current funding cycle that has not already been allocated to an existing project unfortunately. However, Mireya would likely be the best contact for providing the newest and up-to-date information in case any becomes available due to a projects' unforeseen withdrawal, for example. Regarding the percentage of loan forgiveness, 100% loan forgiveness is not an option in the DWSRF program; the highest loan forgiveness ratio we can fund is 70% loan forgiveness/30% loan. So, if the County were to receive loan forgiveness in any DWSRF funding cycle, there would still be some loan component involved (such as the one-year, short-term note that was a component of the most recent funding package).
- If no design edits are made to the packet and no outdated documents need to be replaced (e.g., a new 2020 wage rate decision, updated forms, etc.) then the bid packet would actually not require re-approval prior to bidding again. However, if you were to remove/change project components or re-design the project for the purpose of value engineering or if bidding were to occur in the future when other documentation needed to be replaced with updated versions, then yes, you would need to update the P&S and resubmit.
- Yes, because this will delay the project's schedule quite a bit, an amendment to the existing loan forgiveness agreement between the County and the TWDB will likely be required. Perhaps it would be best to discuss the best way forward (e.g., submit a new funding application, reduce the scope of the project, a combo of that, etc.) and submit a revised project schedule based on your new plan of action. Then, I'll use the new schedule to create a loan forgiveness agreement amendment. Also, it will be helpful to have an updated schedule and learn the new plan simply for us to stay up to date with the project.

Please let me know if you have follow-up questions. I'm happy to help in any way I can!

Best,
Nicki

From: Maria M. Bedia <maria.bedia@nuecesco.com>
Sent: Tuesday, April 30, 2019 2:08 PM
To: Nicki Hise <Nicki.Hise@twdb.texas.gov>
Cc: Mireya Loewe <Mireya.Loewe@twdb.texas.gov>; Natalie Eckstrom <natalie.eckstrom1@co.nueces.tx.us>
Subject: RE: IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Project

External: Beware of links/attachments.

Good afternoon, Nicki and Mireya. Due to the below issue, the project engineer is recommending for the County to reject all bids and re-bid at a later date. I have a couple of questions:

- What is the likelihood, if any, of receiving additional funding for this last phase? In reviewing the schedule of values from the bidders, Robert with LNV does feel they are a bit high, but does expect us to be short in awarding even the base bid, if we re-bid.
- If so, will it be 100% loan forgiveness?
- I assume the revised bid packet will need to be submitted for re-approval; is that correct?
- This will obviously affect our timeline drastically. Do we need to submit a revised timeline or amend the contract in any way?

Thank you.

Maria

From: Nicki Hise <Nicki.Hise@twdb.texas.gov>
Sent: Thursday, April 18, 2019 4:34 PM
To: Maria M. Bedia <maria.bedia@nuecesco.com>
Subject: RE: IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Project

Hi Maria,

Thanks for the update! I forwarded your email to my team manager, Mireya Loewe, regarding the possibility/process of additional funding in order to close the gap. We'll get back to you as soon as possible about what we can do!

Thanks,
Nicki

From: Maria M. Bedia <maria.bedia@nuecesco.com>
Sent: Thursday, April 18, 2019 3:51 PM
To: Nicki Hise <Nicki.Hise@twdb.texas.gov>
Subject: FW: IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Project

Beware of suspicious links/attachments.

Good afternoon, Nicki. The County closed bids today on IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Project. All bids came in at over \$1 million. Attached is the unofficial bid tabulation as well as the schedule of values from each bidder. Also attached is the calculation of the funds we have remaining in TWDB funds. Is there a possibility of receiving additional funds for this project?

Please advise. Thank you.



María M. Bedia
Grants Administrator
Nueces County
(361) 888-0225 Phone
(361) 960-3599 Cell
maria.bedia@nuecesco.com

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From: Annette Mendoza

Sent: Thursday, April 18, 2019 3:06 PM

To: Robert Viera <rviera@lnvinc.com>; Joe Trejo <jtrepo@lnvinc.com>

Cc: Elsa Saenz <elsa.saenz@nuecesco.com>; Michael Robinson <Michael.Robinson1@nuecesco.com>; Maria M. Bedia <maria.bedia@nuecesco.com>; Natalie Eckstrom <natalie.eckstrom1@co.nueces.tx.us>; Juan Pimentel <Juan.Pimentel@nuecesco.com>; Bert Perez <Bert.Perez@nuecesco.com>; Edward Herrera <edward.herrera@nuecesco.com>; Commissioner John Marez <John.Marez@nuecesco.com>

Subject: IFB No. 3088-18 Banquete Booster Pump Station Cyndie Park II TWDB Project

We closed bids today on the above noted project, and received 3 bids. See attached unofficial bid tab and scan copies of the bid responses for your review and recommendation. We are planning to add the award to the May 8th Commissioners Court agenda.

Please let me know if you have any questions.



Annette Mendoza

Purchasing Bids & Contracts Assistant

Nueces County Purchasing

901 Leopard St., Rm. 106

Corpus Christi, Texas 78401

Ph#361-888-0905

Fx#361-888-0458

annette.mendoza@nuecesco.com

DMB Construction

QUOTE



Camacho Demolition, LLC
5113 Agnes Street
Corpus Christi, TX 78405
361-289-1095 - Fax No. 361-882-1944

4/12/2019 7:31:54 AM

Estimate No:

3184

If you have any questions or comments concerning this proposal, please call
Bill Aldrich
361-442-1776
bill@camachodemolition.com

DMB Construction

DMB Construction
69 Swanton St

Winchester MA 01890

610-955-1549

Job Description
Water Tower Demo
Banquete,

Camacho Demolition LLC is pleased to offer this proposal to you for: *Demolition services*
located at the aforementioned address. We will perform all work in accordance with local, state & federal regulations.
This price includes labor, equipment, materials and supervision to perform the job to the Owners satisfaction.
Price is good for 90 days from date of proposal.

Part Number	QTY	Description	Amount
D1001	1	Demolition of metal water tower	43,985.00

Scope of work: Demo and remove approx. 110' water tower and base. To include tower and concrete base 2' below grade. Does not include abatement or any underground piping.

TOTAL QUOTE --->> \$43,985.00

STANDARD EXCLUSIONS (Unless Specified in proposal)

1.1.1 Multiple Mobilizations, Hazardous / Toxic Materials, Permits & Fees, Floor Prep, Erosion Control, Utility Disconnects, Utility Relocates, Fencing, Piers, Structures Below 24", Patching, Prepping, Water Supply for Dust Control, Haul off of Others, Fine Grading, De-Watering, Lay Out, Traffic Control, Back Fill, Shoring and Bracing, Lab Testing, Inspection Fees, Removal of Trees, Disposal of Hazardous Materials and any other Unforeseen Condition not specified in Demolition Plan.

1.1.2 Adherence to Specifications or Procedures submitted to Camacho Demolition LLC after proposal submission.

1.1.3 Cost or conditions caused by delays by others and or conditions beyond Camacho Demolition LLC's control.

OWNER/AGENT RESPONSIBILITIES

2.1.1 The Owner or his designated agent is responsible for providing to Camacho Demolition LLC the following:

2.2.1 Staging areas for equipment

2.2.2 Access to the work area

CAMACHO DEMOLITION LLC retains all rights of salvage (Unless Specified in Proposal)

3.1.1 Camacho Demolition LLC will retain and dispose of properly all salvage materials associated with this project (Unless otherwise stated in plans and specifications)

Accepted by:

Print Name:

Signature:

Date:

4/12/2019

ATTACHMENT 6

Equipment Shed

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 23, 2019
Re: Bids and Award for Construction of an Equipment Barn

Background:

The Board has considered information and bids for this subject as part of the February, March and April meetings. In February, bids were presented with five (5) quotes ranging in price from \$56,657 to \$44,600 for the construction of an equipment shed adjacent to the current shed with three (3) bays to house anodes and new equipment. See attached February memos.

In April, based on the Board's instructions in February, additional options were presented to the Board for a larger shed as well as a drive through shed design. The March agenda packet included prices for kits obtained after the February meeting as well as information obtained in November by CP Tech Armando Yruegas. Bids for turn-key installation of 30' x 100' and 40' X 100' sheds were obtained based on demolishing the existing shed and tying into the slab. The cost of the kits *only* ranged in price from \$26,000 for a 40' x 60' shed to \$42,500 for a 40' x 100' shed. The turn key price to install a larger shed by demolishing the existing shed, adding to the foundation and erecting a larger shed ranged in price from \$78,300 (30' x 100') to \$131,339 (40' x 100'). See attached March agenda packet information.

In April, based on a conversation with Board Member Rudy Galvan, additional information was gathered. Metal Mart in Mathis was contacted and they provided a list of three (3) certified builders with two (2) of the three (3) companies providing a quote which are summarized below. See also attached April agenda packet information.

Company	Kit Size	Kit Cost	Labor	Kit + Labor
Armstrong	40' x 100'	\$47,685.00	N/A	N/A
Mueller	40' x 101'	\$33,484.00	N/A	N/A
Monarch	40' x 100'	\$33,286.00	N/A	N/A
Triple R Construction	40' x 100'	\$44,000.00	\$122,000.00	\$166,000.00
Gator General Contractors LLC	40' x 100'	\$39,898.54	\$56,800.00	\$96,698.54
Gator General Contractors LLC	same + doors + electrical	\$48,038.54	\$65,459.20	\$113,497.74

Analysis:

In April, the Board discussed the various options – drive-through vs. three-sides, with/without concrete foundation, with/without electricity, as well as the type/cost of doors. The Board tabled action and Mr. Galvan offered his assistance in reviewing the available space for an equipment shed. Mr. Yruegas has been in contact with Mr. Galvan several times since the last meeting. However, a site visit has not occurred.

As reported previously, the original budget for the equipment shed was \$50,000. In April, as part of the 6-month budget amendments, an additional \$50,000 was included. The amended budget increased capital acquisition costs for the Cathodic Protection Project (the new excavator, new trailer, and new haul truck) *plus* a revised amount for the shed of \$100,000. With those changes, the amended budget still showed a positive ending balance of about \$7,000. Staff stated that the \$100,000 budgeted for the equipment shed was not an automatic authorization to spend those funds and formal approval for such would be required. Finally, I stated, for the record, that my preference would be to utilize those funds on another project and also the subject of another agenda item, specifically the construction of the new, separate Banquete Pump Station.

Staff Recommendation:

It is understood that this project has the capacity to be a major investment for STWA. This type of project has never been undertaken by STWA. This can be stated with certainty since the invoices for the construction of the current shed, built in May of 1997, are still in archived files. The total cost of the shed including the metal kit, addition of electricity, miscellaneous materials, caliche, and concrete slab was \$10,186.42. Over the last 22 years, the use of the shed correlates well to the amount of the funds spent. I question whether spending \$50,000 or as much as \$100,000 on a new shed will provide an equivalent benefit – hence, my Analysis and Summarization.

Board Action:

Provide feedback and instructions to staff.

Summarization:

Considerable discussion, review and consideration has occurred on this subject. At this time, and as more fully detailed in the agenda item related to the Banquete Pump Station, staff believes available funds would provide a better return on the investment if used to reduce the shortfall on the construction of that station. If the Board believes an equipment shed is an absolute necessity, consideration for that construction could be made for FY 2020's budget.

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: February 20, 2019
Re: Bids and Award for Construction of an Equipment Barn

Background:

Enclosed is a memo from Armando Yruegas, CP Tech, regarding quotes received for the construction of an equipment shed to house the new excavator which, although not devoted to only CP/anode work, will be used the majority of the time by the CP crew. The shed is designed to have three (3) bays which will also house the anodes and materials for the project and can also house the truck or trailer. This project was included as part of the FY 2019 budget in the amount of \$50,000.

Analysis:

As you can see from Mr. Yruegas' memo, five (5) quotes were received ranging in price from \$56,657 to \$44,600. The lowest bid was from WP Construction. Mr. William Pope is the contractor that recently completed the rehabilitation of the Kingsville PS building. Staff believes his company performed good work. The cost is \$5,400 below the budgeted amount.

Staff Recommendation:

Award the bid to build an equipment shed to WP Construction in the amount of \$44,600.

Board Action:

Determine whether to award the bid to build an equipment shed to WP Construction in the amount of \$44,600.

Summarization:

The Board may recall that originally the rehabilitation of the Kingsville PS building was to be done by a subcontractor that worked for Mercer Controls. However, that company began working out of State and was not available to perform the job. Mr. Sherrel Mercer recommended WP Construction and Mr. Pope was asked to provide a quote, which was a decrease of more than \$15,000 from the original quote.

To: Carola G. Serrato, Executive Director

From: Armando Yruegas CP Technician

Date: February 20,2019

Re: Quotes on New Equipment Shed

We received 5 quotes for the equipment shed to be installed on the Kingsville site.

Company	Location	Price
Will Pope Const.	Inez Texas	\$44,600.00
SBS	Whitsett Texas	\$50,095.00
D&R sales	Corpus Christi Texas	\$54,069.00
Goebel Welding	Three Rivers Texas	\$54,927.00
Progressive Structures	Corpus Christi Texas	\$56,657.00

I recommend awarding the bid to Will Pope Construction as they are the lowest quote.

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: March 22, 2019
Re: Bids and Award for Construction of an Equipment Barn

Background:

Last month the Board reviewed quotes received for the construction of an equipment shed to house the new excavator. The quotes were for a shed designed to have three (3) bays and would also store anodes and materials for the Cathodic Protection (CP) project. This capital acquisition project was included in the FY 2019 budget in the amount of \$50,000.

After reviewing the bids and discussion, staff was instructed to consider several options including a larger size structure and a structure with two (2) open ends that would be designed to "drive through." The discussion included the possibility of purchasing a prefabricated kit and having field personnel erect the building or hiring a company to erect the purchased kit.

Analysis:

As stated during the meeting, STWA will need to abide by certain guidelines if the price of the project exceeds \$75,000. Enclosed are the applicable rules (Water Code 49.273).

Information was collected regarding larger sized buildings. Enclosed are costs for three (3) larger size kits. (Kit prices obtained in November are also enclosed.) Staff requested bids from three (3) contractors for turn-key construction of a 30' x 100' and 40' x 100' shed using the existing concrete slab and tying into the slab for a new structure. However, only two (2) companies have provided bids despite numerous attempts to obtain the third bid. The larger size kits (without concrete foundation) range in price from about \$26,000 for a 40' x 60' structure to about \$42,500 for a 40' x 100' structure. The turn-key construction prices range from \$78,300 (Will Pope Construction for 30' x 100') to \$131,339 (D&R Sales for 40' x 100').

With regards to the option of purchasing a kit and having field personnel erect the shed, it warrants repeating concerns mentioned in the past. Current work load would likely prevent the shed being built in a timely fashion. As Executive Director, I have considerable safety and liability reservations with regards to STWA field crew being instructed to perform construction tasks that are not typical of their job duties and for which they are unfamiliar.

In addition, kit suppliers have been questioned about providing a contractor and contractors have been questioned about erecting kits. Kit suppliers will not provide a contractor – they may provide a list of companies. Contractors are not typically willing to erect a building that they did not purchase. This raises the issue of responsibility – who will fix the problem when something is wrong. The problems could range from damaged or missing pieces when the kit arrives. Or, the pieces supplied don't "fit" together as they should. Or, after the construction, if a problem occurs the kit supplier and contractor will likely be pointing fingers at one another.

Staff Recommendation:

Following the last meeting, I again discussed the building dimensions, type of shed, anticipated uses for the shed and the possibility of in-house construction with field personnel. The concept of a drive-through shed was also discussed. Based on these discussions, field personnel's preference is for (a) a three-sided

building – they do not see the need for a drive-through shed – (b) that is erected by a contractor on a turn-key basis.

Based on this feedback, there are two (2) recommendations for the Board to consider:

1. Demolish the existing building and use the existing 30' x 50' foundation for a contractor to tie into and add an additional 30' x 50' of foundation to erect a new shed with five (5) bays – four (4) open bays would be 20' x 30' and the fifth area would be a 20' x 30' closed wall shop with a 16' x 16' garage door. See enclosed sketch. Based on the two (2) bids received, staff believes this project will cost more than the \$75,000 amount stipulated in Water Code 49.273(d). In addition, staff believes the project would require engineering services per the description of 49.273 (a).
2. Demolish the existing building and solicit quotes for a contractor to use the existing 30' x 50' foundation to erect a new shed with three (3) open bays – two (2) bays would be 16'8" x 30' and one (1) bay would be 16'8" x 15'. The "back half" of the third bay would be a closed wall shop with a 12' x 12' garage door. See enclosed sketch. Based on the bids reviewed during the February Board meeting, staff believes this project would cost less than the \$75,000 amount stipulated in Water Code 49.273 (d) and would not require engineering services described in 49.273 (a).

Board Action:

Determine whether to:

1. Instruct staff to issue a Request for Qualifications or make a recommendation for the selection of an engineer or engineering firm to provide services for the necessary "bidding documents, plans, specifications, and other data needed to bid" on the construction of a 30' x 100' equipment shed per the requirements of Water Code 273; or
2. Instruct staff to solicit bids from three (3) contractors to demolish the existing equipment shed and erect a 30' x 50' equipment shed on the existing foundation for presentation to the Board at an upcoming meeting; or
3. Select a different size building to construct according to one of the processes outlined in item 1 or item 2; or
4. Select a building size to construct using a method different from the processes outlined in item 1 or item 2; or
5. Forgo construction of an equipment shed.

Summarization:

As stated during the meeting and found in Water Code 49.273 (g), "The board may not subdivide work to avoid the advertising requirements specified in this section." According to legal counsel, this would not apply if the intent in purchasing a kit and having a contractor or field personnel erect the building is meant to save money. However, staff continues to believe that it is best to avoid that perception regardless of the reason.



ARMSTRONG STEEL CORPORATION

Jens Petersen

(720) 550-4601

jens.p@armstrongsteel.com

Building Specifications

QUOTE #

Galvan Jr.2019-02-26(E)

DATE

Mar 05, 2019

CUSTOMER DETAILS

Attention **Rudy Galvan Jr.**

Phone **(361) 595-7414**

Building Address

County **Kleberg**

City **Kingsville**

State **TX**

Zip **78363**

BUILDING DETAILS

Width **40'**

Length **60'**

Eave Height **16'**

Pitch **1:12**

Doors **N/A**

Windows **N/A**

Insulation **N/A**

Wall Color **SMP - (TBD)**

Trim Color **SMP - (TBD)**

Roof Color **Galvalume Plus**

CODES & LOADS

Ground Snow **0.0**

Roof Snow **0.0**

Wind **140.0**

Exposure **C**

Building Code **IBC-15**

Collateral Load **1**

INCLUDED

- Roof Z Purlin & Wall Z Girt Galvanized Secondary Framing
- Galvanized Endwall Framing
- Structural Steel I-Beams
- 50 Year Warranty On All Structural Members
- 26 Gauge PBR Color Wall Sheeting (40 Year Warranty)
- 26 Gauge Galvalume PBR Roof (35 Year Warranty)

- All Fasteners and Hardware
- Lifetime Warranty against rust on all fasteners.
- Premium Sculpted Trim
- Premium Base Trim
- Dedicated Professional Project Manager
- Certified, Stamped & Engineered Drawings specific to your state.

- **ALL AMERICAN** – Armstrong is proud to be an American company that uses only American made materials.
- **Precision Engineering** – Our structures are faultless. State of the art technology ensures that every building is made to the highest standards.
- **On Time Delivery** – Confirmed delivery times mean more efficient crew scheduling, saving you time and money.

