

**MINUTES**  
**SPECIAL JOINT WORKSHOP MEETING**  
**May 25, 2016**

A Special Joint Workshop Meeting was held by the Cibolo Valley Local Government Corporation (CVLGC), City of Cibolo and the City of Schertz, on May 25, 2016, at 6:30 p.m., at the City of Cibolo Council Chambers, 200 S. Main Street, Cibolo Texas. The following members present to-wit:

**City of Schertz**

Mayor Michael Carpenter  
Councilmember Jim Fowler  
Executive Director Dudley Wait  
Assistant Public Works Director Jimmy Hooks

Mayor Pro-Tem Edwards  
Councilmember Daryl John  
City Secretary Brenda Dennis

**City of Cibolo**

Mayor Allen Dunn  
Councilmember Verlin "Doug" Garrett  
Councilmember Marchell Camp-Gebhardt  
Councilmember Glen Weber  
City Secretary Peggy Cimics

Mayor Pro-Tem Jay Hogue  
Councilmember Jim Russell  
Councilmember Jennifer Schultes  
Bob Herrera, City Manager, City of Cibolo

**Cibolo Valley Local Government Corporation:**

Justin Murray, Board President  
Lesley Pedde, Board Member  
Mayor Pro-Tem Jay Hogue – Cibolo Ex-officio  
Mayor Pro-Tem Cedric Edwards - Schertz - Ex-officio  
Amber Briggs, SSLGC Assistant General Manager

Garth Coursen, Board Member  
Steve White, Board Member

Alan Cockerell, Executive Director

Regina Franke, Administrative Assistant

**Guests:**

John Winkler, Walker Partners  
Art Rodriguez, Russell & Rodriguez LLP  
SSLGC President Ken Greenwald  
Robert Brockman

**Call to Order**

1. Call meeting to order – *Justin Murray~President~CVLGC*

President Justin Murray called the Cibolo Valley Local Government Corporation (CVLGC) to order at 6:32 p.m.

- a. City of Cibolo – Mayor Dunn called the City of Cibolo Joint meeting to order at 6:32 p.m.
- b. City of Schertz – Mayor Carpenter called the City of Schertz Joint meeting to order at 6:33 p.m.

2. Welcome/Opening Remarks – *Mayor ~City of Cibolo & Mayor ~ City of Schertz*

Mayor Dunn welcomed everyone in attendance this evening providing brief comments regarding the partnerships with the City of Schertz and the Cibolo Valley Local Government Corporation.

3. Introductions – *Justin Murray~President~CVLGC*

Executive Director Alan Cockerell provided the following regarding the presentation topics that will be discussed:

Regional Water Planning  
 CVLGC History  
 CVLGC Organization 2016  
 CVLGC Project Concept – Project Description, Project Map  
 CVLGC Project Financial – Timing, Contribution Projections  
 CVLGC Demands  
 Carrizo Aquifer  
 Groundwater Permitting  
 Summary

4. CVLGC Water Development Project in Wilson County – Alan Cockerell, Executive Director & John Winkler, Walker Partners & Art Rodriguez, General Counsel

Alan Cockerell

- Terms
  - CVLGC – Cibolo Valley Local Government Corporation
  - DFC – Desired Future Condition
  - EUWCD – Evergreen Underground Water Conservation District
  - GCD – Groundwater Conservation District
  - GMA – Groundwater Management Area
  - MAG – Modeled Available Groundwater
  - MOU – Memorandum of Understanding
  - MSA – Management Services Agreement
  - PER – Preliminary Engineering Report
  - Region L – South Central Texas Regional Water Planning Group
  - SARA – San Antonio River Authority
  - SSLGC – Schertz/Seguin Local Government Corporation

- Texas Water Development Board (TWDB)
- Regional Water Planning
  - Established in 1997 by 75<sup>th</sup> Texas Legislature (SB1)
  - Bottom-up approach
  - Sixteen Planning Groups
  - Approved Bylaws
  - Designated Administrator

#### Basic Planning Parameters

- Water Supply Plan to meet drought of record needs
- 50 year planning horizon
- 5 year planning cycle

#### Texas Water Development Board (TWDB) Regional Planning

- South Central Texas Regional Water Planning Group
  - Region L
  - Comprised of 20.5 Counties
  - Administrator: SARA
  - Technical Consultant: Black & Veatch
  - Quarterly Meetings 2016
    - First Thursday of Feb, May, Aug & Nov
    - SAWS Customer Service Building
  - [www.regionltexas.org](http://www.regionltexas.org)
- Current Planning Cycle
  - 2017 Draft State Water Plan is Interactive:  
<https://2017.texasstatewaterplan.org/statewide>
  - Fifth Planning Cycle (2017-2021)  
Changed to Utility Based Planning

- **CVLGC History**

2011

- CVLGC formally created and first official board meeting with Cibolo, Converse, Schertz, Seguin, and Selma

2012

- Walker Partners began development of a regional water system master plan which included a water study for each city
- Seguin and Selma withdrew due to different focus concentrations

2013

- Responded to HDR Survey to collect population and water use data for Region L (With assistance from Walker Partners)

