



BOARD OF DIRECTORS MEETING  
February 26, 2026  
5:00 P.M.

Notice is hereby, in accordance with Tex. Gov't. Code Chapter 551, that a Regular Meeting of the Crystal Clear Special Utility District Board of Directors will be held beginning at 5:00 pm in the District offices located at 2370 FM 1979, San Marcos, Texas. The subjects to be discussed, considered, or upon which action may be taken are listed below. The Board of Directors reserves the right to go into executive session for any item on the agenda to seek the advice of counsel or any item on the above agenda for which an executive session is permitted by law. The Board will reconvene in open session for any appropriate action on any matter considered in executive session.

**NOTE: the Board of Directors will go into executive session immediately following the calling of the meeting to order. The Regular Meeting, beginning with Item 3, will begin NO EARLIER THAN 6:30 p.m.**

## AGENDA

### Item 1. Open Meeting, Pledge of Allegiance and Invocation

### Item 2. Executive Session pursuant to Sec. 551.071, Tex. Gov't. Code (consultation with attorney):

- a. pending or threatened litigation.
- b. water supply issues
- c. CCN and permitting

### Item 3. Public Comment

*Members of the public wishing to comment during the meeting must register (a) on the sign-in sheet at the meeting site prior to the start of the meeting; or (b) by emailing [info@crystalclearsud.org](mailto:info@crystalclearsud.org) prior to the meeting. Please state your name prior to make public comment. Public comment is limited to three minutes per person. Board directors will not ask questions or take action during public comments. Regarding public comments on items not on today's agenda, responses from board directors are limited to factual statements, recitation of existing District rules or policies, or requests by a director for the subject to be placed on a future agenda as required by Texas Government Code § 551.042. Public comment for items on the agenda may be made at this time or when the agenda item is taken up.*

- a. Non-agenda items
- b. Agenda items

### Item 4. Consent Agenda

- a. Approve Minutes January 22, 2026, Regular Board Meeting.
- b. Approve November 2025 Financials/Investment Report.
- c. Approve December 2025 Water Loss Reports
- d. Approve February 2026 Monthly Report.
- e. Approve M&S Report/CCSUD Capital Improvement Plan



**Item 5. Regular Agenda**

- a. Update/Discussion/Possible Action: Personnel-General Manager Appointment
- b. Update/Discussion/Possible Action: Employee Recognition
- c. Update/Discussion/Possible Action: Additional Staffing
- d. Update/Discussion/Possible Action: Nueces River Authority Option Agreement
- e. Update/Discussion/Possible Action: Kingsbury Waterline Project - Recommendation of Award of Contract
- f. Update/Discussion/Possible Action: Customer Grievance Update
- g. Update/Discussion/Possible Action: Finance/Cash Flow
- h. Update/Discussion/Possible Action: Private Fire Hydrant
- i. Strategic Planning and Rules and Regulations Committee Report and Discussion on the subjects below:
  - 1. Easement Guidance Policy
  - 2. Leak Adjustment Policy
  - 3. Owners and Tenants
  - 4. Multiple Connections to a Single Tap
- j. Update/Discussion/Possible Action: Workshop for Board Members
- k. Update/Discussion/Possible Action: New Impact Fee Study
- l. Update/Discussion/Possible Action: Website update
- m. Update/Discussion/Possible Action: Recording of meetings
- n. Update/Discussion/Possible Action: Request for Quotation – Professional Services

**Item 6. Executive Session** pursuant to Sec. 551.074 (personnel) regarding: General Manager compensation

**Item 7. Board Member Items**

- a. Next regular meeting April 23, 2026
- b. Items for Future Agendas

**Item 8. Adjournment**

**POSTED ON CCSUD WEBSITE /CCSUD OFFICE February 20, 2026 @ 4:00PM CST By: Yesenia Smith**



BOARD OF DIRECTORS BOARD MEETING MINUTES

January 22, 2026  
6:31 p.m. – 11:11 p.m.