ENGINEERING AND DRAWINGS

INCLUDED

PROJECT MANAGER

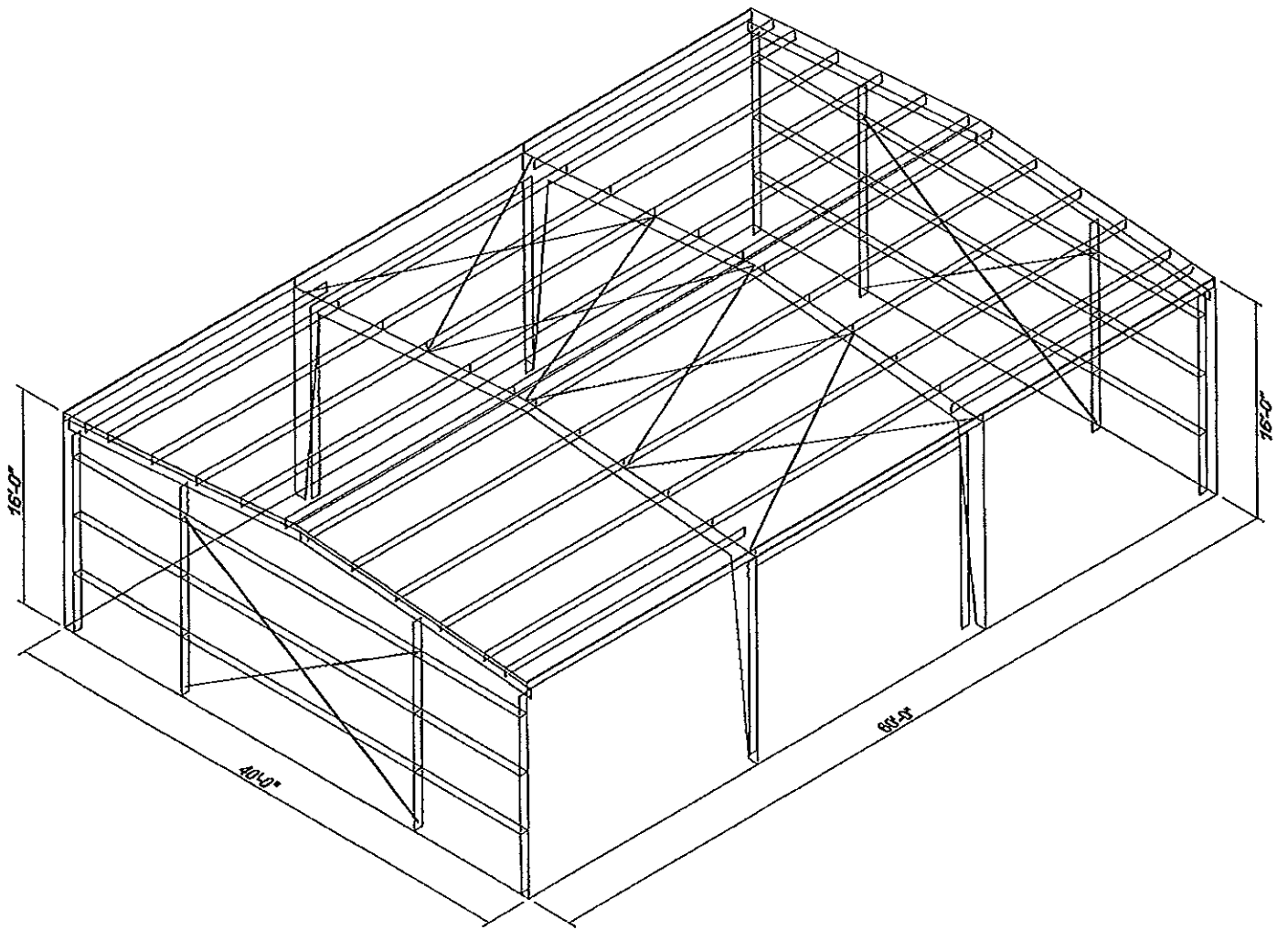
INCLUDED

BUILDING PRICE

\$25,932.00

800.345.4610

50 YEAR FACTORY WARRANTY





ARMSTRONG STEEL CORPORATION

21401 Highway 101, P.O. Box 101, Houston, TX 77033-0101 • 800-345-4610 • 281-590-7260

Jens Petersen
(220) 550-4601
jens.p@armstrongsteel.com

Building Specifications

QUOTE #

Galvan Jr.2019-02-20A

DATE

Mar 05, 2019

CUSTOMER DETAILS

Attention Rudy Galvan Jr.	Phone (361) 595-7414
Building Address	County Kleberg
City Kingsville	State TX Zip 78363

BUILDING DETAILS

Width 30'	Length 100'	Eave Height 16'	Pitch 2:12
Doors N/A	Windows N/A	Insulation N/A	
Wall Color SMP - (TBD)	Trim Color SMP - (TBD)	Roof Color Galvalume Plus	

CODES & LOADS

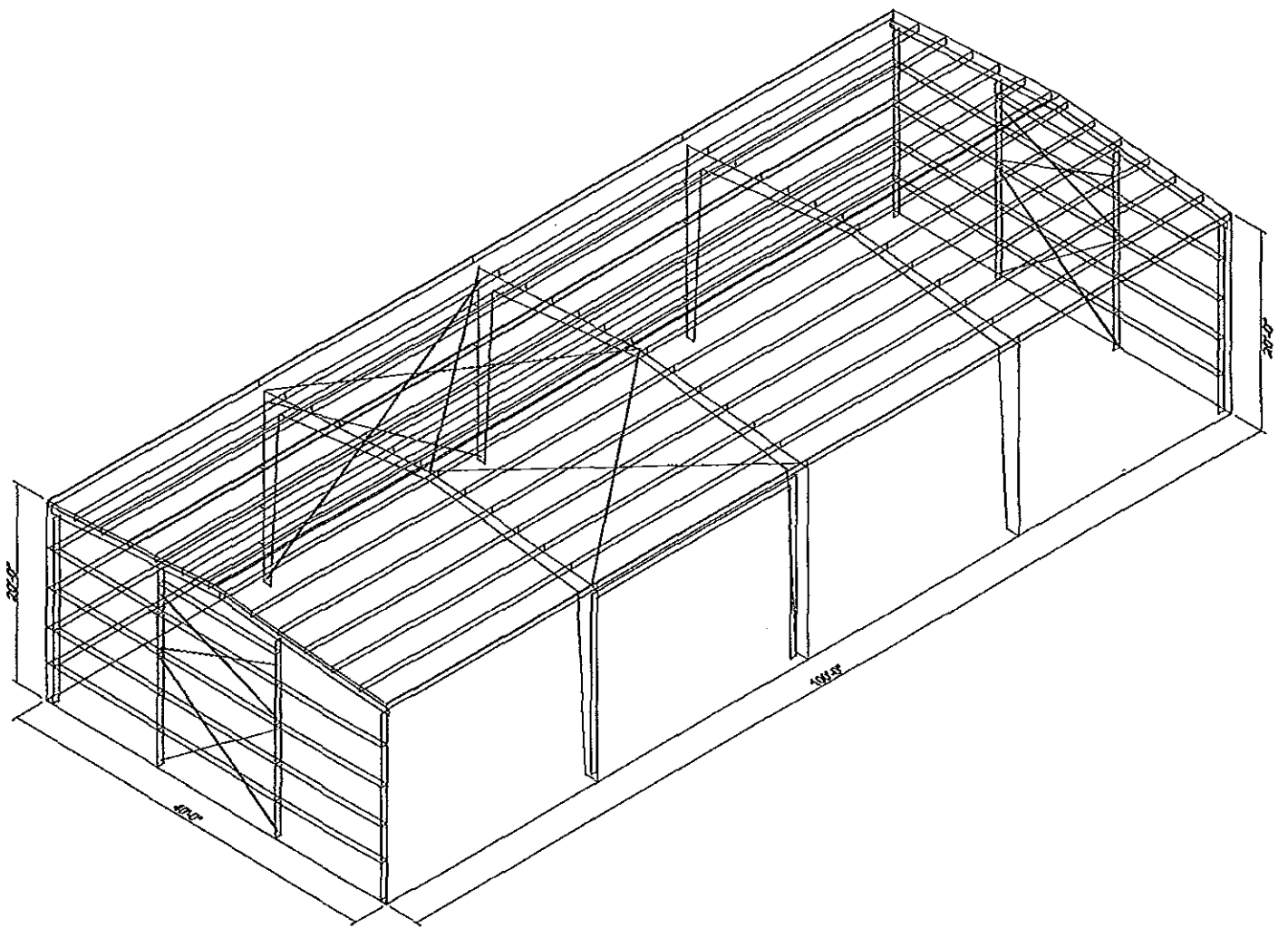
Ground Snow 0	Roof Snow 0	Wind 145
Exposure C	Building Code IBC-15	Collateral Load 1

INCLUDED

- Roof Z Purlin & Wall Z Girt Galvanized Secondary Framing
- Galvanized Endwall Framing
- Structural Steel I-Beams
- 50 Year Warranty On All Structural Members
- 26 Gauge PBR Color Wall Sheeting (40 Year Warranty)
- 26 Gauge Galvalume PBR Roof (35 Year Warranty)
- All Fasteners and Hardware
- Lifetime Warranty against rust on all fasteners.
- Premium Sculpted Trim
- Premium Base Trim
- Dedicated Professional Project Manager
- Certified, Stamped & Engineered Drawings specific to your state.
- ALL AMERICAN – Armstrong is proud to be an American company that uses only American made materials.
- Precision Engineering – Our structures are faultless. State of the art technology ensures that every building is made to the highest standards.
- On Time Delivery – Confirmed delivery times mean more efficient crew scheduling, saving you time and money.

ENGINEERING AND DRAWINGS	INCLUDED
PROJECT MANAGER	INCLUDED
BUILDING PRICE	\$27,964.80

800.345.4610
50 YEAR FACTORY WARRANTY



Will Pope Construction, Inc.

PROPOSAL

3/15/2019

Will Pope Construction
1597 Garcitas Creek Road
P.O. Box 525
Inez, TX. 77968-0525
(361) 782-6690 Office
(361) 782-8084 Cell

PROPOSAL SUBMITTED TO:

Attn: Armando Yruegas
South Texas Water Authority
P.O. Box 1701
Kingsville, Texas
ayruegas@stwa.org

Will Pope Construction hereby submits specifications for:

Demo and haul off existing building
30' x 100' x 20' high side pre-engineered building
120 mph exposure C with a 1 on 12 pitch
All galvanized framing
Building constructed per plan
(1) 16' x 16' roll up wind loaded door with chain hoist
(1) 3' x 7' metal building door
Windstorm Inspection and Engineering

Concrete Work:

Pour 30' x 50' engineered concrete slab
Break out (6) areas of existing slab to pour spread footings for columns
Pour (6) 3' x 3' x 4' spread footings for columns over existing concrete

Will Pope Construction proposes hereby to furnish all labor complete in accordance with the above specifications for the sum of:

Seventy-Eight Thousand Three Hundred Dollars and no/100's

\$78,300.00

With payments to be made in three installments as follows: 1. One third due upon concrete pouring. 2. One third due upon delivery of building materials. 3. Balance due within five days of turnkey completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Damages, delays and/or material overages due to inclement weather may result in additional charges. The owner may at his/her discretion require soil testing (Geotechnical Report on soils at the building location) to be performed solely at their own expense. Prices are guaranteed for (15) days from proposal date.

Respectfully Submitted

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of acceptance _____

Will Pope Construction, Inc.

PROPOSAL

3/15/2019

Will Pope Construction
1597 Garcitas Creek Road
P.O. Box 525
Inez, TX. 77968-0525
(361) 782-6690 Office
(361) 782-8084 Cell

PROPOSAL SUBMITTED TO:

Attn: Armando Yruegas
South Texas Water Authority
P.O. Box 1701
Kingsville, Texas
ayruegas@stwa.org

Will Pope Construction hereby submits specifications for:

Demo and haul off existing building
40' x 100' x 20' high side pre-engineered building
120 mph exposure C with a 1 on 12 pitch
All galvanized framing
Building constructed per plan
(1) 16' x 16' roll up wind loaded door with chain hoist
(1) 3' x 7' metal building door
Windstorm Inspection and Engineering

Concrete Work:

Pour 2,500 sq. ft. engineered concrete slab
Break out (3) areas of existing slab to pour spread footings for columns
Pour (3) 3' x 3' x 4' spread footings for columns over existing concrete

Will Pope Construction proposes hereby to furnish all labor complete in accordance with the above specifications for the sum of:

One Hundred and One Thousand Two-Hundred and Twenty Dollars and no/100. \$101,220.00

With payments to be made in three installments as follows: 1. One third due upon concrete pouring. 2. One third due upon delivery of building materials. 3. Balance due within five days of turnkey completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Damages, delays and/or material overages due to inclement weather may result in additional charges. The owner may at his/her discretion require soil testing (Geotechnical Report on soils at the building location) to be performed solely at their own expense. Prices are guaranteed for (15) days from proposal date.

Respectfully Submitted

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of acceptance _____

THOR STEEL BUILDINGS
COVERED PARKING
SPECIALTY STEEL
FABRICATION

D & R SALES CO.

P.O. BOX 270060
2038 SARATOGA BLVD.
CORPUS CHRISTI, TX 78427-0060
(361) 853-1771 FAX (361) 853-1626

TURNKEY METAL BLDGS.
METAL ROOFS
METAL BLDG ADDITIONS
AND REPAIR

PAGE 1 OF 2 PAGES

TO: South Texas Water Authority
P.O. Box 1701 Kingsville, TX 78364
Site: 2302 E. Sage Rd. Kingsville, TX 78363

DATE: 03/14/19

ATTENTION: Armando Yruegas

ayruegas@stwa.org

REF: New Equipment Building

LOCATION:

ARCHITECT:

JOB PHONE: 361-592-9323 Ext. 120

WE ARE PLEASED TO SUBMIT YOU OUR QUOTATION FOR THE FOLLOWING:

D & R Sales Co. proposes to furnish and install the following engineered steel buildings and foundation:

Building: 30 x 100 x 20' to 17'6 Single Slope

- 120 mph wind code.
- Five (5) 20' bays.
- Last bay fully enclosed.
- Hot dipped galvanized primary steel, cold galvanized secondary.
- 26 ga. PBR Sig 200 color roof and walls.
- One (1) 16 x 16 sectional overhead door with outside keyed lock and chain hoist – wind rated.
- Low side gutters.

Foundation: 30'3 x 100'3 x 5" thick

- #4 rebar 12" o/c in mat.
- 12" x 36" exterior beams, 12" x 30" interior beams with #3 stirrups 18" o/c with two (2) #5 bars.
- 6" fill, 10 mil poly.
- Hot dipped galvanized anchor bolts.
- Based on clear level site.

Includes basic standard city permit, windstorm and insurance.

NOTE: Any other city requirements such as civil drawings, drainage, survey, electrical and landscape will be at an additional cost.

TO: South Texas Water Authority

PAGE 2 of 2
DATE: 03/14/19

Total Price: \$110,050.00 No Tax

Alt. #1: Go with a 40' wide in lieu of 30'.

Total Price: \$131,339.00

➤ **DUE TO VOLATILITY OF STEEL PRICES, THIS QUOTATION IS SUBJECT TO PRICE ADJUSTMENT EQUAL TO STEEL PRICE INCREASES FROM THE DATE OF THIS QUOTATION UNTIL TIME OF MATERIAL DELIVERY.**

ESTIMATED DELIVERY:

TERMS:

WARRANTY: All products sold by Seller are warranted against failure due to defective material or workmanship for a period of one (1) year from completion. **SELLER MAKES NO OTHER WARRANTY, EITHER EXPRESS OR IMPLIED, OF ANY KIND OR CHARACTER AND SPECIFICALLY MAKES NO WARRANTY AS TO THE MERCHANTABILITY OF ANY PRODUCT SOLD BY SELLER.**

This quotation constitutes an offer by Seller which offer may be accepted by the subsequent signing of this quotation by Buyer AND THE RETURN AND DELIVERY to Seller of the signed copy within 15 days.

Respectfully submitted, D&R SALES CO., INC.

Sales Representative _____
Rory Escobar

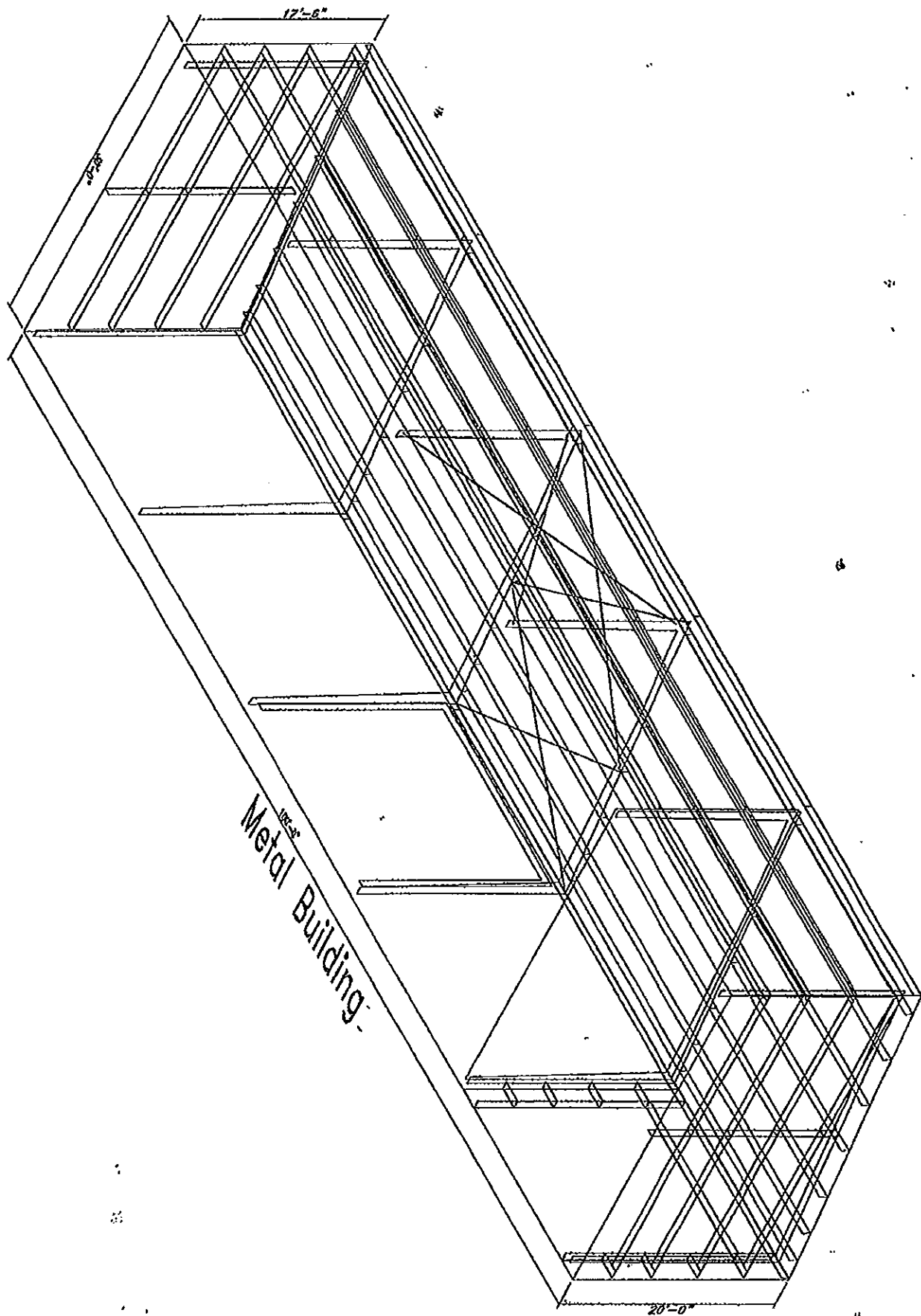
Accepted by Buyer and contract entered into at Corpus Christi, Nueces County, Texas

DATE: _____

COMPANY: _____

BY: _____

TITLE: _____



Metal Building

DEER SALES Co. 30X100X12



ARMSTRONG STEEL CORPORATION

ARMSTRONG STEEL CORPORATION | 10000 Highway 44, Houston, TX 77036 | Phone: (713) 464-2200 | Fax: (713) 464-2201

Joshua Arteaga

(720) 550-4603

Joshua.a@armstrongsteel.com

Building Specifications

QUOTE #

Yruegas2018-11-15(B)

DATE

Nov 15, 2018



CUSTOMER DETAILS

Attention Armando Yruegas		Phone (361) 445-5109	
Building Address		County Kleburg	
City Kingsville	State TX	Zip 78363	

BUILDING DETAILS

Width 45'	Length 25'	Eave Height 20'	Pitch 1:12
Doors N/A	Windows N/A	Insulation N/A	
Wall Color SMP - (TBD)	Trim Color SMP - (TBD)	Roof Color Galvalume Plus	

CODES & LOADS

Ground Snow 0	Roof Snow 0	Wind 140
Exposure C	Building Code IBC-15	Collateral Load 1

INCLUDED

- Roof Z Purlin & Wall Z Girt Galvanized Secondary Framing
- Galvanized Endwall Framing
- Structural Steel I-Beams
- 50 Year Warranty On All Structural Members
- 26 Gauge PBR Color Wall Sheeting (40 Year Warranty)
- 26 Gauge Galvalume PBR Roof (35 Year Warranty)
- All Fasteners and Hardware
- Lifetime Warranty against rust on all fasteners.
- Premium Sculpted Trim
- Premium Base Trim
- Dedicated Professional Project Manager
- Certified, Stamped & Engineered Drawings specific to your state.
- ALL AMERICAN -- Armstrong is proud to be an American company that uses only American made materials.
- Precision Engineering -- Our structures are faultless. State of the art technology ensures that every building is made to the highest standards.
- On Time Delivery -- Confirmed delivery times mean more efficient crew scheduling, saving you time and money.