2014

- Selected most feasible project for CVLGC Customers
  - Carrizo-Wilcox well field in Eastern Wilson County
- Converse withdrew from CVLGC

- Approved Business Plan for Water Supply Project
- Began Option Agreements with Wilson County landowners

2015-2016

Project included in Region L Plan as Recommended Strategy

- Began Water Lease Agreements with willing landowners

- **CVLGC Organization 2016**

City of Cibola & City of Schertz

Governed by a Board of Directors Appointed by Each City Council

- Two Directors from each City
- One Ex-Officio from each City

Utilize SSLGC Staff for Administration (MSA)

Board Meets Monthly (Fourth Thursday)

Contracts with the Following:

- Armstrong, Vaughn & Associates, PC – Auditor
- Art Rodriguez, Russell & Rodriguez LLP - Attorney
- Bill Klemt – Hydro-Geologist
- John Winkler, Walker Partners – Engineering
- SAMCO Capital Markets Inc. – Financial Advisors
- HRM Land Acquisition Solutions, LLC – Land Agents
- Crockett Camp – Project Manager

- **CVLGC Project**

Water Supply Project Required for Long Range (50 year) Needs

Project Included in 2016 Region L IPP

Developing Project Water Rights with Willing Landowners

- Provide Income Stream for Landowners
- Lease one ac-ft/ac annually from Carrizo-Wilcox Aquifer
- Land Owner to maintain Water Rights in other Stratas, as allowed by EUWCD

Project Summary:

- Carrizo- Wilcox well field in Eastern Wilson County
- 10,000 ac-ft/yr Capacity with Six Wells
- Purchase Well Sites and Lease Water Rights
- Water Production Projected to Begin in 2024
- Contract with SSLGC to Treat & Transport
- Water Chemistry Compatible with SSLGC

- **CVLGC Project Costs – City Contributions**

Milestone	Timing	Annual Contribution per City	Bond Issuance
Water Rights & Property Acquisition	FY2015-2016	\$750,000	
Project Development	FY2016-2017	\$300,000	
	FY2017-2018	\$300,000	\$12.2M
Design & Acquisition	FY2018-2020	\$400,000	
	FY2020-2022	\$400,000	
Construction	FY2022-2024	\$900,000	\$30.1M

Mr. Cockerell recognized and introduced Mr. John Winkler, PE, with Walker Partners who provided information regarding the following answering questions:

- CVLGC Demands – Projected Water Needs
- Carrizo Aquifer
- Recoverable Storage information (Wilson County)  
.33% CVLGC Pumpage 99.6% Remaining Storage

Mr. Cockerell recognized and introduced Mr. John Winkler, Walker Partners who provided information of projected water needs, current CCN areas for Schertz and Cibolo. Mr. Winkler also provided a map of the aquifers of Texas.

**Recoverable storage**

- Wilson County - .33% CVLGC Pumpage 99.67 Remaining Storage
- 150 Million Ac-Ft in Storage (Source: TWDB)
- CVLGC = 10,000 Ac-Ft/yr.
- 50 years of pumpage
- \$77 Million paid to Wilson County Landowners

President Murray introduced Counselor Art Rodriguez, Russell & Rodriguez, LLP who provided the following information:

**Adjudicative Hearing**

- Notice

- Contested vs. uncontested
- Pre-Hearing Conference
  - Parties
  - Simplification of issues
  - Amended application
  - Admissions or stipulations
  - Schedule Discovery
  - Set witness lists
  - Pre-filed testimony
  - Procedures governing hearing on the merits

**Hearing on the Merits**

- Testimony and Exhibits Pre-Filed
- Hearings Examiner reports findings to Board within 30 days
- Submit Exceptions to Report
- Board acts within 60 days

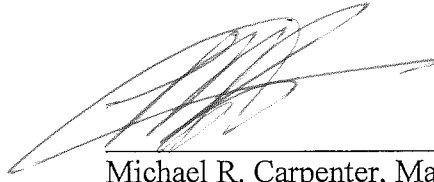
**5. Summary, Recommendations & Discussions – Justin Murray~President~CVLGC**

Mr. Justin Murray, Board President of CVLGC provided summary remarks which included answering questions:

- City of Cibolo & City of Schertz
- Water supply project selected for long range (50 year) needs:
  - \*10,000 ac-ft./yr. Carrizo-Wilson well field in Eastern Wilson County
  - \*Phased over the next eight to ten years
  - \* Water Production projected to begin in 2024
- Project included in 2016 Region L Plan
- Developing project water rights with willing landowners
  - \* Currently have water leases for approximately half of required acreage
  - \* 29 property owners
- Project Funding:
  - \* Request \$300,000 contribution from each City in FY2016/2017

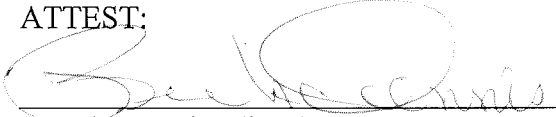
**6. Adjournment**

President Justin Murray adjourned the joint meeting at 7:13 p.m., followed by Mayor Dunn and Mayor Carpenter adjourning their joint meeting.



Michael R. Carpenter, Mayor City of Schertz

ATTEST:



Brenda Dennis, City Secretary