**Board Meeting**

**Item 1. Open Meeting, Pledge of Allegiance and Invocation**

*President Reininger opened the board meeting at 6:31PM, determining that a quorum of the Board of Directors was present as follows:*

President Nick Reininger – *Present*  
Treasurer Cynthia Cash – *Present*  
Director Cheryl Patterson – *Present*

Director Ben Raska – *Present*

Vice-President Joseph Benavides – *Present*  
Secretary Andrea Velasquez – *Present*  
Director Jamie Trant – *Present*

*Vice President Reininger led the Pledge of Allegiance and Michael Saldana provided the invocation.*

*Director Benavides announced that he was video recording the meeting.*

**Item 2. Board Member Items:**

- a. Board Job descriptions (2026) – *No action requested/No action taken*
- b. Swearing in of Directors:
  1. Statement of Officer (Place 1, 3 & 5)

*Director Patterson read the Statement of Officer administered by Yesenia Marquez, CCSUD Office Manager, a Notary Public.*

*Director Trant read the Statement of Officer administered by Yesenia Marquez, CCSUD Office Manager, a Notary Public.*

*Director Raska read the Statement of Officer administered by Yesenia Marquez, CCSUD Office Manager, a Notary Public.*

2. Oath of Office (Place 1, 3 & 5)

*Director Patterson took the Oath of Office administered by Yesenia Marquez, CCSUD Office Manager, a Notary Public.*

*Director Trant took the Oath of Office administered by Yesenia Marquez, CCSUD Office Manager, a Notary Public.*

*Director Raska took the Oath of Office administered by Yesenia Marquez, CCSUD Office Manager, a Notary Public.*

- c. Consider and take possible action regarding appointment of interim director to fill board of directors' vacancy due to resignation of Louis Upton

*Vice-President Benavides moved to approve Cynthia Cash as appointee to the vacant position on the CCSUD Board of Directors. Secretary Velasquez seconded the motion. The motion passed.*



1. Statement of Officer (Place 7)

*Director Cash read the Statement of Officer administered by Yesenia Marquez, CCSUD Office Manager, a Notary Public.*

2. Oath of Office (Place 7)

*Director Cash took the Oath of Office administered by Yesenia Marquez, CCSUD Office Manager, a Notary Public.*

d. Board, Officers and Committees:

1. Election of Board of Officers (2026)

*Meeting turned over the Counselor Shan Rutherford for Board President nominations.*

*President: Director Benavides nominated and move to approve Director Reininger as President. Director Patterson seconded the motion. The motion passed.*

*Vice-President: Director Reininger nominated and moved to approve Director Benavides as Vice-President. Director Velasquez seconded the motion. The motion passed.*

*Secretary: Director Reininger nominated and moved to approve Director Velasquez as Secretary. Director Benavides seconded the motion. The motion passed.*

*Treasurer: Director Reininger nominated and moved to approve Director Cash as Treasurer. Director Raska seconded the motion. The motion passed.*

*Counselor Rutherford turned the meeting over to newly elected President Reininger.*

2. Approval of CCSUD Committee Guidelines (2026)

*Vice-President Benavides move to approve the CCSUD Committee Guidelines (2026). Director Patterson seconded the motion. The motion passed*

3. Appointment of Committee Chairs and Members (2026) – Tabled to next Meeting

*Finance Committee: President Reininger appointment for Committee Chair: Treasurer Cash and Committee Members Vice- President Benavides, and Secretary Velasquez.*

*Strategic Planning/Rules & Regulations Committee: President Reininger appointment for Committee Chair: Vice-President Benavides and Committee Members Director Raska and Director Patterson.*

*Administrative Committee: President Reininger appointment for Committee Chair: Secretary Velasquez and Committee Members Director Trant, and Treasurer Cash.*