ENGINEERING AND DRAWINGS

INCLUDED

PROJECT MANAGER

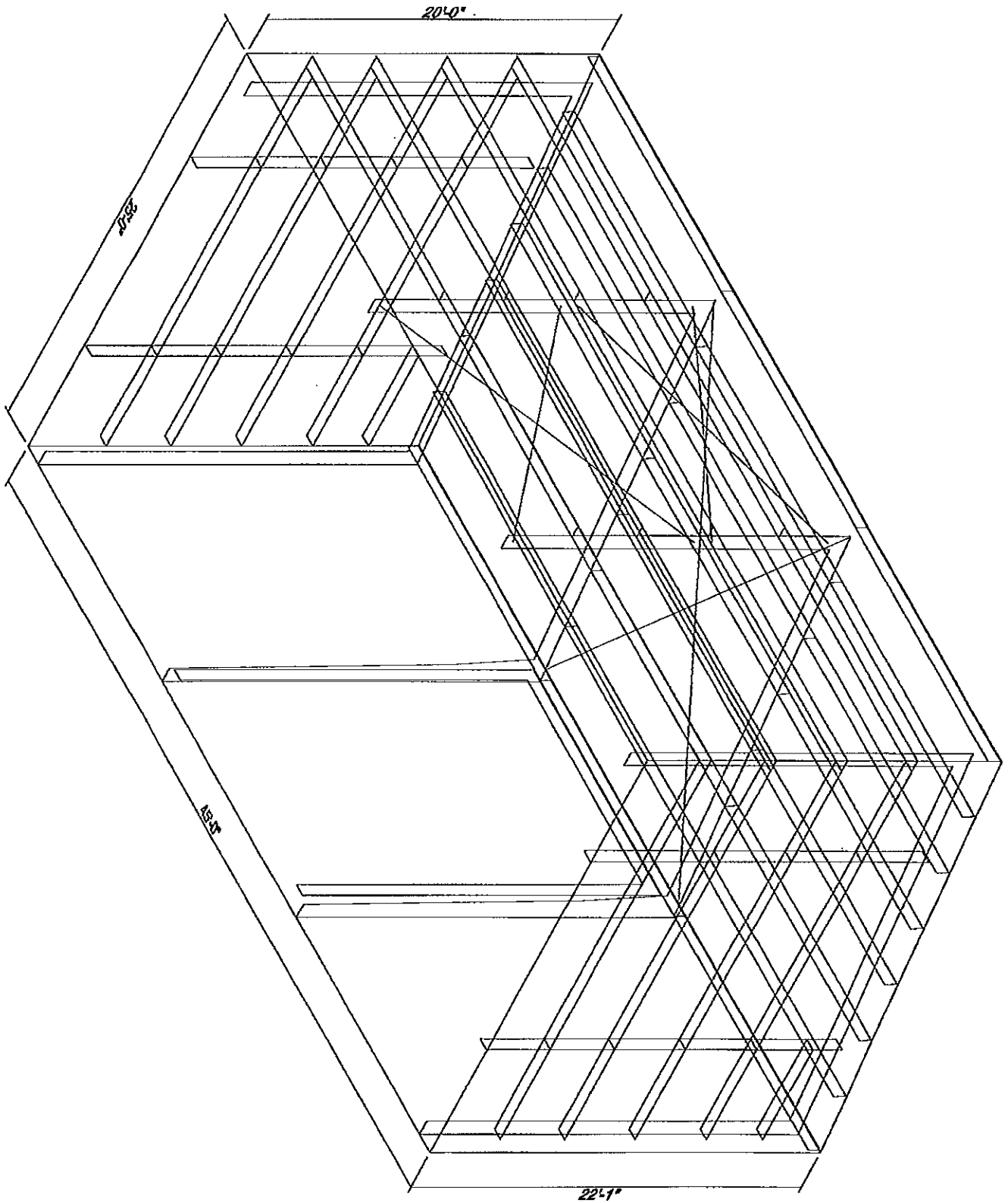
INCLUDED

BUILDING PRICE

\$23,555.00

800.345.4610

50 YEAR FACTORY WARRANTY





ARMSTRONG STEEL CORPORATION

ARMSTRONG STEEL CORPORATION | 10000 West Loop South, Suite 1000, Houston, TX 77042 | 800.345.4610

Joshua Arteaga
(720) 550-4603
joshua.a@armstrongsteel.com

Building Specifications

QUOTE #

Yruegas2018-11-15(C)

DATE

Nov 16, 2018



CUSTOMER DETAILS

Attention Armando Yruegas	Phone (361) 445-5109
Building Address	County Kleburg
City Kingsville	State TX Zip 78363

BUILDING DETAILS

Width 25'	Length 45'	Eave Height 20'	Pitch 1:12
Doors N/A	Windows N/A	Insulation N/A	
Wall Color SMP - (TBD)	Trim Color SMP - (TBD)	Roof Color Galvalume Plus	

CODES & LOADS

Ground Snow 0	Roof Snow 0	Wind 150
Exposure C	Building Code IBC-15	Collateral Load 1

INCLUDED

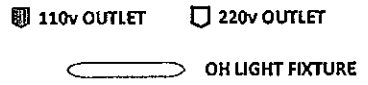
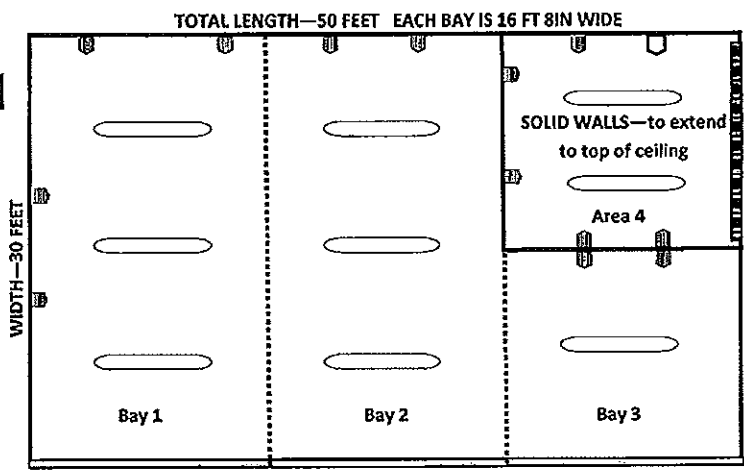
- Roof Z Purlin & Wall Z Girt Galvanized Secondary Framing
- Galvanized Endwall Framing
- Structural Steel I-Beams
- 50 Year Warranty On All Structural Members
- 26 Gauge PBR Color Wall Sheeting (40 Year Warranty)
- 26 Gauge Galvalume PBR Roof (35 Year Warranty)
- All Fasteners and Hardware
- Lifetime Warranty against rust on all fasteners.
- Premium Sculpted Trim
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- Dedicated Professional Project Manager
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ENGINEERING AND DRAWINGS	INCLUDED
PROJECT MANAGER	INCLUDED
BUILDING PRICE	\$23,745.00

800.345.4610
50 YEAR FACTORY WARRANTY

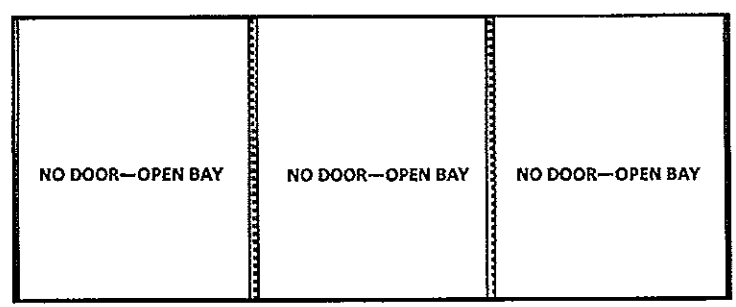


TOP VIEW—AERIAL

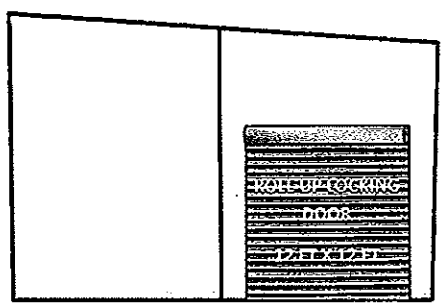


- Bay 1—New Excavator with New Trailer
- Bay 2—CP Materials/Anodes & CP Trailer
- Bay 3— Mini-excavator and 4" pump
- Area 4—Enclosed Shop ~250 sq ft

FRONT VIEW—FACING EAST



HEIGHT—20 FEET



HEIGHT—17.5 FEET

SIDE VIEW—FACING NORTH

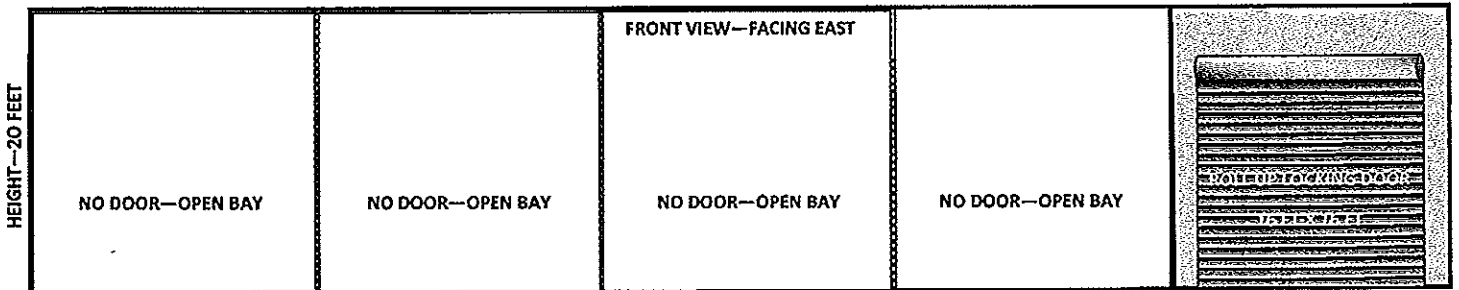
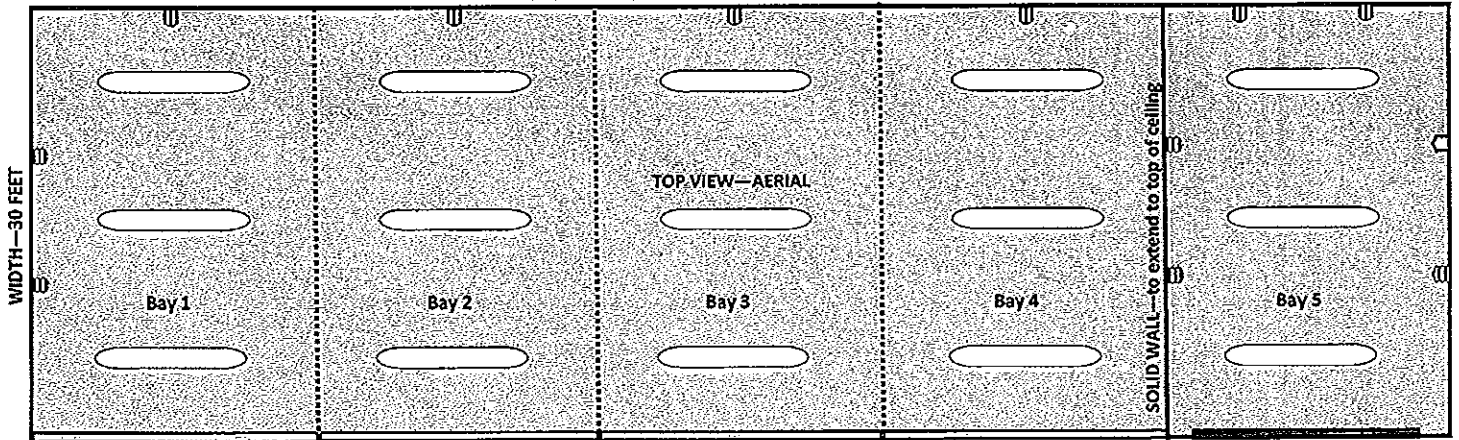


110v OUTLET

220v OUTLET

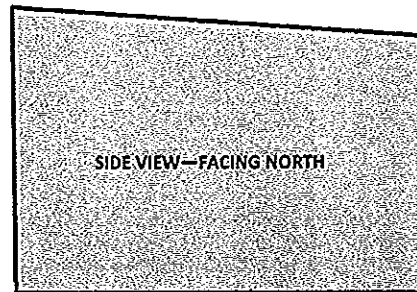
OH LIGHT FIXTURE

TOTAL LENGTH—100 FEET EACH BAY IS 20 FEET WIDE



- Bay 1—New Excavator with New Trailer
- Bay 2—CP Materials/Anodes & CP Trailer
- Bay 3— Backhoe—not on Trailer
- Bay 4—Mini-excavator and 4" pump
- Bay 5—Enclosed Shop ~600 sq ft—more than doubles the current storage—Contractor/Design to determine need & location of vents

HEIGHT—20 FEET



HEIGHT—17.5 FEET

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: April 16, 2019
Re: Bids and Award for Construction of an Equipment Barn

Background:

In February, staff was instructed to consider various shed options including a larger size and a structure with two (2) open ends. The discussion included the purchase of a kit and having field personnel erect the kit or hiring a company to erect the kit. Additional information was presented in March including Water Code 49.273 related to project costs and applicable rules. The Board also reviewed quotes for kits and turn-key construction of a larger shed with five (5) bays. The kits ranged in price from \$26,000 for a 40' x 60' shed to \$42,500 for a 40' x 100' shed. For turn-key construction, the prices ranged from \$78,300 for a 30' x 100' building to \$131,339 for a 40' x 100' building.

Since the last meeting, additional information has been gathered. Metal Mart in Mathis was contacted and they provided a list of three (3) certified builders. Two (2) of the three (3) companies provided a quote. Three (3) companies were contacted on the cost of the kit only. Below is a summary of the quotes:

Company	Kit Size	Kit Cost	Labor	Kit + Labor
Armstrong	40' x 100'	\$47,685.00	N/A	N/A
Mueller	40' x 101'	\$33,484.00	N/A	N/A
Monarch	40' x 100'	\$33,286.00	N/A	N/A
Triple R Construction	40' x 100'	\$44,000.00	\$122,000.00	\$166,000.00
Gator General Contractors LLC	40' x 100'	\$39,898.54	\$56,800.00	\$96,698.54
Gator General Contractors LLC	same + doors + electrical	\$48,038.54	\$65,459.20	\$113,497.74

Analysis:

As reported last month, field personnel were consulted on a drive-through shed and they indicated that they do not see the need for that design. However, in March the Board tabled action on a shed in order to allow for Mr. Rudy Galvan's input. Mr. Galvan was contacted several days later and he suggested calling Metal Mart, the two open ends and a deeper dimension. The enclosed information is based on those suggestions. The structure would be located on the north side of the office to accommodate a 40' x 100' structure and the necessary turning radius for the truck/trailer/loaded equipment.

Staff Recommendation:

Await further instructions from the Board.

Board Action:

Provide feedback and instructions to staff.

Summarization:

The original FY 2019 budget of \$50,000 will cover the cost of a smaller shed based on bids presented in February. However, staff will proceed as instructed by the Board on the construction of a larger shed while complying with applicable laws, limiting liability with proper insurance coverages and working with vendors/contractors to produce a well-constructed product that will provide years of service to STWA.

Gator General Contractors LLC

215 Ranch Rd Mathis, Texas 78368
361-876-9725 / 361-318-7549
gatorgeneralcontracting@gmail.com

QUOTE

April 16, 2019

Customer: Armando Yruegas
2302 E. Sage Rd
Kingsville, Texas
78363

IT IS HEREBY AGREED AS FOLLOWS:

ARTICLE 1 – The CONTRACTOR shall provide all the labor, material and equipment fees and perform all the work required for the construction of:

ARTICLE 2 – Includes 40 x 100 engineered foundation. (No dirt work included to correct elevation if needed)

ARTICLE 3 – The total Contract price is \$113,497.74 which shall be paid by the Owner to CONTRACTOR as hereinafter set forth.

2.1 OWNER shall have the right to make any alterations in the work under this Contract, but such alterations shall not be made unless upon the written order of OWNER. The value of the work added or omitted shall be ascertained in advance and agreed between the OWNER and CONTRACTOR and shall be added to or deducted from the Contract price.

Exhibit A

Scope of Work: 100 x 40 x 20 Building

Gator will erect a 100 x 40 x 20 building as per prints provided.

Templates and Anchor Bolts included in building price.

Labor and equipment included in Turn Key Total.

2 each 16 x 16 OH Door openings

2 -- 40' partition walls & 60' open bays

Galv. Roof and colored walls and trim

140mph wind load

Building Total: \$39,898.54

Initial _____

Gator General Contractors LLC

215 Ranch Rd Mathis, Texas 78368
361-876-9725 / 361-318-7549
gatorgeneralcontracting@gmail.com

Included in total contract: Concrete slab

40' x 100' or 4000sqft. Standard Raymond Stone Engineered plan.
4" thickness reinforced with ½" rebar, 5/8 rebar on all footings.
Over 6 mil black plastic, 12" x 24" perimeter footing and 12" x 18"
Interior footing.
3000psi concrete type to be used.

Included in total contract: Ray Stone Engineer PLLC inspections

Engineer inspection for windstorm and certification on building and
foundation -

Labor to erect building, equipment, and foundation labor & materials

Turn Key Total: \$56,800.00

Included in total contract: Overhead Doors

2 – 16' x 16' wind loaded chain hoist roll up doors with standard
locks- **\$8,140.00**

Included in total contract: Electric

1-100 amp nema 3R panel fused to 60 amps
5-LED low bay fixtures
13-110 volt plugs
1 – 220 volt plug
Labor **\$8,659.20**

Option 1: Install gutters and downspouts - \$1200.00 _____

****If Option 1 is wanted please initial the line next to the option and add the cost to
the final total****

Full Contract Total: \$113,497.74

Initial _____

Gator General Contractors LLC

215 Ranch Rd Mathis, Texas 78368
361-876-9725 / 361-318-7549
gatorgeneralcontracting@gmail.com

****The signing of this quote will initiate a contract****

Acceptance of Terms and Conditions

Agreed to on this the _____ Day of _____, 2019

X _____
Customers Signature Date:

X _____
Gator General Contractors LLC Rep Date:

Title of Representative:

Initial _____

Gator General Contractors LLC

215 Ranch Rd Mathis, Texas 78368
361-876-9725 / 361-318-7549
gatorgeneralcontracting@gmail.com

Note: Please check your order for completeness and accuracy; verify the loads and codes with your local officials.

For this contract does not cover any permits for construction.

Gator General Contractors LLC is fully insured with \$1,000,000.00 liability coverage. A Certificate of Liability Insurance will be provided to customer as well as a copy of our Certificate of Insurance for Occupational health insurance.

- Gator General Contractors LLC will run a clean job sight keeping all trash created by the construction process.
- Customer to provide 110-volt electric power to site.
- Building site must be accessible for equipment and building material to be erected. Free of any hazards, including Trenches and ditches. Prior to execution of this agreement, the parties have visited the site and have an understanding of how Gator General Contractors LLC will access the building site.

Exclusions ***** this contract does not include permit fees if any are needed no city permits are accompanied by this contract.

There will be no concrete work. There will be no windstorm certification or engineering included on this bid.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a workmanlike manner for the sum as stated above.

All work will be completed in a workmanlike like manner and all work will come with a one (1) year workmanship warranty.

Any alterations or deviation from the above specification involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate, all agreements contingent upon strikes, accidents or delays beyond our control. The owner is to carry any fire, tornado or other necessary insurance on facility during the above work.

Initial _____

[1of 1]

Triple R Construction, Co.

Date 10 April 19

Rodney Rivera
496 South County Road 353
Orange Grove, TX 78372
Office 361-438-1304

STWA

Equipment building

Per: Armador Yrugas

Triple R Construction

We are pleased to submit to you our Proposal for the following:

Scope of work is as follows for a 40'W x 100'L x 20'H in Kingsville, Texas

1. Provide equipment for site work, backfill for a 40' x 100' PEMB.
2. Provide and install a required foundation for a 40' x 100' PEMB.
3. Provide, erect and install all required components for PEMB.
4. Provide and install required lighting and power needs.
5. Provide all required windstorm inspections and certificates.

Labor, insurance and supervision

Cost \$122,000.00

Cost of PEMB \$44,000.00

Total Cost \$166,000.00

Respectfully submitted, Triple R Construction Co.

Armando

From: Joshua Arteaga <joshua.a@armstrongsteel.com>
Sent: Thursday, April 04, 2019 11:35 AM
To: Armando
Subject: Armstrong Steel Buildings 40x100x20
Attachments: Yruegas_Armando_Arteaga(D)3DBUILD.pdf; Spec Sheet - 40x100x20(D).pdf; armstrong-color-chart.pdf; Time Lapse Video (1) (7) (1) (1).mp4

Armando,

I have attached the spec sheet, 3D rendering, color chart and a few photos of other buildings that we have done similar to this one, that was you can get a really good feel for the galvanized framing that we offer and quality of our material. Let me know if you have any questions.

[Here is a link for additional photos as well.](#)

Talk soon!





ARMSTRONG STEEL CORPORATION

Joshua Arteaga

(720) 559-4693

joshua.a@armstrongsteel.com

Building Specifications

QUOTE # **Yruegas2019-04-01(D)**

DATE **Apr 04, 2019**

CUSTOMER DETAILS

Attention Armando Yruegas		Phone (361) 445-5109	
Building Address		County Kleburg	
City Kingsville	State TX	Zip 78363	

BUILDING DETAILS

Width 40'	Length 100'	Eave Height 20'	Pitch 1:12
Doors N/A	Windows N/A	Insulation N/A	
Wall Color SMP - (TBD)	Trim Color SMP - (TBD)	Roof Color Galvalume Plus	

CODES & LOADS

Ground Snow 0	Roof Snow 0	Wind 150
Exposure C	Building Code IBC-15	Collateral Load 1

INCLUDED

- Roof Z Purlin & Wall Z Girt Galvanized Secondary Framing
- Galvanized Endwall Framing
- Structural Steel I-Beams
- 50 Year Warranty On All Structural Members
- 26 Gauge PBR Color Wall Sheeting (40 Year Warranty)
- 26 Gauge Galvalume PBR Roof (35 Year Warranty)
- All Fasteners and Hardware
- Lifetime Warranty against rust on all fasteners.
- Premium Sculpted Trim
- Premium Base Trim
- Dedicated Professional Project Manager
- Certified, Stamped & Engineered Drawings specific to your state.
- ALL AMERICAN – Armstrong is proud to be an American company that uses only American made materials.
- Precision Engineering – Our structures are faultless. State of the art technology ensures that every building is made to the highest standards.
- On Time Delivery – Confirmed delivery times mean more efficient crew scheduling, saving you time and money.

