

**RIVER ACRES WATER SUPPLY CORPORATION**

**MINUTES OF  
REGULAR MEETING**

**APRIL 27, 2021**

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

On the 27<sup>th</sup> day of April, 2021, the Board of Directors of the River Acres Water Supply Corporation convened at 5:30 P.M. in a Regular Meeting at the Corporation's Office, 15602 Northwest Blvd., Suite H, Robstown, Texas, there being present and in attendance the following, to wit:

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

|        |                |   |
|--------|----------------|---|
| Staff: | Office Manager | Brenda Zimmerman                          |
|        | Office Manager | Kaylee Reed                               |
|        | Attorney       | Charles W. Zahn, Jr. (Via Teleconference) |

Members  
Absent:       None

**CALL TO ORDER**

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

**RECOGNITION OF GUESTS**

2.       The presiding officer, Mr. Wishard introduced the following guests: Mr. Marcos Alaniz and Mr. Hector Benavides, of the Nueces County Water Control and Improvement District No. 3, Mr. Paul Pilarczyk, engineer for the corporation and Mr. Phillip Grant and Mr. Robert Robles with the City of Corpus Christi I.T. Department.

**PUBLIC COMMENT**

3.       There was no public comment.

## **MINUTES**

4.
  - a. Upon motion by Mike Olszewski and second by Janine Pruski the Minutes of the April 13, 2021 Regular Meeting of the Board of Directors were approved.
  - b. Upon motion by Ron Hellberg and second by Jeff Holley the Minutes of the April 22, 2021 Annual Member's Meeting of the Board of Directors were approved.
  - c. Upon motion by Janine Pruski and Jeff Holley the Minutes of the April 22, 2021 Special Called Meeting of the Board of Directors were approved.

## **STATEMENT FROM CITY OF CORPUS CHRISTI I.T. DEPARTMENT**

5. Mr. Phillip Grant and Mr. Robert Robles addressed the Board of Directors and requested to place an antenna on the elevated storage tank to more accurately radio read the gas meters for their customers in that area. Upon motion by John Fernan and a second by Jeff Holley, the board unanimously approved to have the corporation's attorney, Charlie Zahn, establish a lease agreement with the City of Corpus Christi to allow for the antenna on the elevated storage tank.

## **UPDATE FROM NUECES WATER CONTROL DISTRICT #3**

6. Mr. Marcos Alaniz and Mr. Hector Benavidez, system operator for the Corporation provided the following updates:
  - a. There was one (1) after hour callout since the last meeting on CR 75. The callout was for approx. one (1) hour.
  - b. The CR 75 project is 80% complete. Contractors will need to loop the line then landscape and repave driveways. Work will be done by next board meeting in two weeks.
  - c. Mr. Alaniz and Mr. Benavidez discussed Texas Tank coming out on April 28, 2021 to clean the elevated storage tank. Chlorine levels are good but are hard to maintain due to the agitation issues in the tank and the new water line not being tied into the remainder of the system. NWCID#3 and the board discussed a quote regarding replacing the original fill line on the tank. No action was taken by the board.
  - d. Mr. Alaniz and Mr. Benavidez discussed the issues with the fire department and that the fire department's backflow preventer failed and has been causing issues with pressure for the department. Upon motion by David Wishard and a second by Mike Olszewski, the board unanimously approved to take no action regarding the fire department issues.
  - e. Upon motion by David Wishard and a second by Ron Hellberg, the board unanimously approved to give NWCID#3 up to \$7,500 to paint fire hydrants and exercise valves for approx. 45 days during the summer season.

## **UPDATE FROM RAW'S ENGINEER**

7. Paul Pilarczyk was unable to attend the meeting, therefore there was no current update.
  - a. Paul Pilarczyk mentioned to the board that 5125 Company is complete and will be sending the final payment application for review by the president of the board and then to TWDB.
  - b. Persons services will be meeting with Paul on May 6, 2021 to discuss new mobilization date for the Quail Valley Project. Once the project begins, completion time is approx. 3 months. Paul will communicate with the board the new dates once they are known.

- c. Paul will reach out to Marshall Meters on a specific date for them to come tie in the Broad Acres meters soon. Paul will communicate with the board on the set date once they are known.
- d. Paul will be researching more potential land options for the new elevated storage tank. No action was taken on this item.

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

8. Charlie Zahn, the corporation's legal counsel provided the following updates to the board:
  - a. Charlie informed the board that the TWDB is requiring a mortgagee policy for the two loans RAW'S has through the TWDB. The policy will cost RAW'S \$9,302 and once he receives the deed of trust from the TWDB legal counsel, the policy can be filed with the mortgage company.
  - b. CCN was submitted to the PUC on 03.12.21 and is awaiting PUC approval.
  - c. County Judge Barbara Canales signed a letter early April approving the construction project for Quail Valley and RAW'S is currently waiting for Person's Services to remobilize and begin completion of the project.
  - d. The board did not take action at this time on hiring a separate contractor to come and complete the Quail Valley Project.

#### **UPDATE ON REEXAMINING THE RAW'S RATE STRUCTURE**

9. The board discussed having Andrew Friedman reexamine the rate structure beginning July 2021 for RAW'S since taking the third phase of the TWDB loan. Upon motion by David Wishard and a second by Mike Olszewski the board unanimously approved that Kaylee would reach out to Andrew for a request for information and find out what the cost to RAW'S will be.

#### **OFFICE CO-MANAGERS UPDATE**

10. Brenda Zimmerman and Kaylee Reed, Office Co-Managers, provided an update to the Board of Directors as follows:
  - a. Kaylee Reed informed the board that the audit with Kieschnick and Associates is still ongoing and will not meet the April deadline.
  - b. Kaylee Reed informed the board that the meeting links will now be posted to the RAW'S website.
  - c. Kaylee Reed informed the board about another possible luncheon BBQ with NWCID#3 for the 4<sup>th</sup> of July. The board agreed that RAW'S can provide another luncheon BBQ with them for the holiday.
  - d. Kaylee Reed informed the board that there were 64 cards totaling \$9070 sent out to past due customers on 04.16.21. Currently, there are only 15 people totaling \$1927.96 left that are past due.
  - e. Kaylee Reed informed the board of the status of City of Corpus Christi's drought contingency phase and that RAW'S is aligned with them.
  - f. Brenda Zimmerman informed the board that the \$1,000 membership fee currently in place should be revisited by the board and that she is working on ensuring the members in RVS have a proper membership associated with their account.

**UPDATE ON BOARD MEETING SCHEDULE GOING FORWARD**

11. The board discussed the structure of the board meetings and whether to keep every other week or switch to just once a month. Upon motion by Jeff Holley and a second by John Fernan, the board unanimously approved to keep the meeting as is, for every other week.

**DIRECTOR COMMENTS**

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

**ADJOURN**

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

**RIVER ACERS WATER SUPPLY CORPORATION**

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

**ATTEST:**

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