

**GUADALUPE-BLANCO RIVER AUTHORITY**  
**Minutes of the Board of Directors**  
**October 16, 2024**

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on October 16, 2024, at the GBRA Annex Building Board Room, 905 Nolan St., Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Sheila Old, Stephen B. Ehrig, William Carbonara, Don Meador, Emanuel Valdez, John Cyrier, Patrick Cohoon, and Robert Blaschke. Present in the Annex Building in Seguin, Texas were Darrell Nichols, General Manager/CEO; Jonathan Stinson, Deputy General Manager; Vanessa Guerrero, Executive Manager of Administration; Randy Staats, Executive Manager of Finance/CFO; Charles Hickman, Executive Manager of Engineering; Nathan Pence, Executive Manager of Environmental Science; David Harris, Executive Manager of Operations; Adeline Fox, Executive Manager of Communications and Outreach; and Joseph Cole, General Counsel.

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

Director Old led the Pledges of Allegiance to the United States flag and the Texas flag.

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

The Chairman called for **Consent Item 2 - Consideration of and possible action approving the minutes of the September 18, 2024 Board Meeting; Consent Item 3 -**

**Consideration of and possible action approving the monthly financial report for September 2024; Consent Item 4 - Consideration of and possible action approving the monthly operations report for September 2024; Consent Item 5 - Consideration of and possible action approving Directors' expense vouchers for September 2024.** Upon Motion by Director Cohoon, seconded by Director Ehrig, the Board unanimously approved Consent Items 2, 3, 4, and 5.

The Chairman then called for **General Manager/CEO Item 6 - The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: Safety Update, GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, and stewardship.** Christina Chavez, Deputy Executive Manager of Administration, stated there were no lost time incidents reported during this period. During October, training focused on lock out/tag out procedures, electrical safety awareness, and stop work authority. Next, Adeline Fox, Executive Manager of Communications and Outreach, briefed the Board on the department's recent external and internal activities including maintaining communications with wholesale customers, working with operations to host facility tours, and developing additional GBRA services and project information sheets.

The Chairman called for **Action Item 7 - Consideration of and possible action approving a Resolution authorizing the issuance of \$40,000,000 in aggregate principal amount of Guadalupe-Blanco River Authority Contract Revenue Bonds, Series 2024 (Low-Interest Financing) (Carrizo Groundwater Supply Expansion Project); authorizing the sale thereof to the Texas Water Development Board (TWDB) through its State Water Implementation Fund for Texas (SWIFT) Program; approving and authorizing the execution of a Paying Agent/Registrar Agreement with UMB Bank, N.A. and an Escrow Agreement related to such bonds; approving and authorizing all other instruments and procedures related thereto; and providing for an immediate effective date.** Randy Staats, Executive Manager of Finance/CFO, is seeking approval of a resolution to authorize the issuance of bonds to the Texas Water Development Board to obtain funding for the Carrizo Groundwater Supply Expansion Project. Increasing costs of the project, including easement acquisition, construction escalation, and additional requests from customers, have led to the need to obtain additional funds. Mr. Staats is also requesting approval and authorization for all other instruments and procedures related thereto and providing for an immediate effective date. Mr. Staats recognized Ann Burger Entrekin, financial advisor with Hilltop Securities, for her work on the funding of the expansion and reallocation portion of the project. Greg Salinas, of McCall, Parkhurst & Horton, LLP, was introduced to the Board as GBRA's new bond counsel. Mr. Salinas provided a brief resume and discussed the current transaction. Upon Motion by Director Cyrier, seconded by Director Cohoon, the Board unanimously approved Action Item 7 approving a Resolution authorizing the issuance of \$40,000,000 in aggregate principal amount of Guadalupe-Blanco River Authority Contract Revenue Bonds, Series 2024 (Low-Interest Financing) (Carrizo Groundwater Supply Expansion Project); authorizing the sale thereof to the Texas Water

Development Board (TWDB) through its State Water Implementation Fund for Texas (SWIFT) Program; approving and authorizing the execution of a Paying Agent/Registrar Agreement with UMB Bank, N.A. and an Escrow Agreement related to such bonds; approving and authorizing all other instruments and procedures related thereto; and providing for an immediate effective date. A copy of the resolution is attached and made a part of these minutes.