ENGINEERING AND DRAWINGS

INCLUDED

PROJECT MANAGER

INCLUDED

BUILDING PRICE

\$47,685.00

800.345.4610
50 YEAR FACTORY WARRANTY

Armando

From: Nathan.Williams@muellerinc.com
Sent: Thursday, April 04, 2019 11:06 AM
To: Armando
Subject: Mueller Revision 3
Attachments: 1656_001.pdf

Hello,

Please see attached, revised quote.

Thanks,

Nathan Williams
Corpus Christi Branch
Mueller, Inc. Region 2
Office: 361-767-4160 ext. 7605
Fax: 361-767-4173
www.muellerinc.com



Please respond directly to me to retain pricing and order accuracy. Quoted prices are good for 14 days.

----- Forwarded by Nathan Williams/Mueller on 04/04/2019 11:05 AM -----

From: scans@muellerinc.com
To: "Nathan Williams" <Nathan.Williams@muellerinc.com>
Date: 04/04/2019 11:02 AM
Subject: Attached Image

(877) 268-3553



Building Quotation

Steel Building Systems & Components

Salesperson: Nathan Williams Date: 4/4/2019 Quote #: 40x101x20ay

Submittals

- Mueller Supplied Components Designed to meet TX Windstorm Criteria
- Request for Pre-Express
- See Additional Architectural Drawings
- Request for Pre-Approved Custom

Customer Data

Customer: <u>Armando Yruegas</u>	End User: <u>South TX Water Auth</u>
Cust. No: _____	Name: _____
Mail Address: _____	Jobsite Address: _____
City, State, Zip: <u>Kingsville, TX 78363</u>	City, State, Zip: <u>Kingsville, TX 78363</u>
Contact: _____	County: <u>Kleberg</u>
Day Phone: <u>361-592-9323</u>	General Contr: _____
Home Phone: <u>361-445-5109</u>	Address: _____
Cell Phone: _____	City, State, Zip: _____
Fax: _____	Customer Type: <u>Retail</u>
Email: <u>ayruegas@stwa.org</u>	

Building Details

Building Type: RF SS LT
 Width: 40.000' Peak Offset: 40.000' Eave Ht: _____ Roof Slope: _____ Girt Type: _____
 Length: 101.000' Front Side: 20.000' 0.000 in 12 Flush
 Back Side: 17.500' 0.750 in 12 ByPass
 Sidewall Bay Spacing: 4 @ 20.000', 1 @ 21.000'

Frame ID	Frame Type*	Col Type*	Rafter Type*	Frame Line	# Int Col's
1	Rigid Frame	Tapered	Tapered	1	-
2	Rigid Frame	Tapered	Tapered	2	-
3	Rigid Frame	Tapered	Tapered	3	-
4	Rigid Frame	Tapered	Tapered	4	-
5	Rigid Frame	Tapered	Tapered	5	-
6	Rigid Frame	Tapered	Tapered	6	-

* May change due to engineering requirements

Building Code (Provided by customer): Building Loads:

Design Code: <u>IBC'08</u>	Dead Load: <u>2.50 psf</u>
Closed/Open: <u>C</u>	Live Load: <u>20.00 psf</u>
Exposure: <u>C</u>	Load Reduction: <u>Yes</u>
Importance - Wind: <u>1.00</u>	Ground Snow: <u>0.00 psf</u>
Site Class: <u>D</u>	Collateral: <u>0.00 psf</u>
Importance - Seismic: <u>1.00</u>	Wind Load: <u>120.00 mph</u>
Seismic Coefficient: <u>0.13</u>	
Importance - Snow: <u>1.00</u>	

Other Loads:

Crane Load? Yes No
 Floor Load? Yes No
 Parapet / Mansard? Yes No
 (Attach Separate Data Sheet)

Stepped elevations or structures within 20 feet: Yes No

Building Use Classification: Standard Building
Description of building use: storage

Frame Coating

Main Columns & Rafters

- Red oxide
- Hot-Dipped Galv'd

Purlins, Girts, Eave Struts

- Red oxide
- Pre-Galvanized
- Hot-Dipped Galv'd

Door Framing

- Red oxide
- Pre-Galvanized
- Hot-Dipped Galv'd

Base Angle

- Red oxide
- Pre-Galvanized
- Hot-Dipped Galv'd

End Frames

	Left	Right
Expandable	○	○
Non-Exp RF	●	●
Std. Endwall	○	○
CF Endwall	○	○

Base Condition

- Angle
- Trim
- Channel
- Girt

Wall Bracing

Roof:
 Left Endwall:
 Front Sidewall:
 Right Endwall:
 Back Sidewall:

Bracing Details

Diagonal Bracing
Rigid Frame
Other
Rigid Frame
Diagonal Bracing

Framed Openings

Note: Welded Clips

Wall	Bay	Open Width	Header Ht	Sill Ht	Offset
Front Sidewall	1	20,000'	To Roof	0,000'	0,000'
Front Sidewall	2	20,000'	To Roof	0,000'	0,000'
Front Sidewall	3	20,000'	To Roof	0,000'	0,000'
Front Sidewall	4	16,000'	16,000'	0,000'	2,000'
Front Sidewall	5	16,000'	16,000'	0,000'	2,000'
Back Sidewall	3	20,000'	To Roof	0,000'	0,000'
Back Sidewall	4	20,000'	To Roof	0,000'	0,000'
Back Sidewall	5	20,000'	To Roof	0,000'	0,000'

*Note on framed openings: Mueller, Inc will supply the necessary reinforcement to brace framed openings against necessary loadings. If the size of the framed openings are specified by the customer, Mueller, Inc will not be responsible for adaptability of fit-up of items installed in these framed openings other than stock overhead doors supplied by Mueller, Inc

Purlin Extensions

Wall	Surface	Length	Soffit
None			

Eave Extensions and Canopies

Wall	Bay St	Bay End	Height	Width	Slope	Soffit
None						

Open walls:

*Note: All open walls will contain necessary columns unless otherwise noted.

Left Endwall: ○ Yes ● No Right Endwall: ○ Yes ● No
 Front Sidewall: ○ Yes ● No Back Sidewall: ○ Yes ● No

Partial Walls and Wainscot:

Wall	Wainscot	Bay Start	Bay End	Open Height	Base	Full Load
None						

Liner Panel

Location	Start	End	Height
None			

Sheets & Trim

Location	Color	Panel	Gauge	Quality	Trim
Roof	Galvalume Plus	PBR	26	20 Yr.	Gable: White
Walls	White	R	26	30 Yr.	Eave: White
Soffit	---	---	---	---	Corner: White
Roof Liner	---	---	---	---	Jamb: White
Wall Liner	---	---	---	---	Liner: ---
Wainscot	---	---	---	---	Wainscot: ---

* see specific details at www.muslerino.com.

Fasteners

Roof	Walls	Soffit
Panel: TEK1.25	Panel: TEK1.25	Panel: --
Lap: LAPTEK	Lap: LAPTEK	Lap: --
Type: Painted	Type: Painted	Type: --

Ridge Covering

- Peak Sheets
- Ridge Roll

Eave Condition

- | | |
|-----------------------|-----------------------|
| Front Sidewall | Back Sidewall |
| ○ Gutter & Downspouts | ○ Gutter & Downspouts |
| ● Eave Trim | ● Eave Trim |

Accessories

All accessories need to be applied to the base price as shown on the pricing page.

Item Description	Quantity	Price
		\$0.00

Estimated Weight of Building: **26,700 lbs.**

(Subject to change after the building is Engineered and Detailed)

Special Requirements:

customer to provide wind rated doors for 16x16 openings

Notes: Anchor Bolts are not included with this Quotation.

Estimated Base Building Price: \$36,955.88

(FOB Ballinger TX, Accessories, Options, and Taxes not Included)

Accessories	\$0.00
Estimated Delivery Charge to Destination	<u>\$250.00</u>
Total without Tax	<u>\$37,205.88</u>
Estimated Tax (8.25%)	<u>\$3,069.49</u>
Estimated Total with Delivery and Tax *	<u>\$40,275.37</u>
Required Deposit:	<u>\$0.00</u>

Estimated Balance Due per Terms & Agreement

~~\$40,275.37~~
\$36,247

*if tax exempt
\$ 33,484*

* including tax if applicable

Delivery Option: Direct Ship Drop Ship Branch Delivery Common Carrier
 Will Call

Available Anchor Bolt Options:

<u>Item Description</u>	<u>Quantity</u>	<u>Weight</u>	<u>Price</u>	<u>Accept</u>	<u>Decline</u>
Hex Anchor Bolt 6/8"x12"	40	41.60	\$ 140.80	Accept	Decline
Hex Anchor Bolt 3/4"x 16"	52	97.76	\$ 314.08	Accept	Decline
Anchor Bolt Ship w/ Bldg	0	-	-	Accept	Decline
Anchor Bolt Ship to Branch	0	-	-	Accept	Decline
Anchor Bolt Ground Shipping	0		\$ 195.52	Accept	Decline
Anchor Bolt Overnight Shipping	0		\$ 1,173.12	Accept	Decline
Anchor Bolt Template Sets	0	36.21	\$ 241.98	Accept	Decline
Template Ship w/ Bldg	0	-	-	Accept	Decline
Template Ship to Branch	0	-	-	Accept	Decline
Template Ground Shipping	0		\$ 72.42	Accept	Decline
Template Overnight Shipping	0		\$ 434.52	Accept	Decline

Thank you for the opportunity to quote this project. To place this building order, please contact us at 1-877-2MUELLER and a Purchase Agreement detailing your building requirements will be sent. If the information is correct please sign the agreement and return with a 25% deposit of the total purchase price. Balance of the order will be due on delivery. The delivery date of your project will be determined by the date we receive your Purchase Agreement and deposit.

Price Subject to Change without Notice

- Quoted prices are good for 14 days.
- Order pricing will be held for 16 weeks from the date listed on page 1 of this Purchase Agreement.
- Pricing will be subject to price of steel increases if payment is not received at time of delivery or offer to deliver.
- Pricing will not be affected if delivery schedule cannot be met by Mueller.
- Changes (change orders) applied to this Purchase Agreement will incur monetary changes, including but not limited to changes in scope of work and price of steel increases.

Thank you again for allowing Mueller to assist in this project.

Concrete slab and foundation engineering are the customer's responsibility to the extent required by local Codes and/or Ordinances.



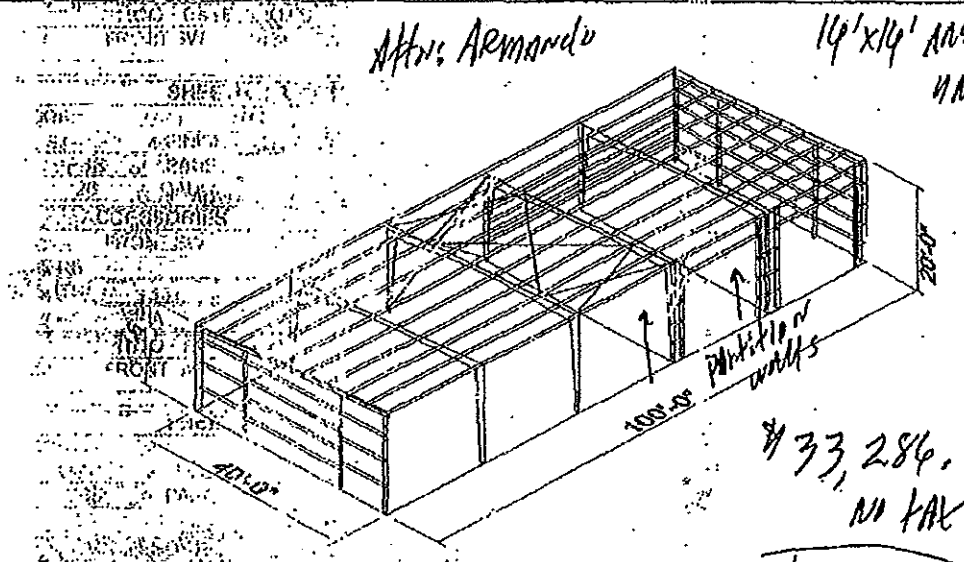
Monarch Me Buildings	CUSTOMER & PROJECT INFORMATION STORE: Metal Mart #32 10652 IH-37 Access Road Mathis, TX 78368-0506		CUSTOMER: SOUTH TEXAS LOCATION: KINGSVILLE, TX 78364	JOB / QUOTE #: MB19-1057R1
				DATE: 4/1/2019

BUILDING DETAILS					
BUILDING TYPE:	TAPERED COLUMN RIGID FRAME	FRONT SIDE:	EAVE HT: 20	ROOF PITCH: 0.75:12	GIRT TYPE: Cee Flush
WIDTH:	40	LENGTH:	100	BACK SIDE:	17.5
SIDEWALL PAV SPACING:	5 at 20				

BUILDING CODE		BUILDING LOADS (psf)		WALL BRACING	
DESIGN CODE:	JBC-06	DEAD LOAD:	2.5 psf	ROOF:	Cable Bracing
CLOSED/OPEN:	Partial	LIVE LOAD:	20 psf	LEFT EW:	Panel Shear
EXPOSURE:	B	ROOF SNOW LOAD:	psf	FRONT SW:	Torsional Bracing
SEISMIC C. REF:	ASCE 7-10	COLLATERAL:	0.5 psf	RIGHT EW:	Panel Shear
SEISMIC Z. ONE:	2	WIND LOAD:	130 mph	BACK SW:	Cable Bracing
E. EXTENSIONS				ENDWALL FRAMES	
LEFT EW:		RIGHT EW:		LEFT EW:	Bearing
SW:		BACK SW:		RIGHT EW:	Bearing

ROOFING & TRIM		
ROOF:	FINISH: SIL POLY	SOFFIT:
PANEL:	GAUGE: 26	PANEL:
FINISH:	SIL POLY	FINISH:
PANEL:	R	PANEL:
GAUGE:	26	GAUGE:

ACCESSORIES		FRAMING OPENINGS	
FRONT SW:	BACK SW:	LEFT ENDWALL:	none
GUTTERS:		FRONT SIDEWALL:	(2) 16 W x 10 H
DOWNSPUTS:		RIGHT ENDWALL:	none
		BACK SIDEWALL:	none



Mrs. Armando

*14' x 14' AISC openings only,
NO DIETS*

*\$ 33,286.00
NO TAX
\$ 33,286.00*

PARTITION WALL GIRTS ARE NOT SHOWN FOR CLARITY

IF CHANGES ARE REQUIRED, PLEASE MARK ON THIS PAGE AND SEND TO: Monarch-BossierCityLA@mcclroymetal.com
 NOTE: CUSTOMER TO VERIFY THAT ALL CODES, LOADS, CITY, STATE AND COUNTY ARE CORRECT PRIOR TO SIGNING THIS CONTRACT.

APPROVED BY CUSTOMER: _____ DATE: _____

ATTACHMENT 7

Resolution 19-07

SOUTH TEXAS WATER AUTHORITY

RESOLUTION 19-07

RESOLUTION AWARDING THE BID FOR CONSTRUCTION OF AN EQUIPMENT BARN.

WHEREAS, the South Texas Water Authority solicited bids for construction of an equipment barn, and

WHEREAS, the Board of Directors of the South Texas Water Authority has reviewed the bids and finds that _____ has submitted the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED that the South Texas Water Authority Board of Directors awards the bid for the equipment barn to _____ in the amount of \$_____.

Duly adopted this 28th day of May, 2019.

KATHLEEN LOWMAN, PRESIDENT

ATTEST:

RUDY GALVAN, JR., SECRETARY/TREASURER

ATTACHMENT 8

Chloramine Booster Station – Kingsville PS/RWSC

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 22, 2019
Re: Chloramine (Chlorine and Ammonia) Boosting for Ricardo WSC 12-inch waterline

Background:

Last month, staff reported that David Simons, TCEQ, would be providing information on transferring the existing Chlorination and LAS system on the Kingsville Meter Run (MR) to instead boost the residual on the RWSC line. Although the process would seem simple, it appears that a report from a professional engineer will be needed. See enclosed emails to/from Mr. Simons as well as to/from Aaron Archer, Walker Partners.

Analysis:

As stated in the email to Mr. Simons, the capacity of the chlorine/LAS systems to boost the residual for the water delivered to the City of Kingsville should not be an issue given the fact that the City has a much greater potential for receiving larger volumes of water as compared to the Ricardo Water Supply Corporation. However, as also stated, if a report from a professional engineer is required, then STWA will consider moving forward per TCEQ's instructions. As such, a request was made of Mr. Archer to provide a proposal for the report. Staff is uncertain whether the proposal will be available by the Board meeting.

There is another factor in the transfer of the injection points from the Kingsville Meter Run to the Ricardo Meter Run. As discussed during the last meeting, the City of Kingsville will need to be made aware of the change and I believe STWA has an obligation to work with the City to ensure that the chlorine/LAS boosting system in the 1.0 MG tank is working properly as a substitute for the injections being relocated to the Ricardo Meter Run.

Staff Recommendation:

If a proposal is available from Walker Partners for the required TCEQ report, consider the proposal.

Board Action:

Provide feedback to staff.

Summarization:

Staff feels certain that boosting the residual of RWSC's supply will be a matter of interest to the TCEQ during either STWA's or RWSC's next investigation/inspection.

From: Aaron Archer <aarcher@walkerpartners.com>
Sent: Friday, May 24, 2019 9:17 AM
To: mcgserrato@stwa.org
Cc: 'Dony Cantu'; 'Frances Rosales'; 'Jacob Hinojosa'; 'Jo Ella Wagner'
Subject: RE: TCEQ Technical Assistance

That's a good question. I'm not sure if TCEQ will get into the details of control. My guess is that they probably will. We can just include some notes in the plans that STWA will either run power/control wires to the existing meter or install a new flow switch. I'll find a way to keep it general enough to give you flexibility on the install but with enough detail to demonstrate to TCEQ that we have a plan to flow pace dosing.

Aaron

AARON ARCHER, P.E.
Client Manager

Walker Partners

W 512.382.0021 M 512.587.0882

From: mcgserrato@stwa.org [mailto:mcgserrato@stwa.org]
Sent: Friday, May 24, 2019 9:08 AM
To: Aaron Archer
Cc: 'Dony Cantu'; 'Frances Rosales'; 'Jacob Hinojosa'; 'Jo Ella Wagner'
Subject: RE: TCEQ Technical Assistance

Aaron,

Jacob's preference is to keep it simple. There is not an available wire with the current meter that will provide a 4-20 mA signal to turn the chlorinator on/off. We could switch out the kind of meter with that capability. Then it would require an electrician to run wiring/conduit to the RWSC MR, which we could hire Hoelscher Electric to install. The other option is to install a flow switch which will require another tap. I count four new ones for Before, Injection 1, Mid, and After - without this tap. Will the TCEQ need to know the exact manner that is used or can both options be provided in your report? For either option, I think STWA can make arrangements directly so you can leave out EI&C work in your proposal.

Carola

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

From: Aaron Archer <aarcher@walkerpartners.com>
Sent: Thursday, May 23, 2019 4:44 PM
To: mcgserrato@stwa.org
Subject: RE: TCEQ Technical Assistance

Okay, please let me know if Jacob thinks our plans need to include any electrical, instrumentation or control improvements. I'm currently assuming that we do not need and EI&C work under our scope.

Aaron

AARON ARCHER, P.E.
Client Manager

Walker Partners

W 512.382.0021 M 512.587.0882

From: mcgserrato@stwa.org [<mailto:mcgserrato@stwa.org>]
Sent: Thursday, May 23, 2019 2:52 PM
To: Aaron Archer
Subject: RE: TCEQ Technical Assistance

Yes, the feed would be based on RWSC's volume. I will need to check with Jacob; but, there may be some other piece of equipment needed besides the meter. This may be something that can be done in-house.

Carola

From: Aaron Archer <aarcher@walkerpartners.com>
Sent: Thursday, May 23, 2019 2:07 PM
To: mcgserrato@stwa.org
Subject: RE: TCEQ Technical Assistance

Thanks Carola. I'll get this proposal buttoned up and sent over.

I assume that Mercer will control the chem feed systems from the existing RWSC meter?

Aaron

AARON ARCHER, P.E.
Client Manager

Walker Partners

W 512.382.0021 M 512.587.0882

From: mcgserrato@stwa.org [<mailto:mcgserrato@stwa.org>]
Sent: Wednesday, May 22, 2019 4:18 PM
To: Aaron Archer
Cc: 'Dony Cantu'; 'Frances Rosales'; 'Jacob Hinojosa'; 'Jo Ella Wagner'
Subject: RE: TCEQ Technical Assistance

I agree that STWA can deal directly with Mercer on the integration of the information. Please proceed with your proposal based on that understanding.

Thanks,
Carola

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364

From: Aaron Archer <aarcher@walkerpartners.com>

Sent: Wednesday, May 22, 2019 3:31 PM

To: mcgserrato@stwa.org

Cc: 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fyrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>

Subject: RE: TCEQ Technical Assistance

Thanks Carola. This is helpful and should give us what we need to perform design calculations to submit to TCEQ with the plans.

The final issue we need to resolve before I button up a fee proposal is figuring out how STWA wants to handle SCADA integration. Since you are self-performing, I think it makes sense to coordinate directly with Mercer. This will save some time and fee rather than me getting an electrical engineer involved to develop plans. Please advise.

Aaron

AARON ARCHER, P.E.
Client Manager

Walker Partners

W 512.382.0021 M 512.587.0882

From: mcgserrato@stwa.org [mailto:mcgserrato@stwa.org]

Sent: Wednesday, May 22, 2019 9:41 AM

To: Aaron Archer

Cc: 'Dony Cantu'; 'Frances Rosales'; 'Jacob Hinojosa'; 'Jo Ella Wagner'

Subject: FW: TCEQ Technical Assistance

Aaron,

Attached are the last two (2) photos: 1) RWSC MR and 2) GPS location of the MR.

