

A Regular Meeting of the Board of Directors of North Alamo Water Supply Corporation will be held at **1:00 p.m. Tuesday, January 21, 2025**, at the Main Office located at 420 S. Doolittle Road, Edinburg, Texas.

At that time the following items will be considered for approval:

AGENDA

01. Call Meeting to Order.

The North Alamo Water Supply Corporation reserves the right to adjourn into Executive Session at any time to discuss any of the matters listed below in accordance with Chapter 551 of the Texas Government Code, Vernon's Civil Statutes, Subchapter D, as it pertains to private consultation with the Corporation's attorneys (§551.071), personnel matters (§551.074) and land acquisition (§551.073). THE BELOW LISTED ITEMS MAY BE DISCUSSED AND ACTED UPON, IF APPROPRIATE IN OPEN SESSION.

02. Approval of minutes for December 12, 2024.

03. Public comments:

04. Consideration and possible approval of entering into a master agreement with the City of Elsa for buyouts around their city.

05. Consideration and possible approval of entering into a master agreement with the City of Mercedes buyouts around their city.

06. Consideration and possible approval of a buyout area of 3.348 acres out of a 9.697 acre-tract of land of Lot 20 Kelley Pharr Subdivision, Volume 3, Pages 133-134 H.C.D.R.; located on the northeast corner of David Drive and Closner Blvd. to the City of Edinburg. *See Item 20-C.

07. Update on RO CIP

- A. Doolittle R.O.**
- B. Owassa R.O.**

08. Consideration and possible approval of payment for all related invoices for the above-mentioned projects on Item #07 for the month of January.

- A. R.W. Harden and Associates, Inc.**

09. Update and Report on the following projects:

- A. Donna Regional Wastewater Treatment Plant Phase 2**
- B. Construction Phase of the Weslaco Area Wastewater Project**
- C. Mile 6 West Road Right of Way Project**
- D. Water Tower South of Donna**
- E. CIP Phase II**
- F. Report on La Feria Well.**
- G. Nolana Loop CSJ 0921-02-361 Project**

10. Consideration and possible approval of payment for all related invoices for the above-mentioned projects on Item #09 for the month of January.

11. Consideration and possible approval of bids, as recommended by engineer, for Water Treatment Plant No. 1 Transfer Pump Project.
12. Consideration and possible approval of renewing North Alamo's corporate insurance as recommended by Ben Smith of Higginbotham.
13. Consideration and possible approval of four (4) North Alamo Water Supply's **2025** Elections roster for District 1, 2 and 3.
 - A. One roster for each district up to December 31st.
 - B. One roster for all three districts from January 1st thru February 15th.
14. Consideration and possible approval of authorizing management to secure an election auditor for the **2025** Board Elections
15. Consideration and possible approval of the **2025 Budget** after recommendations by Budget Review Committee.
16. Consideration and possible approval of Financial Statement for **December, 2024**. Janie Sandoval
17. Water Operations Report, Robert Rodriguez (Possible action):
 - A. Consideration and possible approval of adopting the updated 2024 Drought Contingency and Emergency Rationing Plan and the Water Conservation Plan.
18. Wastewater Operations Report, Agustin Gomez (Possible action)
 - A. Wastewater Operations Report.
 - (1) Report on Wastewater Treatment Plants and Collection Systems for **December, 2024**
19. General Manager's Report. (Possible Action)
 - A. Report on meeting with the architect on the new North Alamo building.
 - B. Report on TRWA Conference in March.
 - C. Report on RGV Partnership participation (Bronze Level).
 - D. Report on Discussion of Creating a Ground Water Conservation District.
 - E. Report on meeting with Senator-Elect Adam Hinojosa.

February, 2025 Board Meeting (2nd Tue 02/11/2025, 3rd Tue 02/18/2025)
20. Consideration for Approval; Subdivisions.
 - A. **A Saenz Place Subdivision**, 3 lots, (1 existing), on 3.957 acres, located on the northwest corner of Canton Rd. and Tower Rd., developer – Abel Saenz (**Septic Tanks**)
 - B. **Diamante Negro Estates Subdivision**, 2 lots on 3.38 acres, located south of Mile 10 N Rd. and west of Mile 6.5 W Rd., developer – Esmeralda Calderon (**Septic Tanks**)
 - C. ***Enclave on Closner Subdivision**, 62 lots on 3.348 acres, located on the northeast corner of David Drive and Closner Blvd., developer – Bliss Family Descendants, LLC; (**City Sewer Service – Edinburg**) *Request for buyout (See Item 06.)
 - D. **Garden Walk At Canton Subdivision**, 80 lots on 8.80 acres, located west of FM 1426 and south of Canton Rd., developer – Michael Cantu (**City Sewer Service – Edinburg**)
 - E. **Pulido's Subdivision**, 2 lots (1 existing) on 5 acres, located north of Mile 17N Rd. and west of Alamo Rd., developer – Jose Roberto Pulido, Jr. (**Septic Tanks**)
 - F. **RBR Subdivision No. 7**, 53 lots on 36.10 acres, located north of Canton Rd and west of Valverde Rd., developer – RBR Development & Investments, LLC (**Septic Tanks**)

G. *White Hill Acres Subdivision, 94 lots, (90 residential and 4 Commercial) on 40 acres, located on the northwest corner of FM 493 and Mile 12 .5 N Rd., developer – Evergreen Land & Properties, LLC (NAWSC Wastewater) ***originally approved on 05/16/2024 with 78 lots, needs to be amended to 94 lots, no changes to location, acres or developer.**

These subdivisions are subject to the Corporation’s rules and regulations.

21. Consideration and possible approval of accepting finished subdivisions for **December, 2024:**

Subdivision Name	Date Finished
A. Groves Subdivision	11/08/2024
B. Provence Ridge Subdivision	10/02/2024
C. Montreal Estates Phase II Subdivision	11/13/2024
D. Trenton Ranch Subdivision	11/20/2024
E. Curve Crossing Subdivision	12/05/2024

22. Consideration for Approval; Membership Applications, Installations, Membership Transfers, and Membership Cancellations.

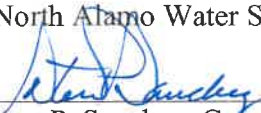
23. The Regular Session will be recessed and the Board will enter into Executive Session according to Tex. Gov. Code Chapter §551.071, §551.074 and §551.073 to consider and discuss the following:

24. The Board will return to Regular Session and may take action on the following:

The Board may reconvene in Executive and Open Session from time to time and may take ACTION in Open Session regarding the above listed items to discussion.

25. Adjourn.

I certify that this is a true copy of the Agenda for the **January 21, 2025**, meeting of the Board of Directors of North Alamo Water Supply Corporation.



Steven P. Sanchez, General Manager