The Chairman then called for **Action Item 8 - Consideration of and possible action approving the January 1, 2024 actuarial valuation for the Retirement Plan for Employees of the Guadalupe-Blanco River Authority and the recommended contribution of \$1,099,510.** Randy Staats, Executive Manager of Finance/CFO, is seeking approval of the January 1, 2024 actuarial valuation for the Defined Benefit Pension Plan and the recommended contribution. The members of GBRA's Retirement and Benefit Committee have previously discussed and approved the report on September 18, 2024. The report recommends a contribution of \$1,099,510 for calendar year 2024, which the Committee also approved. Upon Motion by Director Blaschke, seconded by Director Meador, the Board unanimously approved Action Item 8 approving the January 1, 2024 actuarial valuation for the Retirement Plan for Employees of the Guadalupe-Blanco River Authority and the recommended contribution of \$1,099,510.

The Chairman called for **Action Item 9 - Consideration of and possible action adopting a resolution requesting financial assistance from the Texas Water Development Board for engineering design for the expansion of the Sunfield Wastewater System Project; authorizing the filing of an application for financial assistance; and making certain findings in connection therewith.** Randy Staats, Executive Manager of Finance/CFO, is seeking the adoption of a resolution requesting financial assistance from the Texas Water Development Board through its Clean Water State Revolving Fund program for the engineering design costs of the Sunfield

Wastewater System plant expansion. Upon Motion by Director Ehrig, seconded by Director Valdez, the Board unanimously approved Action Item 9 adopting a resolution requesting financial assistance from the Texas Water Development Board for engineering design for the expansion of the Sunfield Wastewater System Project; authorizing the filing of an application for financial assistance; and making certain findings in connection therewith. A copy of the resolution is attached and made a part of these minutes.

The Chairman called for **Action Item 10 - Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain fee estates, water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately-owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed certain fee estates, permanent easements, and temporary construction easements that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of GBRA to acquire such property interests; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the Resolution to be severable one from the other in the event any section of the Resolution is determined to be invalid; said properties to be identified to wit:**

**Parcel CL-01 – Bob White Ranch Partners, LP, a Texas limited partnership, being a 0.3369 acre (14,676 square foot) easement, and a 0.25 acre (10,890 square foot) temporary construction**

easement, out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion that certain 93.3479 acres conveyed to Bob White Ranch Partners, LP, by General Warranty Deed, dated September 28, 2020, as recorded in Document No. 2020-005485, Official Public Records, Caldwell County, Texas; said 0.3369 acre (14,676 square foot) easement, and a 0.25 acre (10,890 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A" attached hereto; and

**Parcel MD-01 and MD-01A – Payne TX RE 2720, L.P.,**

**MD-01** - being a 1.560 acre (67,935 square foot) permanent easement, and a 1.04 acre (45,302 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that certain 62.980 acre tract as conveyed to Payne TX RE 2720, LP by General Warranty Deed, dated August 22, 2022, as recorded in Document No. 2022-007962, Official Public Records, Caldwell County, Texas; said 1.560 acre (67,935 square foot) easement, and a 1.04 acre (45,302 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B-1" attached hereto; and

**MD-01A** - being a 0.0107 acre (464 square foot) permanent easement, and a 0.01 acre (435 square foot) temporary construction easement, out of the Martin McFerrin Survey, Abstract No. 204, Caldwell County, Texas, said 0.0107 acre (464 square foot) easement, and a 0.01 acre (435 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B-2" attached hereto; and

**Parcel NR-17 – Caroline Barnes, as Dependent Administrator of the Estate of Jeremy Wendel Barnes, deceased, who acquired as Jeremy Barnes, under Probate Cause No. 24-037-PR, Kendall County, Texas.,** being a 3.250 acre (141,579 square foot) permanent easement, and a 2.2 acre (95,382 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 200, Caldwell County, Texas, being a portion of that tract described as 711.13 acres conveyed to Jeremy Barnes by Special Warranty Deed, dated 05/21/2015, recorded in Document No. 2015-004019, Official Public Records, Caldwell County, Texas; said 3.250 acre (141,579 square foot) easement, and a 2.2 acre (94,382 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto; and

**Parcel NR-23A – Patti G. Robinson., Individually; and Alan Loyd Robinson also known as Alan L. Robinson and Lisa Nehring Robinson also known as Lisa N. Robinson, as the Co-Trustees of the Alan and Lisa Robinson Revocable Trust,** being a 0.2058 acre (8,966 square foot) permanent easement, and a 0.14 acre (6,098 square foot) temporary construction easement, out of the Samuel Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion of that certain 10.012 acre tract as conveyed to Alan L. Robinson, Lisa N. Robinson and Patti G. Robinson by General Warranty Deed, dated 05/24/2017, recorded in Document No. 2017-002761, Official Public Records, Caldwell County, Texas, and subsequently conveyed from Alan L. Robinson and Lisa N. Robinson to Alan Loyd Robinson (also known as Alan L. Robinson) and Lisa Nehring Robinson (also known as Lisa N. Robinson) Co-Trustees of the Alan and Lisa Robinson Revocable Trust by Deed dated June 10, 2019, as recorded in Document No. 2019-0022851, Official Public Records, Caldwell County, Texas; said 0.2058 acre (8,966 square foot)

easement, and a 0.14 acre (6,098 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “D” attached hereto; and