The MR photo has seven (7) locations identified/marked:

1. A possible site, if needed, for the "Before" sample,
2. One of two injection points,
3. A possible site for the "Mid" sample site,
4. The backflow prevention equipment,
5. The second injection point – converting the current sample point to an injection point,
6. The meter, and
7. A possible site for an "After" sample site.

Please let me know if you need any additional information.

Carola

Carola G. Serrato
Executive Director

South Texas Water Authority

PO Box 1701

Kingsville, Texas 78364

361-592-9323 x112

From: mcserrato@stwa.org <mcserrato@stwa.org>
Sent: Wednesday, May 22, 2019 9:18 AM
To: Aaron Archer <aarcher@walkerpartners.com>
Cc: 'Dony Cantu (dcantu@stwa.org)' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>
Subject: FW: TCEQ Technical Assistance

Aaron,

Attached are the last of the chlorine/LAS photos: 1) the plate of the 2.3 GPH IWAKI meter pump on the LAS, 2) the weight gauge for the LAS Drum and 3) a wide shot of the LAS injection equipment including the 35 gallon capacity tank.

The photo pertaining to the new locations for injection and sampling on the RWSC Meter Run will be sent shortly. A photo for the GPS location of the MR will also be sent.

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

From: mcserrato@stwa.org <mcserrato@stwa.org>
Sent: Wednesday, May 22, 2019 9:10 AM
To: Aaron Archer <aarcher@walkerpartners.com>
Cc: 'Dony Cantu (dcantu@stwa.org)' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>
Subject: FW: TCEQ Technical Assistance

Aaron,

Attached are three (3) more photos: 1) the plate of the Grundfos 5 HP chlorine booster pump plate, 2) a wide shot of the chlorine cylinder and digital scale, and 3) the plate of the chlorine NEMA starter for the booster pump.

Three more photos will follow.

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

From: mcserrato@stwa.org <mcserrato@stwa.org>
Sent: Wednesday, May 22, 2019 9:06 AM

To: Aaron Archer <aarcher@walkerpartners.com>

Cc: 'Dony Cantu (dcantu@stwa.org)' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>

Subject: FW: TCEQ Technical Assistance

Aaron,

In response to your questions below, there are twelve (12) photos that will be sent. To avoid any problems with the emails getting filtered, the photos will be sent in groups of three (3) to four (4) with the exception of the last two (2) photos of the RWSC meter run/gps info .

These four (4) photos show the 1) chlorine digital scale that records the weight of the cylinder, 2) the 250 ppd chlorine rotameter, 3) the plate of the 5 HP Baldor chlorine booster pump motor and 4) a wide shot of the chlorine booster pump.

Carola

Carola G. Serrato
Executive Director

South Texas Water Authority

PO Box 1701

Kingsville, Texas 78364

361-592-9323 x112

- Does STWA have the design plans for the existing chlorine/LAS chemical delivery systems? If STWA does not have the plans, please provide information on the capacity of the existing chem feed systems (storage tanks, number of pumps, pump capacities, how STWA currently determines the amount of chemical used daily and the amount remaining, etc).

From: mcgserrato@stwa.org <mcgserrato@stwa.org>

Sent: Thursday, May 16, 2019 11:48 AM

To: 'Aaron Archer' <aarcher@walkerpartners.com>

Cc: 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>

Subject: RE: TCEQ Technical Assistance

Aaron,

Below are answers to some of your questions. I will need to go over the remaining items with Jacob and Dony. If you think of anything else, let me know.

Carola G. Serrato
Executive Director

South Texas Water Authority

PO Box 1701

Kingsville, Texas 78364

361-592-9323 x112

- Is STWA going to self-perform this work (i.e., do we need to include any spec development, bid phase or construction phase service)? I believe STWA will be performing the work. But, I will double-check with Jacob and Dony.
- Do we need to assume any on-site meetings? I don't think any on-site meetings will be necessary.
- Does STWA have the design plans for the existing chlorine/LAS chemical delivery systems? If STWA does not have the plans, please provide information on the capacity of the existing chem feed systems (storage tanks, number of pumps, pump capacities, how STWA currently determines the amount of chemical used daily and the amount remaining, etc). I will have to check on the LAS delivery. I believe the chlorine system goes back to the original construction and STWA

added the LAS facilities (self-perform). However, I also seem to recall submitting a detailed list with specs to the TCEQ. Regardless, we should be able to provide the capacity information you are requesting. Daily schedules are kept on the amount of chemicals used daily. Let me know what time period you want on that information.

- Provide photos of the existing chem feed equipment and the proposed injection location. Those photos can be provided.
- Mark the preferred location of the next chemical injection points on the RWSC line on a map. The preferred location and a map (with GPS coordinates) can be provided.
- Provide 3 years of historical RWSC usage at the master meter so that we can confirm the capacity of existing chem equipment complies with TAC 290.42.e This information can also be provided. Frances can provide the data as Excel files for the 36 months showing the daily usage. Will that be okay?
- Are additional sampling taps needed for this new injection point (other than a sampling tap between the upstream LAS and downstream chlorine injection points)? Where will you take upstream and downstream samples for process control and compliance purposes? Yes, I believe additional taps will be needed. I will discuss the process control and compliance sample points with Jacob and Dony and the information will be included in the preferred injection points map.
- Are there any current TCEQ compliance issues with the existing chem feed system that needs to be addressed in this project. To my knowledge there are no current compliance issues with the existing feed system. I will double-check with Jacob and Dony. Certainly nothing has been brought up during our managers meetings in which we review the status of all facilities, vehicles, etc.
- How does STWA plan to handle SCADA integration? Good question. This will definitely require a conversation with Jacob and Dony and possibly Mr. Mercer.
- Should this proposal be addressed to STWA or RWSC? This is for STWA.

From: Aaron Archer <aarcher@walkerpartners.com>

Sent: Thursday, May 16, 2019 11:15 AM

To: mcgserrato@stwa.org

Cc: 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>

Subject: RE: TCEQ Technical Assistance

Carola,

I've starting working on a scope and fee proposal for these services and have generated some questions and requests that will help me to develop the project:

- Is STWA going to self-perform this work (i.e., do we need to include any spec development, bid phase or construction phase service)?
- Do we need to assume any on-site meetings?
- Does STWA have the design plans for the existing chlorine/LAS chemical delivery systems? If STWA does not have the plans, please provide information on the capacity of the existing chem feed systems (storage tanks, number of pumps, pump capacities, how STWA currently determines the amount of chemical used daily and the amount remaining, etc).
- Provide photos of the existing chem feed equipment and the proposed injection location.
- Mark the preferred location of the next chemical injection points on the RWSC line on a map.
- Provide 3 years of historical RWSC usage at the master meter so that we can confirm the capacity of existing chem equipment complies with TAC 290.42.e
- Are additional sampling taps needed for this new injection point (other than a sampling tap between the upstream LAS and downstream chlorine injection points)? Where will you take upstream and downstream samples for process control and compliance purposes?

- Are there any current TCEQ compliance issues with the existing chem feed system that needs to be addressed in this project.
- How does STWA plan to handle SCADA integration?
- Should this proposal be addressed to STWA or RWSC?

Thanks,
Aaron

AARON ARCHER, P.E.
Client Manager

Walker Partners

W 512.382.0021 M 512.587.0882

From: mogserrato@stwa.org [<mailto:mogserrato@stwa.org>]
Sent: Tuesday, May 14, 2019 8:40 AM
To: Aaron Archer
Cc: 'Dony Cantu'; 'Frances Rosales'; 'Jacob Hinojosa'; 'Jo Ella Wagner'
Subject: FW: TCEQ Technical Assistance

Aaron,

Would Walker Partners be interested in providing the type services that Mr. Simons is describing? If so, what (if anything) do you need from STWA to provide a proposal?

Carola

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

From: mogserrato@stwa.org <mogserrato@stwa.org>
Sent: Tuesday, May 14, 2019 8:34 AM
To: 'David Simons' <David.Simons@tceq.texas.gov>
Cc: 'Aaron Archer' <aarcher@walkerpartners.com>; 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>
Subject: RE: TCEQ Technical Assistance

Again, thank-you for your assistance.

Carola

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

From: David Simons <David.Simons@tceq.texas.gov>
Sent: Monday, May 13, 2019 5:44 PM
To: mcgserrato@stwa.org
Cc: 'Aaron Archer' <aarcher@walkerpartners.com>; 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>
Subject: RE: TCEQ Technical Assistance

Carola –

You interpreted my email correctly. FYI – in case you are currently running your LAS injection pump off something bigger than a 55-gallon drum of LAS, I believe our Plan Review Team would consider that a bulk tank and require you to include a smaller day tank with the submittal.

Thanks,
David

From: mcgserrato@stwa.org <mcgserrato@stwa.org>
Sent: Monday, May 13, 2019 5:15 PM
To: David Simons <David.Simons@tceq.texas.gov>
Cc: 'Aaron Archer' <aarcher@walkerpartners.com>; 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>
Subject: RE: TCEQ Technical Assistance

David,

So, based on that email's comment (below in italics), it appears that a sealed engineer's plan would be submitted with the data/calculations to show that the available equipment will provide the necessary disinfection for Ricardo's demand. I believe that "bulk tanks" and "day tanks" are referring to the chlorine cylinder and LAS drum sizes. Also, I take it "metering pumps" are the chlorine and LAS injection pumps' capacities. Please let me know if this is incorrect.

However, if I understand correctly, it would seem the short answer is that Kingsville's demand and peak day usage is much larger than that of RWSC. However, if that is what is needed, then I will let the STWA Board know we need to hire an engineer to submit a plan in order to relocate the disinfectant injections from the Kingsville Meter Run to the Ricardo Meter Run.

Thanks, I appreciate your help.
Carola

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

I found out from our Plan Review Team that both Option A and Option B would require an engineering plan submittal. Even though there is no new equipment proposed in Option A, the Plan Review Team is required to check that your existing equipment – bulk tanks, day tanks, and metering pumps – are sized adequately for the proposed injection rates of chlorine and LAS into the Ricardo WSC line.

From: David Simons <David.Simons@tceq.texas.gov>

Sent: Monday, May 13, 2019 4:34 PM

To: mogserrato@stwa.org

Cc: 'Aaron Archer' <aarcher@walkerpartners.com>; 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>

Subject: RE: TCEQ Technical Assistance

Carola –

I guess you missed my 4/22/2019 response. See attached.

Thanks,
David

David Simons, P.E. | Response and Capacity Development Team (MC 159) | Water Supply Division | TCEQ

P.O. Box 13087 | Austin, Texas 78711-3087 | ☎ (512) 239-3154 | Fax: (512) 239-6050

From: mogserrato@stwa.org <mogserrato@stwa.org>

Sent: Monday, May 13, 2019 4:10 PM

To: David Simons <David.Simons@tceq.texas.gov>

Cc: 'Aaron Archer' <aarcher@walkerpartners.com>; 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>

Subject: RE: TCEQ Technical Assistance

Good Afternoon David,

Just a quick follow-up on your inquiries with the Plan Review Team on STWA's idea to switch the disinfection injection from the Kingsville meter run to the Ricardo meter run, any information or feedback?

Next Monday, staff begins developing the agenda for the STWA Board meeting on May 28th.

Thanks,
Carola

Carola G. Serrato
Executive Director

South Texas Water Authority

PO Box 1701

Kingsville, Texas 78364

361-592-9323 x112

From: David Simons <David.Simons@tceq.texas.gov>

Sent: Thursday, April 18, 2019 11:44 AM

To: mogserrato@stwa.org

Cc: Aaron Archer <aarcher@walkerpartners.com>; 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>

Subject: RE: TCEQ Technical Assistance

Carola –

Regarding the 1st and 2nd items below, I plan to provide you with a report of our findings and recommendations from the disinfection byproduct technical assistance around the end of May. I don't have any preliminary results to share with you at this time.

3rd item: I suspect that Option B will require plan approval. I don't know if Option A would. I will ask our Plan Review Team for feedback. I think it's a great idea to use your existing chlorine and LAS boosters to boost the RWSC line. Although you haven't asked for my operational opinion, I'm going to recommend Option A because it is a much simpler solution to the existing issue. I have seen a number of unsuccessful attempts to split the feed of a single chemical injector to two or more injection sites as proposed in Option B. Besides the mechanical complexity of Option B, it doesn't look like the proposed system would be able to deliver a consistent chemical feed rate to either injection site. It's hard enough keeping the chemical feed rate balanced for a single injection site. Splitting a chemical feed to two sites would be much more difficult to manage.

I understand that STWA's monitoring plan and NAP wouldn't be impacted by the change. Keep in mind that RWSC's monitoring plan would need to change because of the new boosting location.

Thanks,
David

From: mcserrato@stwa.org <mcserrato@stwa.org>

Sent: Wednesday, April 17, 2019 3:32 PM

To: David Simons <David.Simons@tceq.texas.gov>

Cc: Aaron Archer <aarcher@walkerpartners.com>; 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>

Subject: TCEQ Technical Assistance

Good Afternoon David,

I am following up on three (3) items with this email.

First, it appears that RWSC continues to have issues with TTHMs out of PS #2. The two (2) latest TCEQ Quarterly results arrived last week and one was in 62.2 ppb and the sample coming out of PS#2 was 86.6 ppb.

I am wondering if you have any recommendations to share to address this problem as a result of the field work/research.

Second, I am also wondering about the report that you indicated would be available as a result of the field work, etc.

Third, prior to your departure, we met and discussed the DBPs as well as boosting of the residual and flushing. One of the specific items pertained to boosting on RWSC's 12" line where it originates at the Kingsville PS site. I indicated the matter would be discussed with the STWA Board. The Board has reviewed various options in February and March of this year. However, as a result of our last telephone conversation, staff has consulted with Aaron Archer, Walker Partners, on the use of the Cl₂/LAS system boosting the residual immediately upstream of the 1.0 MG GST at the Kingsville PS. BTW, Aaron is copied on this email.

Originally, the thought was to relocate the tap for the RWSC 12" line to a spot downstream of the Cl₂/LAS injection on the KI MR. However, an alternative thought is whether the Cl₂/LAS system can inject for just RWSC's supply – See Option A attachment. The injection points for Kingsville could remain for emergency purposes; but, would be isolated under normal operations.

A second alternative is whether the Cl₂/LAS system can inject for both Kingsville's and RWSC's supplies – See Option B attachment

In either case, the STWA Monitoring Plan and NAP would not change. Sampling prior to injection would still occur to determine if STWA is complying with the 0.5 mg/l total chlorine residual in its distribution system.

Aaron and I discussed Option A this afternoon. Jacob is of the opinion that Option B is doable.

David, can you assist in recommending where to begin in terms of TCEQ feedback as it relates to any applicable rules, review, design, etc.? From our perspective, we think Option A and B will work without any major expenditures and with far less infrastructure. But, we understand if TCEQ approval is needed with regards to the relocation of the injection points. With regards to a design and engineering plans, again, the plan is simple; however, if those are required, we would need to know.

Thanks in advance for any assistance you may be able to provide,

Carola

Carola G. Serrato
Executive Director

South Texas Water Authority

PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

From: mogserrato@stwa.org <mogserrato@stwa.org>
Sent: Tuesday, April 2, 2019 12:22 PM
To: 'David Simons' <David.Simons@tceq.texas.gov>
Cc: 'Jacob Hinojosa' <jhinojosa@stwa.org>
Subject: RE: TCEQ Technical Assistance - DBPs

David,

Attached are the additional samples for DBPs collected by staff for our own monitoring – Nueces WSC and Ricardo WSC results.

Carola

From: David Simons <David.Simons@tceq.texas.gov>
Sent: Friday, March 29, 2019 10:47 AM
To: Carola Serrato <mogserrato@stwa.org>
Cc: Jacob Hinojosa <jhinojosa@stwa.org>
Subject: TCEQ Technical Assistance - DBPs

Carola –

I have received all of the laboratory results for the DBP samples that Jack and I collected last month and I'll get started on the DBP report for you soon. You mentioned at the exit meeting that you have also collected some special, non-compliance DBP sample results around your system. Would you scan those lab reports and send them to me? Please include descriptions of where the samples were collected if it's not clear on the lab reports. I'll try to include your results in the historical data portion of our report.

Thanks,
David

David Simons, P.E. | Response and Capacity Development Team (MC 159) | Water Supply Division | TCEQ

P.O. Box 13087 | Austin, Texas 78711-3087 | ☎ (512) 239-3154 | Fax: (512) 239-6050

ATTACHMENT 9

Driscoll Ground Storage Tank Rehabilitation

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 23, 2019
Re: Driscoll GST Tank Rehabilitation

Background:

During the April Board meeting, staff presented information on options to rehabilitate the 150,000-gallon galvanized, bolted Driscoll ground storage tank (GST), ranging in price from \$5,230 to repair problem areas to \$45,000 for installation of a sprayed on/painted lining. Another option discussed by the Board was the installation of a hanging liner, which the Board expressed an interest in obtaining an idea on the cost. In addition, staff reported that another worthwhile option is replacement of problem panels on the GST. Unfortunately, as of the April meeting, locating a company that provides that type of repair had proved elusive despite numerous attempts.

It was noted that none of the quotes included the cost of painting the *exterior* of the tank. Staff reported that Diamond Enterprises (Diamond), the company typically used for painting tank exteriors, had not been contacted. However, it was also noted that in May 2018, Diamond painted the exterior of the 150,000-gallon Agua Dulce GST at a cost of \$20,000. Finally, staff was instructed to determine the wall thickness of the Driscoll GST.

Analysis:

Enclosed is information on the other two (2) options discussed last month. The quoted price from Flexi-Liner is \$49,500 for the cost of a hanging liner and installation. It should be noted that the cost of the installation is nearly the same price as the liner. The cost of replacing three (3) panels (materials and labor) was quoted by a company called CST Industries for \$24,167. In response to their company reps' comment, Field Foreman Dony Cantu re-examined the tank and speculates that there is possibly one more area for a total of four (4) panels that could be replaced. Based on the cost of about \$24,000 for three (3) panels, the cost of four (4) panels would likely be about \$32,000. Again, neither of these options would result in the interior or exterior being fully painted. With regards to the Board's request to check on the thickness of the tank walls, an instrument that measures the wall thickness was purchased. Several spots on the tank were measured with the thickness measuring between ** millimeter and ** millimeters.

Staff Recommendation:

As mentioned before, staff is interested in a full tank liner as a means of extending the life of this tank. Field personnel have voiced reservations about the use of a separate bladder liner as compared to a sprayed on/applied liner. The cost of the two (2) options are very close in price. However, both costs are also approximately \$20,000 more than the \$25,000 budgeted amount.

Board Action:

Provide feedback to staff on a preferred method.

Summarization:

This tank is part of the original Regional System construction in 1985. This would be the first full rehabilitation of this tank.

From: George Gramatikakis <george@ngpainting.net>
Sent: Thursday, May 23, 2019 1:53 PM
To: mcserrato@stwa.org
Cc: Dony Cantu; Frances Rosales; Jacob Hinojosa; Jo Ella Wagner
Subject: Re: Galv Tank Coating -- NG Ptg..doc

Carola,

I'm sorry but I think this email got returned to my junk folder for some reason.

The weld prep is just standard practice to make sure there are no sharp edges that the paint won't stick to.

The stripe coat is standard practice to ensure that any difficult to coat areas are covered. It will not affect any seals or gaskets.

Coating warranty would be between the owner and the paint manufacturer and would have to be discussed before the specification is finalized.

Our warranty would generally be for 1 year.

Thanks,

George Gramatikakis
General Manager
NG Painting, LP
o. (830) 257-5940
c. (214) 801-3268
f. (830) 792-4968
e. george@ngpainting.net

> On Apr 4, 2019, at 10:40 AM, <mcserrato@stwa.org> <mcserrato@stwa.org> wrote:

>

> George,

>

> I am wondering if you have replied to my email below regarding
> repairs/painting to a tank owned by South Texas Water Authority and
> located in Driscoll, Texas. Our network includes a new email filter
> and it may have been blocked.

>

> If that is not the case, please let me know if you are not interested
> in performing this work.

>

> Thank-you,

> Carola

>

> Carola G. Serrato
> Executive Director
> South Texas Water Authority
> PO Box 1701
> Kingsville, Texas 78364
> 361-592-9323 x112

>

> -----Original Message-----

> From: mcserrato@stwa.org <mcserrato@stwa.org>

> Sent: Tuesday, March 12, 2019 5:20 PM
> To: 'George Gramatikakis' <george@ngpainting.net>
> Cc: 'Dony Cantu (dcantu@stwa.org)' <dcantu@stwa.org>; 'Frances Rosales'
> <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella
> Wagner' <jwagner@stwa.org>
> Subject: RE: Galv Tank Coating -- NG Ptg..doc

> George,

> I have a few questions regarding the proposed procedures to prep the
> tank and apply the coatings. The first question pertains to the Weld
> Preparation step which is the beginning step in all three options.
> Does this apply to a bolted tank? Attached are the cut
> sheets/submittal on the tank from 1983 prior to the construction. I am
> wondering how, if any, that prep and the stripe coat might affect the
> flanges and/or gaskets. I have downloaded the Tnemec Spec Sheets for
> Series 20, Series 215 and Series 22. But, I am unable to find information on a warranty for the products. Can this be provided?
> Also, what type of warranty, if any, would be provided on your labor?
> In some cases the warranty is coupled in other cases the two items are
> separate. Please clarify.

