

NOTICE OF MEETING GUADALUPE-BLANCO RIVER AUTHORITY BOARD OF DIRECTORS

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, the Guadalupe-Blanco River Authority (GBRA), whose principal office is in the City of New Braunfels, Comal County, Texas, hereby gives notice of a meeting of its **BOARD OF DIRECTORS** to be held at the **Guadalupe-Blanco River Authority, Annex Building, 905 Nolan St., Seguin, Guadalupe County, Texas, at 10:00 a.m., on Wednesday, February 19, 2025.**

CALL TO ORDER

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

PUBLIC COMMENTS

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

CONSENT ITEMS

2. Consideration of and possible action approving the minutes of the January 15, 2025 Board Meeting.
3. Consideration of and possible action approving the monthly financial report for January 2025.
4. Consideration of and possible action approving the monthly operations report for January 2025.
5. Consideration of and possible action approving Directors' expense vouchers for January 2025.

GENERAL MANAGER/CEO ITEMS

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, legislative updates, and stewardship.

ACTION ITEMS

7. Consideration of and possible action approving and accepting the biennial Investment Policy and Portfolio Review.
8. Consideration of and possible action approving a Resolution of the Board of Directors of Guadalupe-Blanco River Authority adopting Board Policy – 403 Investment Policy and the investment strategy contained therein.
9. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wastewater Service Agreement between GBRA and GRBK Edgewood, LLC related to a residential development project to be located in Hays County, Texas.
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 MD-02 and 02A – Walton Texas, LP, a Texas limited partnership, et al, MD-02 - being a 2.626 acre (114,396 square foot) easement, and a 1.80 acre (78,408 square foot) temporary construction easement, out of the Martin McFerrin Survey, Abstract No. 204, out of the William Barber Survey, Abstract No. 47; and out of the James George Survey, Abstract No. 118, Caldwell County, Texas, being a portion of that 349.65

acre tract (Tract 1) conveyed to Walton Texas, LP, by Special Warranty Deed, dated November 19, 2011, as recorded in Volume 635, Page 252, Official Public Records of Real Property, Caldwell County, Texas, modified by Correction Deeds recorded in Volume 626, Page 434 and Volume 638, Page 159, Official Public Records of Real Property, Caldwell County, Texas; said 2.626 acre (114,396 square foot) easement, and a 1.80 acre (78,408 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A-1" attached hereto; and

MD-02A – being a 0.0107 acre (464 square foot) easement, and a 0.01 acre (436 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 (463 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A-2" attached hereto.

11. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an Amended and Restated Contract for Raw Water with the City of Blanco.

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an amendment to the *Agreement for Professional Services for Development of the Guadalupe River Basin Habitat Conservation Plan* between Guadalupe-Blanco River Authority and Blanton and Associates, Inc.

13. Consideration of and possible action accepting the recommendation of the General Manager/CEO to appoint a current GBRA employee to serve on the Guadalupe-Blanco River Authority Retirement and Benefit Committee.

14. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a multi-year contract between the Guadalupe-Blanco River Authority and Velocity EHS for the continued management and enhancement of the Safety Data Sheets (SDS) database to improve employee access to critical safety information.

15. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a professional engineering services agreement with a qualified engineering firm, sourced using a Request for Qualifications process, for the Sunfield Water Reclamation Facility Expansion to 2.0 MGD Project.

DISCUSSION ITEMS

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

ITEMS FOR EXECUTIVE SESSION

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

- a. Any items listed on this agenda;
- b. Advice from legal counsel about pending or threatened litigation, including litigation options, representation, settlements, settlement-related agreements and memoranda of understanding and, if applicable, the impact of pending or contemplated litigation on GBRA projects and proposed projects;
- c. The following matters: (i) GBRA's Mid-Basin Water User Permit Application in Gonzales County (98th District Court of Travis County); (ii) San Antonio Water System's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iii) Cibolo Creek Municipal Authority's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iv) Guadalupe River Coalition v. GBRA (U.S. District Court, Western District of Texas); (v) other pending applications for TCEQ water use or water quality permits on which GBRA is the permittee or co-permittee; (vi) pending applications for TCEQ water use or water quality permits in the Guadalupe or adjacent river basins; and (vii) pending or threatened litigation to which GBRA is a party or potential party;
- d. Advice from legal counsel about pending litigation or threatened litigation relating to right of way acquisition; deliberation on matters relating to the purchase, exchange, lease, or value of real property interests and advice from legal counsel on those matters, including without limitation, issues relating to (i) right-of-way acquisitions for GBRA-related projects within or adjacent to the boundaries of GBRA's district; (ii) exchange, sale, or transfer of real property interests within or adjacent to the boundaries of GBRA's district; and (iii) sale, acquisition, and/or transfer of GBRA water treatment and distribution assets in Calhoun County;
- e. Briefing and advice from legal counsel relating to matters covered by legal counsel's duty of confidentiality, including without limitation: (i) issues relating to agreements under negotiation; (ii) issues relating to potential litigation and representation in that litigation, including without limitation, issues or disputes arising from existing contracts to which GBRA is a party and bid protests, (iii) legal and regulatory issues relating to GBRA's groundwater and/or surface water rights and permits throughout the Guadalupe River Basin; (iv) legal and regulatory issues relating to GBRA's water, wastewater, and hydroelectric generation operations; (v) issues relating to GBRA easement rights, enforcement of same, and other property rights; and (vi) issues relating to agricultural water sales;
- f. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees; and to receive and obtain legal advice regarding same from legal counsel.

- General Manager/CEO, public officers, or employees

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

ADJOURN

Darrell Nichols

Darrell Nichols, General Manager/CEO, GBRA
2225 E. Common, New Braunfels, Texas 78130 – February 13, 2025