**Parcel NR-23B – Alan Loyd Robinson (also known as Alan L. Robinson) and Lisa Nehring Robinson (also known as Lisa N. Robinson) Co-Trustees of the Alan and Lisa Robinson Revocable Trust**, being a 0.6973 acre (30,375 square foot) permanent easement, and a 0.50 acre (21,780 square foot) temporary construction easement, out of the Samuel Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion of that certain tract described as 10.00 acres (second tract) conveyed to Alan Loyd Robinson (also known as Alan L. Robinson), and Lisa Nehring Robinson (also known as Lisa N. Robinson) Co-Trustees of the Alan and Lisa Robinson Revocable Trust by Deed, dated June 11, 2019, recorded in Document No. 2019-002852, Official Public Records, Caldwell County, Texas; said 0.6973 acre (30,375 square foot) easement, and a 0.50 acre (21,780 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “E” attached hereto; and

**Parcel NR-24 – Julie W. Moore; Ann Whitworth Messer; and Gary Scott Whitworth, as Independent Executor of the Estate of H. Philip Whitworth, Jr., deceased, under Probate Cause No. C-1-PB-22-002636, Travis County, Texas**, being a 1.333 acre (58,072 square foot) permanent easement, and a 0.50 acre (21,780 square foot) temporary construction easement, out of the Samuel Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion of Lot 130, C.M. Rogers Subdivision, a subdivision of record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being described as 300 acres (Tract One – 100 acres, Tract Two – 100 acres, and Tract Three – 100 acres) conveyed to Julie W. Moore, Anne Whitworth Messer and H. Philip Whitworth, Jr. (undivided one-third interests each) by Warranty Deed dated October 20, 1995, as recorded in Volume 135, Page 681, Official Public Records of Real Property, Caldwell County, Texas, and being corrected as 297.784 acres (Tract One – 100 acres, Tract Two – 100 acres, and Tract Three – 97.784 acres, described in two separate parcels as 22.79 acres – First Parcel, and 74.994 acres – Second Parcel) by Correction Warranty Deed dated April 28, 1999, as recorded in Volume 210, Page 293, Official Public Records of Real Property, Caldwell County, Texas; said 1.333 acres (58,072 square foot) easement, and a 0.50 acre (21,780 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “F” attached hereto.

Courtney Kerr-Moore, Deputy General Counsel, is seeking approval of a resolution declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements for the TX-130 Project. GBRA is expanding the Carrizo Groundwater Supply Project via the TX-130 Project, in, over, under, through, and across certain properties located in Caldwell County, Texas. Efforts to negotiate for the acquisition of these properties have been unsuccessful, making proceedings in eminent domain necessary to acquire such needed

permanent easements and temporary construction easements. Upon Motion by Director Old, seconded by Director Cohoon, by a record vote, the Board unanimously approved Action Item 10 approving the proposed Resolution. A copy of the resolution is attached and made a part of these minutes.

Next, the Chairman called for **Action Item 11 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Texas Water Code Section 13.248 Agreement between the Guadalupe-Blanco River Authority (GBRA) and South Central Water Company (South Central), pursuant to which South Central will provide wastewater service in a portion of GBRA's sewer Certificate of Convenience and Necessity, number 20892.** Justin Adkins, Assistant General Counsel, is seeking authorization to negotiate and execute a Texas Water Code Section 13.248 Agreement Designating Retail Sewer Service Territory with South Central. Per the terms of the agreement, South Central will provide retail wastewater service in a small section of the service area of GBRA's Certificate of Convenience and Necessity No. 20892 located in Comal County, Texas. Upon Motion by Director Meador, seconded by Director Old, the Board unanimously approved Action Item 11 authorizing the General Manager/CEO to negotiate and execute a Texas Water Code Section 13.248 Agreement between the Guadalupe-Blanco River Authority and South Central, pursuant to which South Central will provide wastewater service in a portion of GBRA's sewer Certificate of Convenience and Necessity, number 20892.