> Thanks,

> Carola

> Carola G. Serrato
> Executive Director
> South Texas Water Authority
> PO Box 1701
> Kingsville, Texas 78364
> 361-592-9323 x112

> -----Original Message-----

> From: George Gramatikakis <george@ngpainting.net>
> Sent: Tuesday, March 12, 2019 9:49 AM
> To: mcgserrato@stwa.org
> Subject: Galv Tank Coating -- NG Ptg..doc

> Carola,

> After speaking with the reps at Tnemec we believe the first option
> listed in the attachment would be the best way to get this tank back
> into shape for you guys.

> Cost would be \$45,000.00.

> Thanks,

From: Mark Walters <mwalters@cstindustries.com>
Sent: Wednesday, May 15, 2019 10:35 AM
To: mcserrato@stwa.org
Subject: RE: STWA Driscoll, Texas GST Photos

Carola,

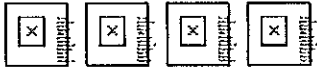
The labor & equipment to replace the (3) staves only \$24,167.00.

This does not include fixing the other areas of rust on the other staves, normally this is an indication that the sheets has corrosion and is bleeding through.

It would be best to get a count of them and replace them along with the (3) requested. Or at least repair the coating.

Mark Walters

Inside Sales
CST Industries, Inc.
903 E 104th Street, Suite 900
Kansas City, MO 64131
Direct: (913) 748-4596
Email: mwalters@cstindustries.com



From: mcserrato@stwa.org <mcserrato@stwa.org>
Sent: Tuesday, May 07, 2019 3:00 PM
To: Mark Walters <mwalters@cstindustries.com>
Subject: FW: STWA Driscoll, Texas GST Photos

Mark,

As I indicated during our telephone conversation, South Texas Water Authority is researching the possibility of replacing panels on a 150,000g GST located in Driscoll, Texas. Please let me know if CST Industries can provide that type of service. As we discussed, attached is information on the tank. To my knowledge (I have worked for STWA for 36 years), there is not a panel with identifying tank data. And, as you can see, the galvanized tank was painted – as part of the original installation circa 1985-86.

Attached are five (5) pdf files containing photos of areas of concern on the ground storage tank.

As you can see from Photos 1, 1A and 2, fiberglass repairs have been made to certain areas.

As you can see, there are also three (3) spots shown in Photos 3 and 3A that require attention.

Also attached is some information from the original tank manufacturer, Parkersburg.

Due to the size of files, I will be sending a large file containing the two (2) sheets from the Engineering Drawings.

Thanks,

Carola

Carola G. Serrato
Executive Director

South Texas Water Authority

PO Box 1701

Kingsville, Texas 78364

361-592-9323 x112

From: Kyle Foutz <kyle@flexi-liner.com>
Sent: Thursday, April 25, 2019 6:21 PM
To: mcserrato@stwa.org
Subject: RE: STWA Driscoll, Texas GST Photos
Attachments: South Texas Water Authority 2019-04-25.pdf; F1 Tech.pdf; liner vs. coating.pdf; method of attachment 2.pdf; water storage.pdf

Carola,

Please see the attached quote for the liner we discussed. I wasn't sure who you wanted to see the quote, so I just replied to you instead of "Reply All".

Let me know if you have any questions.

Regards,

Kyle Foutz
Account Manager
Flexi-Liner
4821 Chino Ave.
Chino, CA 91710
(909)594-6610

From: mcserrato@stwa.org [mailto:mcserrato@stwa.org]
Sent: Wednesday, April 24, 2019 12:32 PM
To: Kyle Foutz
Cc: 'Dony Cantu'; 'Frances Rosales'; 'Jacob Hinojosa'; 'Jo Ella Wagner'
Subject: RE: STWA Driscoll, Texas GST Photos

Kyle,

South Texas Water Authority (STWA) is a water conservation and reclamation district created by the Texas Legislature. It is considered a local government. STWA owns the tank.

Under the Water Code and depending on the cost of the project, STWA must comply with certain bid requirements. In addition, again depending on the cost of the project, the involvement of an engineer and possibly the approval of the Texas Commission on Environmental Quality (TCEQ) may be necessary. However, if STWA is not receiving funds from the Texas Water Development Board (TWDB), I am almost certain that a Davis Bacon wage is not required.

At this point, STWA needs a ballpark estimate to present to the STWA Board and determine whether they want to proceed with this type of solution or a spray on type liner.

Some of the literature concerning this type of liner has suggested installation is not too complicated and can be done in-house. However, I have my doubts and any information you have on the subject would be appreciated.

Hope this answers your questions. If not, please let me know.

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

From: Kyle Foutz <kyle@flexi-liner.com>
Sent: Wednesday, April 24, 2019 1:54 PM
To: mcgserrato@stwa.org
Cc: 'Dony Cantu' <dcantu@stwa.org>; 'Frances Rosales' <fvrosales@stwa.org>; 'Jacob Hinojosa' <jhinojosa@stwa.org>; 'Jo Ella Wagner' <jwagner@stwa.org>
Subject: RE: STWA Driscoll, Texas GST Photos

Carola,

Can you tell me if this job requires we pay our labor a Prevailing Wage Rate? Is this tank owned by State or Local government or are the funds to pay for the liner going to be government funds?

Thanks,

Kyle Foutz
Account Manager
Flexi-Liner
4821 Chino Ave.
Chino, CA 91710
(909)594-6610

From: mcgserrato@stwa.org [<mailto:mcgserrato@stwa.org>]
Sent: Wednesday, April 24, 2019 9:15 AM
To: Kyle Foutz
Cc: 'Dony Cantu'; 'Frances Rosales'; 'Jacob Hinojosa'; 'Jo Ella Wagner'
Subject: FW: STWA Driscoll, Texas GST Photos

Kyle,

Attached is a pdf file with two (2) sheets from the original Engineering Plans showing the dimensions and details for the Ground Storage Tank that we discussed. The GST is a 150,000 gallon tank. It is located in Driscoll, Texas which is south of Corpus Christi, Texas. Also attached is another pdf file with two photos of the interior ceiling area of the tank. The photos are from January 2019.

Please let me know if you need any additional information.

Sincerely,

Carola G. Serrato

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112



*Tank Liners
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Reliability and Product Quality Since 1953

Thursday, April 25, 2019

South Texas Water Authority

Carola Serrato
PO Box 1701
Kingsville, TX 78364
(361) 592-9323 X112
mcserrato@stwa.org

Dear Carola:

Thank you for contacting Flexi-Liner™ regarding your steel tank lining project in Driscoll, TX. As you may know, Flexi-Liner™ has provided innovative solutions to its customers since 1953. We have extensive experience in providing tank-lining solutions and we believe our solution will give you the return on your investment that you expect.

For containment of potable water in a steel tank of 30' diameter x 32' high, we would fabricate a tank liner using our potable grade F-1 material formulation of flexible, modified polyvinyl chloride with a thickness of 0.065" on the sidewalls and on the floor. We would also place a 6oz non-woven geotextile fabric between the substrate surface and the liner to level and protect the liner from being damaged by any uneven or rough areas on the tank surface. We will attach the liner to the sidewalls using our proven and cost-effective method of attachment. I have attached a drawing that illustrates this method. To help you better understand our company and products, I have provided the following information:

- Schedule A: Budgetary Estimate & Payment Terms
- Schedule B: Manufacturing System
- Schedule C: Description of Installation
- Schedule D: Manufacturing and Installation Time Line
- Schedule E: Warranty
- Attachments: Customer List, Technical Specifications of Material, Drawings

I hope this information is valuable to you in your evaluation process. If you have any questions or would like to discuss any aspect of this information, please contact me at (800) 423-4909 or kyle@flexi-liner.com. I would be happy to discuss it with you. Thanks again for the opportunity to earn your business.

Best Regards,

Kyle Foutz

Schedule A
Budgetary Estimate & Payment Terms

The following budgetary estimate includes the cost of all materials, fabrication and installation for a cylindrical steel potable water tank liner using 0.065" F-1.

1 Flexi-Liner™ System 30' dia x 32', F-1 using 0.065"	\$25,500.00
Includes attachment hardware, padding, custom liner connections	
Installation – Non-prevailing wage	<u>\$24,000.00</u>
Includes Travel, Labor, Equipment, Flexi-Liner standard Insurance	
TOTAL	\$49,500.00

We require a 30% advance payment to be remitted with your purchase order. The balance of the invoice amount will be due net 30 from the date of satisfactory completion. Pricing does not include any bonds of any kind. Additional insurance limits required will increase cost.

Schedule B
Manufacturing System

All raw materials shall be inspected and examined and will conform to specified requirements to ensure appropriate levels of consistency, quality and value. We will fabricate the lining to your specifications at our facility in Chino, California. All plant welds will be made using an RF dielectric weld and will be inspected and tested prior to shipment. All plant-welds will be lap-weld, with a minimum 1/2" overlap. Thickness of the finished weld shall not be more than 0.010" more than the thickness of the un-welded original material.

The lining will be fabricated in one piece and thereby limit the hot air field welded seams. This is a substantial advantage over systems that install sheets that must be glued or hot air field welded on site. I have included a sample of a dielectric factory weld. Any nozzles will be manufactured at our facility and field welded into the tank lining on site.

Schedule C Description of Installation

The liner is rolled at the plant to fit through the manhole. Access to the manhole will be necessary to transport the liner into the tank. Holes are drilled in the roof around the perimeter of the tank 2" from the edge approximately every 3 feet. The geotextile material is laid out on the floor and draped down the wall. The liner is then correctly positioned and unrolled on floor of the tank to ensure ease of attachment. Polyethylene tubing is inserted into a perimeter sleeve at the top of the liner and connected at its ends to form a retention hoop. Wire is then dropped into the tank through the holes in the roof. Each wire is tied to a stainless steel J bolt and each J bolt is snapped onto the retention hoop. The liner is then elevated to the top of tank by pulling up the hanging wires. The J bolts are brought through the holes and secured with washer and nut. Caulking is then placed around the washer and nut holding the J bolt.

All nozzles will be plant welded and attached to the liner using hot air field welds. Field welds shall be lap-welded, with minimum of 3" overlap. Field welds shall be made by the use of a portable hot air fusion-welding device. All field welds will be vacuum tested. Upon completion of installation, the membrane will be ready for water testing.

Once the Flexi-Liner is in place and all field-welding is finished, the liner must be hydrostatically tested by the customer before installation is complete. The liner must be filled with water to within 12"-24" of the overflow. (If the tank has no overflow, the liner must be filled to within 24" of the top of the liner.) The water level must be monitored as well as any available leak detection measures or known leak locations. If no leaks are evident after 48 hours, then the installation is complete and the liner is ready to be put into service. If a leak is evident via known leak locations or available leak detection means, then the liner has failed the test. The liner must be drained and additional Flexi-liner crew time scheduled. These additional Flexi-Liner installation crew hours are at no additional cost. The problem locations must be identified and repaired by Flexi-Liner's installation crew. Upon a thorough inspection of the liner, seams and connections for any additional potential leaks, the liner is ready to be tested again.

Flexi-Liner pricing does not include the water necessary to perform the hydrostatic test. Any additional costs for subsequent testing necessary to finalize and complete installation of the liner, including loss of income or productivity are not the responsibility of Flexi-liner.

Schedule D
Manufacturing and Installation Time Line

Action	Time
Scheduling, Fabrication, testing, QA (from receipt of PO)	5-8 weeks
Installation including onsite QA	1 week

Schedule E
Flexi-Liner Limited Warranty

Flexi-liner™ warrants Flexi-liner™ material to be free of defects, at the time of installation, from this time for one (1) year under the normal uses and service for which it is designed and manufactured. Flexi-liner™ also warrants its workmanship and installation services to be free of defects for a period of one (1) year. Should defects or premature loss of use within the scope of the above warranty occur, Flexi-liner™ will supply repair or replacement materials at no charge to the customer for that portion of the warranted useful life, which has elapsed since the material was purchased. Normal uses and service does not include accidental damage that may occur outside of the control of Flexi-Liner. To enable Flexi-liner™'s technical staff to properly determine the cause of any alleged defect and to take appropriate steps to effect timely corrective measures if such defect is within the warranty, any claim for alleged breach of warranty must be made and presented to Flexi-liner™ within thirty (30) days after the alleged defect was first brought to the attention of the representative of the owner or all warranties will be deemed to have been waived by the purchaser. In addition, Flexi-liner™ warrants that the product conforms to the applicable drawings and specifications and is free of defects in materials and workmanship within the control of Flexi-liner™.

All warranty obligations of Flexi-liner, express or implied, and all remedies, relief and measure of damages against Flexi-liner™ are limited exclusively to repair or replacement of any defect or refund of purchase price (at Flexi-liner™'s option); and all consequential, incidental or special damages (including without limitation, labor, transportation, loss of use, increased expenses of operation, loss of profits, or damage to persons or property) resulting from the breach of any warranty obligation of Flexi-liner™ are excluded. The foregoing limited warranty is in lieu of and Flexi-liner™ disclaims any and all other warranties, to purchaser or otherwise, express or implied, oral or written, arising by law, course of dealing, course of performance, usage of trade or otherwise, including without limitation all warranties as to condition, use, operation, design, quality, capacity, workmanship, installation, servicing, latent defects, compliance with any law, ordinance, regulation, rule, contract or specification, "merchantability", fitness for any particular purpose, and all other qualities and characteristics whatsoever.

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Method of Attachment

| Sleeve & Tube

For an above-ground tank with a roof (typically constructed of steel or wood), the Flexi-Liner™ Sleeve and Tube Attachment System is a cost-effective and trouble-free solution.

The Flexi-Liner™ Sleeve and Tube Attachment System utilizes simple but effective mechanical means to ensure long-lasting liner performance. The Sleeve and Tube Attachment System provides the following benefits:

- Rapidly deployed or dismantled (minimizes down time)
- No bonding required (no adhesives or chemicals)
- Simple and cost-effective design
- Durable

Flexi-Liner™ was awarded U.S. patent Nos. 3,068,561 and 3,167,209 for this method

Installation Process

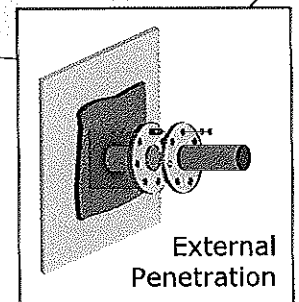
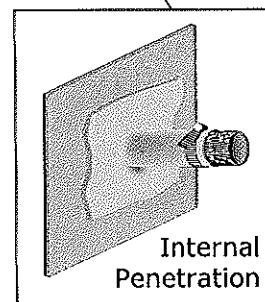
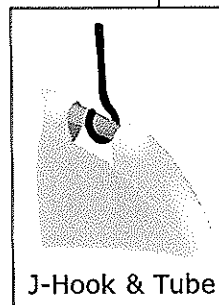
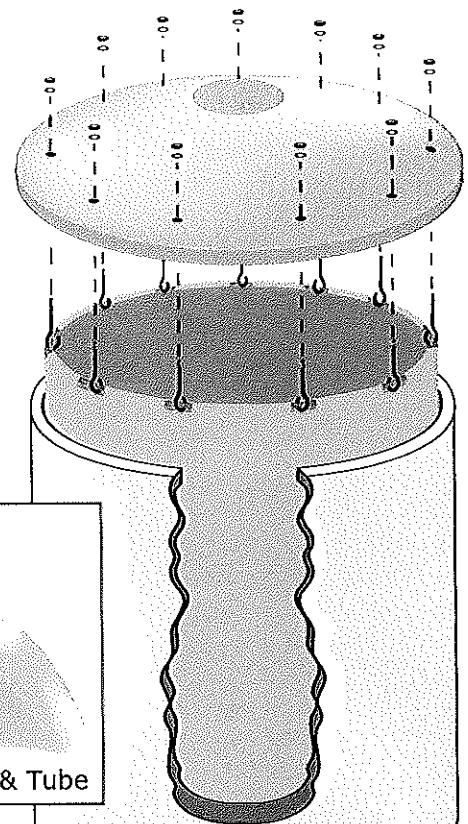
The Flexi-Liner™ is rolled to fit through the man-way. Holes are drilled 3' apart on perimeter of tank roof. If necessary, geotextile padding is laid out.

Tubing is inserted in a sleeve that runs horizontally on the top of the liner. J-bolts are connected to the tube. The liner is raised to the roof using wires attached to the J-bolts that are secured to roof using stainless steel washers and nuts.

Connections (inlets, outlets, overflows, manhole) are attached using a hot air welder. Internal penetrations are lined with a sleeve that wraps around the pipe and is sealed with a stainless steel hose clamp. For external penetrations, the liner goes through the inside of the pipe and terminates at the flange face (see illustrations).

All nozzles are plant welded and attached to the liner using hot air field welds. Field welds are lap-welded, with minimum of 3" overlap and made using a portable hot air fusion-welding device. All field welds will be vacuum tested. Upon completion of installation, the membrane will be ready for water testing.

New Life for Old Tanks, Long Life for New Tanks



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F-1 Technical Specifications

- Material Description:** Modified vinyl based terpolymer. Formulation meets specifications of ANSI/NSF61 and AWWA D130.
- Available Thicknesses:** 0.040", 0.065", 0.080" MILS. Single ply, extruded
- Typical Applications:** Corrosion resistant against most inorganic acids, in a wide concentration range, against caustic, and a limited number of organic chemicals. Primary use is for potable water. Uses also include water treatment and containment of acetic acid, vinegar, sugar solutions, molasses, phosphoric acid, detergents, wine, pharmaceutical materials, bleach, fruit preserves, jam, syrup, soft drinks, animal feed stock, whiskey, etc.

All information is based on tests and field application. This information is believed to be reliable, but no responsibility will be assumed by Flexi-Liner™ for results based on this information.

PROPERTY	ASTM OR TEST METHOD	VALUE
Specific Gravity	D-792	1.32
Durometer Hardness "D"	D-2240	65
Tensile Strength, psi	D-412	3200
Modulus at 300% Elongation, psi		2100
Elongation at Break, %	D-638	325
Graves Tear, lbs./in.	D-624	420
Low Temp. Brittleness Point	D-746	-32° F.
Distortion Point		350° F.
Max Temp. Continuous Operation		150° F.

New Life for Old Tanks, Long Life for New Tanks

FLEXI-LINER

*Tank Liners
Containment Products
Custom Manufacturing*

CALL TOLL FREE
(800) 423-4909

Reliability and Product Quality Since 1953

Water Storage

Lining tanks that contain water is one of the most cost-effective methods to eliminate corrosion and restore leaking tanks to full operation and thereby prolong and maximize asset life. Flexi-Liner™ fabricates and installs liners for a **variety of water storage tanks including potable water, fire water and wastewater**. Each liner is custom manufactured to your specifications using the most appropriate material formulation and thickness for your specific application.

Flexi-Liner™ will identify the right liner for your operation. Our materials have stood the test of time and we understand how to apply the right customized materials to give you the performance you expect. We offer material formulations that meet industry **standards and specifications including AWWA D130 and ANSI/NSF 61**. Our experienced staff will recommend materials and product features that will best suit your needs and ensure a timely response to urgent or emergency requests. See "Available Materials"



Flexi-Liner™ systems are flexible, reliable and economical and are suited for open or closed top tanks. Flexi-Liners™ are suitable for all types of tanks including **concrete, carbon steel, galvanized, corrugated iron, fiberglass, brick and redwood** and are a superior alternative to coatings and bonded lining solutions. See "Liner vs. Coating." Our mechanical method of attachment is a proven system that provides a cost-effective and trouble-free solution.

Flexi-Liner™ provides numerous installation options to ensure that your tank has minimum down time during replacement and that the Flexi-Liner™ operates to your satisfaction. Flexi-Liner™ offers **turnkey installation or provides technical supervision** that works with your employees.

Each Flexi-Liner™ system is **engineered for your specific application** and to your tank dimensions, utilizing standard manufacturing techniques. All Flexi-Liner™ products meet precise quality standards and are made using an RF dielectric weld and are inspected and tested prior to shipment. Our experience ranges from tanks containing less than **100 gallons to tanks in excess of 1,000,000 gallons**. Flexi-Liner™ products have been installed throughout the world and are trusted by Fortune 500 companies and owner-operators alike.

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*Tank Liners
Containment Products
Custom Manufacturing*

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Reliability and Product Quality Since 1953

Liner vs. Coating

Protecting your valuable tank assets from corrosion is a critical component of any maintenance program. Flexi-Liners™ protect your tank's interior surface from corrosion and is a more cost-effective, reliable and faster solution than most chemical coatings.

Flexi-Liners

- **An immediate solution that requires no tank preparation or curing**
 - A geotextile padding placed between the liner and tank surface protects against abrasion
 - No curing necessary
- Flexi-Liners™ are **mechanically attached** to hang (not adhered) independently of the tank surface
- High elongation factor. **Cracking or tank movement will not affect the integrity of a Flexi-Liner™**
- Depending on thickness, Flexi-Liners™ provide a **chemical and physical barrier**
- Can be repaired
- In most cases, can be installed by the customer

Coatings

- Requires stringent tank preparation (i.e. sand blasting) that is costly and takes additional time
- Requires curing time after application
- Subject to dynamic forces such as tank shifting, movement or cracking (particularly in concrete)
- Can fail due to differences in thermal expansion of the coating versus the underlying tank
- Requires 100% adhesion to tank surface
- Due to thinness, coatings provide no mechanical protection to tank
- Can chip, flake, bubble or delaminate and be difficult and expensive to repair

New Life for Old Tanks, Long Life for New Tanks

ATTACHMENT 10

Kingsville TIRZ

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 20, 2019
Re: Kingsville Tax Increment Reinvestment Zone (TIRZ)

Background:

Since February, the Board has tabled action on this matter. Today, May 20th, the Kleberg County Commissioners met and discussed the TIRZ. There was not a staff person from the City of Kingsville in attendance. The Commissioners determined that additional information is needed from the City and would be asking someone to attend their next meeting, which I believe will be on the same day as the STWA Board meeting. The item was tabled; however, based on comments made during the discussion, it appears that the Commissioners Court may be willing to participate. The Court is questioning at what percentage to contribute. There were also comments about the time period of the TIRZ, whether money could be borrowed with the special fund and collections acting as security, and whether an entity could withdraw its participation after the initial involvement.

Analysis:

During the last meeting, staff distributed the attached cumulative calculation of the earmarked taxes that would become part of a special fund for use by the City in the downtown area. Staff reported that Mr. Tom Ginter, Kingsville Planning and Development Services Director, had indicated an agreement would be drafted outlining the details on the manner in which the TIRZ will operate. A draft agreement has not been received to date.

As reported previously, the TIRZ does not create an additional tax. If the Board votes to participate, the percentage to be channeled to the special fund would need to be determined – it is not required to authorize 100% of the incremental tax. In addition, the Board would need to decide whether to provide funds based on the taxes assessed *or* on the taxes collected. Staff has stated that the collected taxes would be the most efficient way to account for funds. Finally, if the STWA participates, staff believes that a position on the TIRZ committee/board would be appointed by STWA. This committee/board makes recommendations on the use of the set aside funds.

Staff Recommendation:

Await information from Mr. Ginter and keep apprised of any action by the Kleberg County Commissioners Court.

Board Action:

Provide feedback to staff.

Summarization:

Staff continues to believe that the improvements to the Kingsville Downtown area should stimulate growth in the twenty-seven (27) block area as well as other parts of the City.

From: Tom Ginter <tginter@cityofkingsville.com>
Sent: Friday, April 26, 2019 2:11 PM
To: mcserrato@stwa.org
Subject: RE: Emailing: doc01612420190426132107

Carola:
Thanks for the information
Tom

-----Original Message-----

From: mcserrato@stwa.org <mcserrato@stwa.org>
Sent: Friday, April 26, 2019 2:14 PM
To: Tom Ginter <tginter@cityofkingsville.com>
Cc: Frances Rosales <fvrosales@stwa.org>; Jo Ella Wagner <jwagner@stwa.org>
Subject: RE: Emailing: doc01612420190426132107

Tom,

The STWA Board reviewed information very similar to your attachment during Tuesday night's meeting. They did not take any action on the item. I reported that you would be working on an agreement that would be presented at a future meeting. So, they agreed to table action until then.

Have a good weekend,

Carola

Carola G. Serrato
Executive Director
South Texas Water Authority
PO Box 1701
Kingsville, Texas 78364
361-592-9323 x112

-----Original Message-----

From: Tom Ginter <tginter@cityofkingsville.com>
Sent: Friday, April 26, 2019 1:45 PM
To: mcserrato@stwa.org
Subject: Emailing: doc01612420190426132107

Carola:
Attached is a revised exhibit as we talked about after the meeting. We also put notes on the bottom to clarify the percentage increase and the dollars are based on assessed value. I have a template of an agreement that was done by another city so I am currently using that as my guide for an agreement with the County and STWA. Thanks for your assistance Tom Ginter Your message is ready to be sent with the following file or link attachments:

doc01612420190426132107

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Exhibit B - "Estimated Captured Appraised Value by Year"

Base Year	Base Year	Taxable Value	Incremental Increase From Initial Tax Value*	COK- \$.69055		KC - \$.761970		STWA - \$064224	
				Taxes Based on M&O Tax Rate	PY	Taxes Based on M&O Tax Rate	PY	Taxes Based on PY M&O Tax Rate	
1	2017	14,126,174		0.69055		0.76197		0.064224	
2	2018	14,482,154	355,980	\$ 2,458	\$	2,712	\$	229	
3	2019	14,847,104	720,930	\$ 4,978	\$	5,493	\$	463	
4	2020	15,221,251	1,095,077	\$ 7,562	\$	8,344	\$	703	
5	2021	15,604,826	1,478,652	\$ 10,211	\$	11,267	\$	950	
6	2022	15,998,068	1,871,894	\$ 12,926	\$	14,263	\$	1,202	
7	2023	16,401,219	2,275,045	\$ 15,710	\$	17,335	\$	1,461	
8	2024	16,814,530	2,688,356	\$ 18,564	\$	20,484	\$	1,727	
9	2025	17,238,256	3,112,082	\$ 21,490	\$	23,713	\$	1,999	
10	2026	17,672,660	3,546,486	\$ 24,490	\$	27,023	\$	2,278	
11	2027	18,118,011	3,991,837	\$ 27,566	\$	30,417	\$	2,564	
12	2028	18,574,585	4,448,411	\$ 30,719	\$	33,896	\$	2,857	
13	2029	19,042,665	4,916,491	\$ 33,951	\$	37,462	\$	3,158	
14	2030	19,522,540	5,396,366	\$ 37,265	\$	41,119	\$	3,466	
15	2031	20,014,508	5,888,334	\$ 40,662	\$	44,867	\$	3,782	
16	2032	20,518,874	6,392,700	\$ 44,145	\$	48,710	\$	4,106	
17	2033	21,035,949	6,909,775	\$ 47,715	\$	52,650	\$	4,438	
18	2034	21,566,055	7,439,881	\$ 51,376	\$	56,690	\$	4,778	
19	2035	22,109,520	7,983,346	\$ 55,129	\$	60,831	\$	5,127	
20	2036	22,666,680	8,540,506	\$ 58,976	\$	65,076	\$	5,485	
21	2037	23,237,880	9,111,706	\$ 62,921	\$	69,428	\$	5,852	
22	2038	23,823,474	9,697,300	\$ 66,965	\$	73,891	\$	6,228	
23	2039	24,423,826	10,297,652	\$ 71,110	\$	78,465	\$	6,614	
24	2040	25,039,306	10,913,132	\$ 75,361	\$	83,155	\$	7,009	
25	2041	25,670,297	11,544,123	\$ 79,718	\$	87,963	\$	7,414	
26	2042	26,317,188	12,191,014	\$ 84,185	\$	92,892	\$	7,830	
27	2043	26,980,382	12,854,208	\$ 88,765	\$	97,945	\$	8,255	
28	2044	27,660,287	13,534,113	\$ 93,460	\$	103,126	\$	8,692	
29	2045	28,357,326	14,231,152	\$ 98,273	\$	108,437	\$	9,140	
30	2046	29,071,931	14,945,757	\$ 103,208	\$	113,882	\$	9,599	
				\$ 1,369,860	\$	1,511,537	\$	127,403	
Total				\$	\$	3,008,800			

*Note: based on assessed taxable value with an estimated 2.52% annual growth rate

Base				CoK	Kleberg	STWA
1	2017	14,126,174		0.69055	0.76197	0.064224
2	2018	14,482,154	355,980	\$ 2,458	\$ 2,712	\$ 229
3	2019	14,847,104	720,930	\$ 4,978	\$ 5,493	\$ 463
4	2020	15,221,251	1,095,077	\$ 7,562	\$ 8,344	\$ 703
5	2021	15,604,826	1,478,652	\$ 10,211	\$ 11,267	\$ 950
6	2022	15,998,068	1,871,894	\$ 12,926	\$ 14,263	\$ 1,202
7	2023	16,401,219	2,275,045	\$ 15,710	\$ 17,335	\$ 1,461
8	2024	16,814,530	2,688,356	\$ 18,564	\$ 20,484	\$ 1,727
9	2025	17,238,256	3,112,082	\$ 21,490	\$ 23,713	\$ 1,999
10	2026	17,672,660	3,546,486	\$ 24,490	\$ 27,023	\$ 2,278
11	2027	18,118,011	3,991,837	\$ 27,566	\$ 30,417	\$ 2,564
12	2028	18,574,585	4,448,411	\$ 30,719	\$ 33,896	\$ 2,857
13	2029	19,042,665	4,916,491	\$ 33,951	\$ 37,462	\$ 3,158
14	2030	19,522,540	5,396,366	\$ 37,265	\$ 41,119	\$ 3,466
15	2031	20,014,508	5,888,334	\$ 40,662	\$ 44,867	\$ 3,782
16	2032	20,518,874	6,392,700	\$ 44,145	\$ 48,710	\$ 4,106
17	2033	21,035,949	6,909,775	\$ 47,715	\$ 52,650	\$ 4,438
18	2034	21,566,055	7,439,881	\$ 51,376	\$ 56,690	\$ 4,778
19	2035	22,109,520	7,983,346	\$ 55,129	\$ 60,831	\$ 5,127
20	2036	22,666,680	8,540,506	\$ 58,976	\$ 65,076	\$ 5,485
21	2037	23,237,880	9,111,706	\$ 62,921	\$ 69,428	\$ 5,852
22	2038	23,823,474	9,697,300	\$ 66,965	\$ 73,891	\$ 6,228
23	2039	24,423,826	10,297,652	\$ 71,110	\$ 78,465	\$ 6,614
24	2040	25,039,306	10,913,132	\$ 75,361	\$ 83,155	\$ 7,009
25	2041	25,670,297	11,544,123	\$ 79,718	\$ 87,963	\$ 7,414
26	2042	26,317,188	12,191,014	\$ 84,185	\$ 92,892	\$ 7,830
27	2043	26,980,382	12,854,208	\$ 88,765	\$ 97,945	\$ 8,255
28	2044	27,660,287	13,534,113	\$ 93,460	\$ 103,126	\$ 8,692
29	2045	28,357,326	14,231,152	\$ 98,273	\$ 108,437	\$ 9,140
30	2046	29,071,931	14,945,757	\$ 103,208	\$ 113,882	\$ 9,599
				\$1,369,860	\$1,511,537	\$127,403
				Total	\$3,008,800	

ATTACHMENT 11

License Agreement – City of Bishop PS Facilities

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 20, 2019
Re: City of Bishop – License Agreement – Bishop East PS Property

Background:

As the STWA Board is aware, the Bishop City Council was scheduled to meet the day after STWA's Board meeting, on April 24th; however, the meeting was not held due to a lack of a quorum. Staff has followed up with City Secretary Cynthia Contreras on whether any amended language is available for review. According to the enclosed emails, it appears the City's attorney, Mr. Gerald Benadum, may have provided information for members of the Bishop Council; however, neither Mr. Bill Flickinger, Willatt and Flickinger, or our office has received any proposed, revised document.

Analysis:

This item was placed on the agenda in the event information becomes available. The City will be meeting on May 29th, the day after STWA's Board meeting. I plan to attend that meeting.

Staff Recommendation:

Keep the Board updated on any developments. If a revised Agreement is provided by the City and legal counsel's and staff's review finds the Agreement acceptable, consider approving the Agreement.

Board Action:

Provide feedback to staff and legal counsel. Determine whether to approve a revised Agreement contingent upon legal counsel and staff finding the License Agreement acceptable.

Summarization:

My summary from last month is unchanged. Staff believes STWA has demonstrated its willingness to negotiate with the City in good faith and in a timely manner.

ATTACHMENT 12

Resolution 19-32

Annexation Petition – Lino Moreno, Jr. and Rebecca Moreno

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 20, 2019
Re: Annexation Petition—Lino Moreno, Jr. and Rebecca Moreno, Cyndie Park Unit 2, Tract 13, Nueces County, Texas – Resolution 19-32

Background:

For the past several months, the Board has been reviewing and considering annexation matters associated with the Cyndie Park project which Nueces County has been working on for numerous years. As reported last month, the Nueces Water Supply Corporation (NWSC) is now serving water to the area. In addition, as the Board is aware, property owners living outside STWA's district that request retail water service from the NWSC will request annexation into STWA's district. Last month, the STWA Board took action to set the date, time and place for the required public hearing on this annexation. The public hearing will occur immediately prior to the Board meeting. Staff does not anticipate any public attendance on the matter unless the landowner decides to attend.

Analysis:

This annexation is part of the long-term project lead by Nueces County and their Grant Administration office. The project included grant funds from the Texas Department of Agriculture and Texas Water Development Board for a planning study, distribution lines in the Cyndie Park Subdivision, and a transmission line extending from NWSC's closest 6" line.

Annexing the property into STWA's district results in the NWSC retail customer paying the same inside district rates for service as other NWSC customers. Without the annexation, an outside district customer would pay NWSC monthly minimums and cost per 1000g but would not pay the STWA taxes paid by other NWSC retail customers. After adoption of the enclosed resolution, STWA staff will contact the Nueces County Appraisal District and the property will be added to STWA's rolls.

Staff Recommendation:

Adopt Resolution 19-32.

Board Action:

Determine whether to adopt Resolution 19-32.

Summarization:

Annexation of this property means that this customer will be subject to the same cost as other NWSC retail customers including NWSC retail water rates and STWA property taxes.

public notice of the time, place, and purpose of said Meeting was given all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 28th day May, 2019.

Rudy Galvan, Jr., Secretary
Board of Directors

Kathleen Lowman, President
Board of Directors

SOUTH TEXAS WATER AUTHORITY

Resolution 19-32

THE STATE OF TEXAS §
COUNTIES OF KLEBERG AND NUECES §
SOUTH TEXAS WATER AUTHORITY §

WHEREAS, the Board of Directors conducted a hearing on this date in reference to the annexation of the territory described in Exhibit A attached hereto; and

WHEREAS, it was deemed advisable by the Board to approve the annexation of such territory to the Authority; and

WHEREAS, it is officially found and determined: that a case of emergency or urgent public necessity exists which required the holding of the meeting at which this Resolution was adopted and that said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTH TEXAS WATER AUTHORITY:

1. That the annexation of the territory described in Exhibit A is hereby approved by this Board, and it is hereby found that there will be benefit to the territory as amended.
2. That pursuant to Article 7, Chapter 436, Acts of the 66th Legislature, Regular Session, 1979, no election is required to approve the annexation as the petition was signed by all residents and landowners of the annexed territory.

RECEIVED

MAR 27 2019

NUECES WATER SUPPLY CORPORATION

PETITION FOR ADDITION OF CERTAIN LANDS TO THE SOUTH TEXAS WATER AUTHORITY

STATE OF TEXAS :
COUNTY OF NUECES :

TO THE BOARD OF DIRECTORS OF THE SOUTH TEXAS WATER AUTHORITY:

The undersigned (herein called "Petitioner"), holder of title to the territory described by metes and bounds in Exhibit "A" which is attached hereto and incorporated herein for all purposes, being all of the residents and landowners of such territory, as shown by the tax rolls of Nueces County, Texas, and acting pursuant to the provisions of Section 11006.052, Special District Local Laws Code, respectfully petitions the Board of Directors of South Texas Water Authority that the territory described by metes and bounds in Exhibit "A" be added to and become a part of the established South Texas Water Authority, and in support of this petition would show as follows:

I.

Fee simple title and full ownership of the aforesaid territory, which lies wholly within Nueces County, Texas, is vested in Petitioner.

II.

The addition of said territory to South Texas Water Authority is feasible and practical, would be to the best interest both to the territory and to the Authority and would benefit said territory.

III.

The Authority will be able to supply water, or have water supplied, to the added territory.

IV.

This petition shall constitute an election on the part of the Petitioner, its successors and assigns, for the aforesaid land and any improvements which may be constructed thereon to become liable for all present and future debts of the Authority in the same manner and to the same extent as other lands and improvements in the Authority are liable for the Authority's debts.

V.

Petitioner hereby authorizes the Board of Directors of the Authority to levy taxes and set rates sufficient to pay their share of the aforementioned outstanding indebtedness.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by law; that the Board of Directors of South Texas Water Authority hear and consider the petition in keeping with the provisions of Section 11006.052, Special District Local Laws Code and that this petition in all things be granted and that the territory described in Exhibit "A" be added to and become a part of the established South Texas Water Authority; that after this petition is granted the Board's order thereon be filed of record and be recorded in the Deed Records of Nueces County, Texas; and that the area described in Exhibit "A" be thereafter a component part of South Texas Water Authority.

[Signatures and Acknowledgement on following page.]

EXECUTED this 20th day of March, 2019.

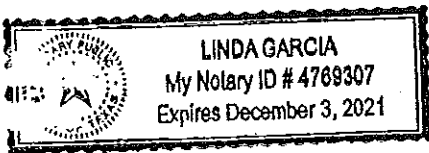
Lino Moreno Jr
Lino Moreno, Jr.
Rebecca Moreno
Rebecca Moreno

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY of Nueces

Subscribed and sworn to before me Lino Moreno, Jr on this the 20th day of March, 2019.



Linda Garcia
Notary Public

My Commission Expires: 12-03-2021

NOTARY SEAL

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY of Nueces

Subscribed and sworn to before me Rebecca Moreno on this the 20th day of March, 2019.

Linda Garcia
Notary Public

My Commission Expires: 12-03-2021

NOTARY SEAL

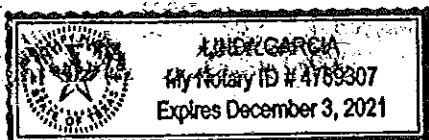


Exhibit "A"

To

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

Property Description:

Tract Thirteen (13), CYNDIE PARK UNIT 2 in Nueces County, Texas being a tract of land containing 0.64 acres, more or less, out of a 29.59 acre Unit No. 2, out of 59.59 acres, more or less, out of 238.79 acres of land conveyed October 20, 1982, from V. Schimmel, a femme sole, to John S. McGregor and C.C. Speed as recorded in Volume 1840, Page 1017 of the Deed Records of Nueces County, Texas and being out of CASA BLANCA GRANT and being a part of Blocks 24 and 25 of the MANTOR, BRIGGS & KUYKENDALL SUBDIVISION of 5155.97 acres in Nueces County, Texas being more particularly described by metes and bounds on the Warranty Deed recorded under Document No. 2006010050 of the Official Records of Nueces County, Texas.

ATTACHMENT 13

Resolution 19-33

Annexation Petition – Ruben Jimenez and Rosemary R. Jimenez

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 20, 2019
Re: Annexation Petition—Ruben Jimenez and Rosemary R. Jimenez, Cyndie Park Unit 2, Tracts 36, 37, and ½ of Tract 35, Nueces County, Texas – Resolution 19-33

Background:

For the past several months, the Board has been reviewing and considering annexation matters associated with the Cyndie Park project which Nueces County has been working on for numerous years. As reported last month, the Nueces Water Supply Corporation (NWSC) is now serving water to the area. In addition, as the Board is aware, property owners living outside STWA's district that request retail water service from the NWSC will request annexation into STWA's district. Last month, the STWA Board took action to set the date, time and place for the required public hearing on this annexation. The public hearing will occur immediately prior to the Board meeting. Staff does not anticipate any public attendance on the matter unless the landowner decides to attend.

Analysis:

This annexation is part of the long-term project lead by Nueces County and their Grant Administration office. The project included grant funds from the Texas Department of Agriculture and Texas Water Development Board for a planning study, distribution lines in the Cyndie Park Subdivision, and a transmission line extending from NWSC's closest 6" line.

Annexing the property into STWA's district results in the NWSC retail customer paying the same inside district rates for service as other NWSC customers. Without the annexation, an outside district customer would pay NWSC monthly minimums and cost per 1000g but would not pay the STWA taxes paid by other NWSC retail customers. After adoption of the enclosed resolution, STWA staff will contact the Nueces County Appraisal District and the property will be added to STWA's rolls.

Staff Recommendation:

Adopt Resolution 19-33.

Board Action:

Determine whether to adopt Resolution 19-33.

Summarization:

Annexation of this property means that this customer will be subject to the same cost as other NWSC retail customers including NWSC retail water rates and STWA property taxes.

public notice of the time, place, and purpose of said Meeting was given all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 28th day May, 2019.

Rudy Galvan, Jr., Secretary
Board of Directors

Kathleen Lowman, President
Board of Directors

SOUTH TEXAS WATER AUTHORITY

Resolution 19-33

THE STATE OF TEXAS §
COUNTIES OF KLEBERG AND NUECES §
SOUTH TEXAS WATER AUTHORITY §

WHEREAS, the Board of Directors conducted a hearing on this date in reference to the annexation of the territory described in Exhibit A attached hereto; and

WHEREAS, it was deemed advisable by the Board to approve the annexation of such territory to the Authority; and

WHEREAS, it is officially found and determined: that a case of emergency or urgent public necessity exists which required the holding of the meeting at which this Resolution was adopted and that said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTH TEXAS WATER AUTHORITY:

1. That the annexation of the territory described in Exhibit A is hereby approved by this Board, and it is hereby found that there will be benefit to the territory as amended.
2. That pursuant to Article 7, Chapter 436, Acts of the 66th Legislature, Regular Session, 1979, no election is required to approve the annexation as the petition was signed by all residents and landowners of the annexed territory.

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

STATE OF TEXAS :
COUNTY OF NUECES :

TO THE BOARD OF DIRECTORS OF THE SOUTH TEXAS WATER AUTHORITY:

The undersigned (herein called "Petitioner"), holder of title to the territory described by metes and bounds in Exhibit "A" which is attached hereto and incorporated herein for all purposes, being all of the residents and landowners of such territory, as shown by the tax rolls of Nueces County, Texas, and acting pursuant to the provisions of Section 11006.052, Special District Local Laws Code, respectfully petitions the Board of Directors of South Texas Water Authority that the territory described by metes and bounds in Exhibit "A" be added to and become a part of the established South Texas Water Authority, and in support of this petition would show as follows:

I.