The Chairman called for **Action Item 12 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the**



**Carrizo Groundwater Supply Expansion Project Eastern Pipeline Project.** Daniel Worley, Project Engineer, is seeking authorization to negotiate and execute a contract for the selection of the highest-ranked bidder utilizing a competitive sealed proposal process for the Carrizo Groundwater Supply Expansion Eastern Pipeline Project. The expansion project is composed of three separate construction packages: the Eastern Pipeline, the North Lockhart Booster Pump Station, and the Northern Pipeline. The Eastern Pipeline Project includes the construction of approximately five miles of 24-inch pipe, of which approximately 1,100 feet will be installed via trenchless technology. Upon Motion by Director Old, seconded by Director Cohoon, the Board unanimously approved Action Item 12 authorizing the General Manager/CEO to negotiate and execute a Contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Carrizo Groundwater Supply Expansion Project Eastern Pipeline Project.

The Chairman called for **Action Item 13 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Carrizo Groundwater Supply Expansion Project Northern Pipeline Project.** Daniel Worley, Project Engineer, is seeking authorization to negotiate and execute a contract for the selection of the highest-ranked bidder utilizing a competitive sealed proposal process for the Carrizo Groundwater Supply Expansion Northern Pipeline Project. The expansion project is composed of three (3) separate construction packages: the Eastern Pipeline, the North Lockhart Booster Pump Station, and the Northern Pipeline. The Northern Pipeline Project includes the construction of approximately 16.5 miles of 24-inch, 16-inch, and 12-inch pipe, and will include approximately

4,400 feet installed via trenchless technology. Upon Motion by Director Blaschke, seconded by Director Cohoon, the Board unanimously approved Action Item 13 authorizing the General Manager/CEO to negotiate and execute a Contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Carrizo Groundwater Supply Expansion Project Northern Pipeline Project.

The Chairman called for **Action Item 14 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Carrizo Groundwater Supply Expansion Project Booster Pump Station Project.** Daniel Worley, Project Engineer, is seeking authorization to negotiate and execute a contract for the selection of the highest-ranked bidder utilizing a competitive sealed proposal process for the Carrizo Groundwater Supply Expansion Booster Pump Station Project. The expansion project is composed of three (3) separate construction packages: the Eastern Pipeline, the North Lockhart Booster Pump Station, and the Northern Pipeline. The North Lockhart Booster Pump Station will convey water supplied by the Eastern Pipeline to the Northern Pipeline. Upon Motion by Director Cyrier, seconded by Director Meador, the Board unanimously approved Action Item 14 authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Carrizo Groundwater Supply Expansion Project Booster Pump Station Project.

The Chairman called for **Action Item 15 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the SH-46 Relocation Phase II Project.** Daniel Worley, Project Engineer, is seeking authorization to negotiate and execute a contract for the selection of the highest-ranked bidder utilizing a competitive sealed proposal process for the SH-46 Relocation Phase II Project. Due to the widening of SH-46 by TXDOT, four miles of GBRA's Western Canyon delivery pipeline are being relocated. The Utility Agreement with TXDOT provides that GBRA will be responsible for selecting a general contractor and managing the construction project, and TXDOT will reimburse 97.24% of the project costs. Upon Motion by Director Ehrig, seconded by Director Carbonara, the Board unanimously approved Action Item 15 authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the SH-46 Relocation Phase II Project.

The Chairman called for **Discussion Item 16 - Discussion regarding One Water New Braunfels Annual Report and Presentation.** Jonathan Stinson, Deputy General Manager, briefed the Board on the One Water New Braunfels Annual Report. He provided a brief background and goals of One Water New Braunfels, which is a partnership between GBRA, New Braunfels Utilities, and the City of New Braunfels to take a more coordinated approach to water management. Mr. Stinson introduced Robin Gary, Coordinator of One Water New Braunfels, who provided a report to the Board on the past accomplishments, achievements during year one, and

future goals of One Water New Braunfels. Mr. Stinson also briefed the Board on the integration of One Water concepts into GBRA's Strategic Plan.

The Chairman called for **Discussion Item 17 - Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin.** Charles Hickman, Executive Manager of Engineering, briefed the Board on the Guadalupe River basin hydrologic conditions, including rainfall percentages, events, and totals; the Base Flow Report; the U.S. Drought Monitor Seasonal Outlook; Edwards Aquifer level; Comal Springs level; Guadalupe River stream flows; neutral conditional modeled forecast; and elevation of Canyon Reservoir. Canyon Reservoir elevation was at 883.24 as of October 13, 2024. The J-17 well is at stage four as of October 8, 2024. Comal Springs was flowing around 72 cfs as of October 14, 2024.


There being no further business to be brought before the Board, the open meeting was recessed at 11:04 a.m. subject to call by the Chairman and convened the meeting in executive session at 11:07 a.m. pursuant to Chapter 551, Texas Government Code.

The open meeting reconvened at 11:40 a.m.

There being no further business to be brought before the Board, the meeting was adjourned at 11:40 a.m. subject to a call by the Chairman.



Chairman



Secretary/Treasurer