Fee simple title and full ownership of the aforesaid territory, which lies wholly within Nueces County, Texas, is vested in Petitioner.

II.

The addition of said territory to South Texas Water Authority is feasible and practical, would be to the best interest both to the territory and to the Authority and would benefit said territory.

III.

The Authority will be able to supply water, or have water supplied, to the added territory.

IV.

This petition shall constitute an election on the part of the Petitioner, its successors and assigns, for the aforesaid land and any improvements which may be constructed thereon to become liable for all present and future debts of the Authority in the same manner and to the same extent as other lands and improvements in the Authority are liable for the Authority's debts.

V.

Petitioner hereby authorizes the Board of Directors of the Authority to levy taxes and set rates sufficient to pay their share of the aforementioned outstanding indebtedness.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by law; that the Board of Directors of South Texas Water Authority hear and consider the petition in keeping with the provisions of Section 11006.052, Special District Local Laws Code; and that this petition in all things be granted and that the territory described in Exhibit "A" be added to and become a part of the established South Texas Water Authority; that after this petition is granted the Board's order thereon be filed of record and be recorded in the Deed Records of Nueces County, Texas; and that the area described in Exhibit "A" be thereafter a component part of South Texas Water Authority.

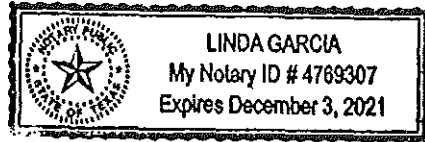
[Signatures and Acknowledgement on following page.]

EXECUTED this 21st day of March, 2019.

Ruben Jimenez
Ruben Jimenez

Rosemary R Jimenez
Rosemary R Jimenez

ACKNOWLEDGEMENT



STATE OF TEXAS

COUNTY of Nueces

Subscribed and sworn to before me Ruben Jimenez on this the 21st day of March, 2019.

Linda Garcia
Notary Public

My Commission Expires: 12-03-2021

NOTARY SEAL

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY of Nueces

Subscribed and sworn to before me Rosemary R. Jimenez on this the 21st day of March, 2019.

Linda Garcia
Notary Public

My Commission Expires: 12-03-2021

NOTARY SEAL

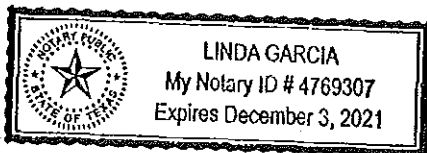


Exhibit "A"

To

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

Property Description:

Tracts 36, 37, and 1/2 of 35, CYNDIE PARK UNIT 2, Nueces County, Texas being more particularly described in Exhibit "A" of the Warranty Deed recorded under Document No. 2004019694 of the Official Records of Nueces County, Texas.

ATTACHMENT 14

Annexation Petition -- Nemecio Salgado and Delia Rodriguez

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 20, 2019
Re: Annexation Petition – Nemesio Salgado and Delia Rodriguez, Tract One – H, The Ranch Subdivision
– Set Time/Date for Public Hearing – Resolution 19-34

Background:

As stated in other memoranda associated with annexations, the Nueces Water Supply Corporation is now providing water service to the Cyndie Park area. As the Board is aware, a property owner living outside of South Texas Water Authority's (STWA) district boundaries will request retail water service from the Nueces Water Supply Corporation (NWSC) and is then required to request annexation into STWA's district. This results in the new NWSC member paying the same costs as all other NWSC customers, specifically their NWSC retail water bill and property taxes to STWA.

Analysis:

The enclosed petition brings the total to eleven (11) property owners that have filed their necessary paperwork. As the Board is aware, this is a two-step process. The first step sets the time and date for the public hearing and authorizes publication of the required notice. The public hearing will be prior to the June Board meeting.

Staff Recommendation:

Adopt Resolution 19-34.

Board Action:

Determine whether to adopt Resolution 19-34.

Summarization:

Accepting the petitions and publishing notice of a hearing date and time, enables the landowner to receive service and provides uniformity between all NWSC members.

ATTACHMENT 15

Resolution 19-34

SOUTH TEXAS WATER AUTHORITY

Resolution 19-34

RESOLUTION OF DETERMINATION OF VALIDITY OF ANNEXATION PETITION,
SETTING PUBLIC HEARING AND AUTHORIZING PUBLICATION OF NOTICE.

WHEREAS, Nemecio Salgado and Delia Rodriguez (Petitioners), have filed the attached petition (the Petition) with the South Texas Water Authority requesting annexation of their property into the South Texas Water Authority in order to allow water service to their property to be provided by Nueces Water Supply Corporation, and

WHEREAS, the South Texas Water Authority Board of Directors has reviewed the Petition and finds that it meets all of the requirements for annexation into the South Texas Water Authority's District, and

WHEREAS, the Board of Directors hereby sets a public hearing to hear evidence for or against the proposed annexation of this property to be held on June 25, 2019 at 5:30 p.m. at the South Texas Water Authority, 2302 East Sage Road, Kingsville, Texas.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the South Texas Water Authority hereby authorizes the publication of the attached Notice of Public Hearing on Annexation for a public hearing to be held on June 25, 2019 at 5:30 p.m. at South Texas Water Authority, 2302 East Sage Road, Kingsville, Texas. At such hearing all interested persons may appear and offer evidence for or against the proposed annexation of the property described in Exhibit A of the Petition.

Duly adopted this 28th day of May, 2019.

KATHLEEN LOWMAN, PRESIDENT

ATTEST:

RUDY GALVAN, JR., SECRETARY/TREASURER

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

STATE OF TEXAS :
COUNTY OF NUECES :

TO THE BOARD OF DIRECTORS OF THE SOUTH TEXAS WATER AUTHORITY:

The undersigned (herein called "Petitioner"), holder of title to the territory described by metes and bounds in Exhibit "A" which is attached hereto and incorporated herein for all purposes, being all of the residents and landowners of such territory, as shown by the tax rolls of Nueces County, Texas, and acting pursuant to the provisions of Section 11006.052, Special District Local Laws Code, respectfully petitions the Board of Directors of South Texas Water Authority that the territory described by metes and bounds in Exhibit "A" be added to and become a part of the established South Texas Water Authority, and in support of this petition would show as follows:

I.

Fee simple title and full ownership of the aforesaid territory, which lies wholly within Nueces County, Texas, is vested in Petitioner.

II.

The addition of said territory to South Texas Water Authority is feasible and practical, would be to the best interest both to the territory and to the Authority and would benefit said territory.

III.

The Authority will be able to supply water, or have water supplied, to the added territory.

IV.

This petition shall constitute an election on the part of the Petitioner, its successors and assigns, for the aforesaid land and any improvements which may be constructed thereon to become liable for all present and future debts of the Authority in the same manner and to the same extent as other lands and improvements in the Authority are liable for the Authority's debts.

V.

Petitioner hereby authorizes the Board of Directors of the Authority to levy taxes and set rates sufficient to pay their share of the aforementioned outstanding indebtedness.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by law; that the Board of Directors of South Texas Water Authority hear and consider the petition in keeping with the provisions of Section 11006.052, Special District Local Laws Code and that this petition in all things be granted and that the territory described in Exhibit "A" be added to and become a part of the established South Texas Water Authority; that after this petition is granted the Board's order thereon be filed of record and be recorded in the Deed Records of Nueces County, Texas; and that the area described in Exhibit "A" be thereafter a component part of South Texas Water Authority.

[Signatures and Acknowledgement on following page.]

EXECUTED this 14 day of May, 2019.

Mr. Nemeicio Salgado
Mr. Nemeicio Salgado

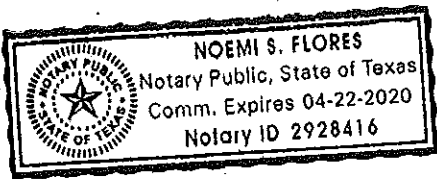
Ms. Delia Rodriguez
Ms. Delia Rodriguez

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY of Kleberg

Subscribed and sworn to before me Mr. Nemeicio Salgado on this the
14 day of May, 2019.



NOTARY SEAL

Noemi S Flores
Notary Public

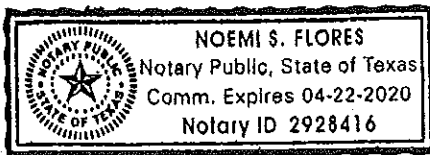
My Commission Expires: 4/22/20

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY of Kleberg

Subscribed and sworn to before me Ms. Delia Rodriguez on this the
14 day of May, 2019.



NOTARY SEAL

Noemi S Flores
Notary Public

My Commission Expires: 4/22/20

Exhibit "A"

To

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

Property Description:

Tract One-H (1-H), The Ranch in Nueces County, Texas, being a tract of land containing 2.62 acres conveyed October 20, 1982 from V. I. Schimmel, a feme sole, to John S. McGregor and C. C. Speed as recorded in Volume 1840, page 1017 of the Deed Records of Nueces County, Texas, and all being out of the Casa Blanca Grant and being more particularly described by metes and bounds in Exhibit "A" on the Warranty Deed with Vendor's Lien recorded under Document No. 1996046568 of the Official Record of Nueces County, Texas.

NOTICE OF PUBLIC HEARING ON ANNEXATION

THE STATE OF TEXAS
SOUTH TEXAS WATER AUTHORITY

Pursuant to a Resolution adopted by the Board of Directors of South Texas Water Authority, a hearing shall be held at the South Texas Water Authority, 2302 East Sage Road, Kingsville, Texas, on June 25, 2019 at 5:30 p.m. with respect to the Petition filed by Nemeccio Salgado and Delia Rodriguez for annexation of the territory described below, on the question of whether the territory sought to be annexed will be benefited by the improvements, works, and facilities then owned or operated or contemplated to be owned or operated by the Authority or by the other functions of the Authority. All interested persons may appear at such hearing and offer evidence for or against the proposed annexation.

Signed this the 28th day of May, 2019.

Kathleen Lowman, President
Board of Directors
South Texas Water Authority

That certain lot or tract of land situated in Nueces County, Texas, and more particularly described as follows:

Tract One-H (1-H), The Ranch in Nueces County, Texas being a tract of land containing 2.62 acres conveyed October 20, 1982 from V. I. Schimmel, a feme sole, to John S. McGregor and C.C. Speed as recorded in Volume 1840, Page 1017 of the Deed Records of Nueces County, Texas and all being out of the Casa Blanca Grant and being more particularly described by metes and bounds in Exhibit "A" on the Warranty Deed with Vendor's Lien recorded under Document No. 1996046568 of the Official Records of Nueces County, Texas.

ATTACHMENT 16

Annexation Petition – Oscar B. Gonzalez and Jacqueline Gonzalez

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 23, 2019
Re: Annexation Petition – Oscar B. and Jacqueline Gonzalez, Tract Seven – H, The Ranch Subdivision –
Set Time/Date for Public Hearing – Resolution 19-35

Background:

As stated in other memoranda associated with annexations, the Nueces Water Supply Corporation is now providing water service to the Cyndie Park area. As the Board is aware, a property owner living outside of South Texas Water Authority's (STWA) district boundaries will request retail water service from the Nueces Water Supply Corporation (NWSC) and is then required to request annexation into STWA's district. This results in the new NWSC member paying the same costs as all other NWSC customers, specifically their NWSC retail water bill and property taxes to STWA.

Analysis:

The enclosed petition brings the total to twelve (12) property owners that have filed their necessary paperwork. As the Board is aware, this is a two-step process. The first step sets the time and date for the public hearing and authorizes publication of the required notice. The public hearing will be prior to the June Board meeting.

Staff Recommendation:

Adopt Resolution 19-35.

Board Action:

Determine whether to adopt Resolution 19-35.

Summarization:

Accepting the petitions and publishing notice of a hearing date and time, enables the landowner to receive service and provides uniformity between all NWSC members.

ATTACHMENT 17

Resolution 19-35

SOUTH TEXAS WATER AUTHORITY

Resolution 19-35

RESOLUTION OF DETERMINATION OF VALIDITY OF ANNEXATION PETITION,
SETTING PUBLIC HEARING AND AUTHORIZING PUBLICATION OF NOTICE.

WHEREAS, Oscar B. Gonzalez and Jacqueline Gonzalez (Petitioners), have filed the attached petition (the Petition) with the South Texas Water Authority requesting annexation of their property into the South Texas Water Authority in order to allow water service to their property to be provided by Nueces Water Supply Corporation, and

WHEREAS, the South Texas Water Authority Board of Directors has reviewed the Petition and finds that it meets all of the requirements for annexation into the South Texas Water Authority's District, and

WHEREAS, the Board of Directors hereby sets a public hearing to hear evidence for or against the proposed annexation of this property to be held on June 25, 2019 at 5:30 p.m. at the South Texas Water Authority, 2302 East Sage Road, Kingsville, Texas.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the South Texas Water Authority hereby authorizes the publication of the attached Notice of Public Hearing on Annexation for a public hearing to be held on June 25, 2019 at 5:30 p.m. at South Texas Water Authority, 2302 East Sage Road, Kingsville, Texas. At such hearing all interested persons may appear and offer evidence for or against the proposed annexation of the property described in Exhibit A of the Petition.

Duly adopted this 28th day of May, 2019.

KATHLEEN LOWMAN, PRESIDENT

ATTEST:

RUDY GALVAN, JR., SECRETARY/TREASURER

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

STATE OF TEXAS :
COUNTY OF NUECES :

TO THE BOARD OF DIRECTORS OF THE SOUTH TEXAS WATER AUTHORITY:

The undersigned (herein called "Petitioner"), holder of title to the territory described by metes and bounds in Exhibit "A" which is attached hereto and incorporated herein for all purposes, being all of the residents and landowners of such territory, as shown by the tax rolls of Nueces County, Texas, and acting pursuant to the provisions of Section 11006.052, Special District Local Laws Code, respectfully petitions the Board of Directors of South Texas Water Authority that the territory described by metes and bounds in Exhibit "A" be added to and become a part of the established South Texas Water Authority, and in support of this petition would show as follows:

I.

Fee simple title and full ownership of the aforesaid territory, which lies wholly within Nueces County, Texas, is vested in Petitioner.

II.

The addition of said territory to South Texas Water Authority is feasible and practical, would be to the best interest both to the territory and to the Authority and would benefit said territory.

III.

The Authority will be able to supply water, or have water supplied, to the added territory.

IV.

This petition shall constitute an election on the part of the Petitioner, its successors and assigns, for the aforesaid land and any improvements which may be constructed thereon to become liable for all present and future debts of the Authority in the same manner and to the same extent as other lands and improvements in the Authority are liable for the Authority's debts.

V.

Petitioner hereby authorizes the Board of Directors of the Authority to levy taxes and set rates sufficient to pay their share of the aforementioned outstanding indebtedness.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by law; that the Board of Directors of South Texas Water Authority hear and consider the petition in keeping with the provisions of Section 11006.052, Special District Local Laws Code and that this petition in all things be granted and that the territory described in Exhibit "A" be added to and become a part of the established South Texas Water Authority; that after this petition is granted the Board's order thereon be filed of record and be recorded in the Deed Records of Nueces County, Texas; and that the area described in Exhibit "A" be thereafter a component part of South Texas Water Authority.

[Signatures and Acknowledgement on following page.]

EXECUTED this 22nd day of May, 2019.

Oscar B. Gonzalez
Oscar B. Gonzalez

Jacqueline Gonzalez
Jacqueline Gonzalez

ACKNOWLEDGEMENT

STATE OF TEXAS

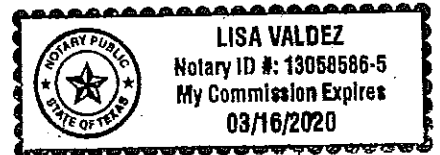
COUNTY of Nueces

Subscribed and sworn to before me Oscar B. Gonzalez on this the 22nd day of May, 2019

[Signature]
Notary Public

My Commission Expires: 3/16/2020

NOTARY SEAL



ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY of Nueces

Subscribed and sworn to before me Jacqueline Gonzalez on this the 22nd day of May, 2019

[Signature]
Notary Public

My Commission Expires: 3/16/2020

NOTARY SEAL

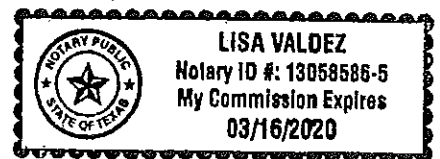


Exhibit "A"

To

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

Property Description:

Tract 7-H, The Ranch, Nueces County, Texas, being a tract of land containing 1.31 acres, more or less, and being out of that 238.79 acres conveyed October 20, 1982 from V. I. Schimmel, a feme sole, to John S. McGregor and C. C. Speed as recorded in Volume 1840, page 1017 of the Deed Records of Nueces County, Texas, and all being out of The Casa Blanca Grant, being more particularly described hereof by metes and bounds shown on Exhibit "A" of the Warranty Deed recorded under Document No. 1998025266 of the Official Records of Nueces County, Texas.

NOTICE OF PUBLIC HEARING ON ANNEXATION

THE STATE OF TEXAS
SOUTH TEXAS WATER AUTHORITY

Pursuant to a Resolution adopted by the Board of Directors of South Texas Water Authority, a hearing shall be held at the South Texas Water Authority, 2302 East Sage Road, Kingsville, Texas, on June 25, 2019 at 5:30 p.m. with respect to the Petition filed by Oscar B. Gonzalez and Jacqueline Gonzalez for annexation of the territory described below, on the question of whether the territory sought to be annexed will be benefited by the improvements, works, and facilities then owned or operated or contemplated to be owned or operated by the Authority or by the other functions of the Authority. All interested persons may appear at such hearing and offer evidence for or against the proposed annexation.

Signed this the 28th day of May, 2019.

Kathleen Lowman, President
Board of Directors
South Texas Water Authority

That certain lot or tract of land situated in Nueces County, Texas, and more particularly described as follows:

Tract 7-H, The Ranch in Nueces County, Texas being a tract of land containing 1.31 acres, more or less, and being out of that 238.79 acres conveyed October 20, 1982 from V. I. Schimmel, a feme sole, to John S. McGregor and C.C. Speed as recorded in Volume 1840, Page 1017 of the Deed Records of Nueces County, Texas and all being out of The Casa Blanca Grant, being more particularly described hereof by metes and bounds in Exhibit "A" of the Warranty Deed recorded under Document No. 1998025266 of the Official Records of Nueces County, Texas.

ATTACHMENT 18

Surplus Sale

Memorandum

To: South Texas Water Authority Board of Directors
From: Carola G. Serrato, Executive Director
Date: May 21, 2019
Re: Surplus Property Sale and Declaration of Salvage Property

Background:

During the March 26th Board meeting, the Board approved conducting a Surplus Property Sale by declaring a presented list as surplus and authorizing the sale to the highest bidder. Further, the Board agreed to declare any items not receiving a bid as salvage property and instructed staff to dispose of those salvage items. At that time, staff indicated that a follow-up would occur as a Board agenda item. Advertisement for the sale occurred in the Corpus Christi Caller and the Kingsville Record – Bishop News on April 4th and April 11th with the bids opened on April 25th.

Analysis:

Enclosed is the list of the advertised items with the bid amounts. The total amount collected was \$2,172.13. The amount budgeted as Other Revenue from the sale was \$1,500. One item, a non-working computer monitor, was declared as salvage property. Staff will be researching how to properly dispose of this piece of equipment.

Staff Recommendation:

This is a report only.

Board Action:

Provide feedback to staff.

Summary:

As mentioned in the March memo, the additional income is a benefit; however, perhaps as important is the added value of eliminating clutter and freeing up storage space.

STWA Surplus Property Sale

April 25, 2019 10:00 a.m.

Name of Bidder	1	2	3	4	5	6a	6b	6c	6d	6e	6f	6g	6h	7	8a	8b	9
	2011 Ford Truck	Case Trencher	16-ft trailer	Tires	GE Compressor	Tool box	Tool box	Tool box	Tool box	Tool box	Tool box	Tool box	Tool box	60-gal compressor	Head rack	Head rack	Black Tool Box
Armando Yruegas			175.00											1.00	1.00	1.00	
Jo Ella Wagner			57.02														
Oscar Ortegon		150.00	150.00		30.00												
Robert Wagner						5.00	5.00		5.00	28.55	28.55		5.00				5.00
Frances De Leon																	
Victor Gutierrez								5.00									
Valentin Gonzales																	
Dony Cantu				50.00													
Roland Gonzalez	1,200.00																
High Bid	1,200.00	150.00	175.00	50.00	30.00	5.00	5.00	5.00	5.00	28.55	28.55	-	5.00	1.00	1.00	1.00	5.00

South Texas Water Authority Surplus Property Sale

April 25, 2019 10:00 a.m.

Name of Bidder	10a	10b	11	12	13	14a	14b	15a	15b	16					
	Trash Pump	Trash Pump	4-Wheeler	I/R Compressor	Echo Weedeater	Dell Monitor	Dell Monitor	Computer	Computer	Scanner					
Armando Yruegas															
Jo Ella Wagner								15.03							
Oscar Ortegon	25.00	20.00	250.00	101.00											
Robert Wagner			88.00	112.00											
Frances De Leon						5.00			30.00	15.00					
Victor Gutierrez															
Valentin Gonzales					5.00										
Dony Cantu															
High Bid	25.00	20.00	250.00	112.00	5.00	5.00	-	15.03	30.00	15.00	-	-	-	-	-

Total \$2,172.13