**Item 3. Public Comments**

a. Non-agenda items – *No action requested/No action taken.*

b. Agenda Item Specific – *Citizens to be heard.*

*Mr. Mark McGowan spoke to the Board about living in the Navarro neighborhood with all the fees that are on the bill. And the possibility of the deposit being refunded before the end of closing the account.*



*Ms. Lydia Rodriguez spoke to the Board about being against Data Centers in the District.*

*Mr. Matt Garrison spoke to the Board regarding the water outages in the South Ridge Estates and no notice that they are given. Also, he was opposed to Data Centers.*

*Mr. John Muth spoke to the Board regarding a comment button for the Board directly, Board Job descriptions and consent items posted on website, so he did not have to submit a request.*

*Ms. Lydia Sosa spoke to the Board regarding living in Navarro and the high cost of water and wanted to see that CCSUD offers a small discount for Social Security and Veterans.*

**Item 4. Consent Agenda**

- a. Approve Minutes October 23, 2025, Regular Board Meeting.
- b. Approve Minutes November 17, 2025, Canvass Meeting.
- c. Approve Minutes December 3, 2025, Regular Board Meeting.
- d. Approve October 2025 Financials/Investment Report.
- e. Approve November 2025 Water Loss Reports
- f. Approve January 2026 Monthly Report.
- g. Approve M&S Report/CCSUD Capital Improvement Plan

*Vice-President Benavides move to approve Consent Agenda as presented. Secretary Velasquez seconded the motion. Treasurer Cash abstained. The motion passed.*

**Item 5. Regular Agenda.**

- a. Update/Discussion/Possible Action: CCSUD FY2024-2025 Annual Audit including required Single Audit.

*Vice-President Benavides moved to approve the CCSUD FY2024-2025 Annual Financial Audit including the required Single Audit as presented. Director Raska seconded the motion. The motion passed.*

*President Reininger moved to Item 5.g.2*

- g. Update/Discussion/Possible Action: Developments

**2. Data Center Presentation**

*Counselor Shan Rutherford gave a presentation regarding CCSUD's obligation to serve NSSA's and the District cannot control what customers come in to serve.*

*President Reininger allowed the public to give a presentation regarding Data Centers.*

*Abigail Lindsey, Si Fredi, Zane Porterfield, and Mary Devine gave a presentation regarding Data Centers that are coming into the area and what CCSUD can do.*

*President Reininger announced a 5-minute break and closed General session at 8:16 PM*



*President Reininger opened General session at 8:32 PM*

- b. Update/Discussion/Possible Action: Presentation of Feasibility Study Process - *Mr. Brady Kosub gave a presentation regarding the Feasibility Study Process - No action requested/No action taken.*
- c. Update/Discussion/Possible Action: Board Meetings – Audio/Video  
*Vice-President Benavides move to approve Staff to purchase equipment for Audio/video recording devices for Board Meetings. Secretary Velasquez seconded the motion. The motion passed.*
- d. Update/Discussion/Possible Action: CRWA Board of Trustees: Resolution Appointing CCSUD Trustees.  
*Vice-President Benavides move to approve the Resolution which would appoint Michael Saldana & Director Andrea Velasquez to the CRWA Board of Trustee. Treasurer Cash seconded the motion. The motion passed.*
- e. Updated/Discussion/Possible Action: Administrative
  - 1. Employee Recognition – *No action requested/No action taken.*
  - 2. Grievance Update – *No action requested/No action taken.*
  - 3. Winterization Project – *No action requested/No action taken.*
- f. Update/Discussion/Possible Action: Resolution Authorizing Bank Signatories  
*Director Patterson moved to approve the Resolution authorizing Bank signatories as presented. Vice-President Benavides seconded the motion. The motion passed.*
- g. Update/Discussion/Possible Action: Developments
  - 1. Rattler Ridge WNSSA Amendment  
*Director Raska moved to approve the WNSSA Amendment for Rattler Ridge, allow non-substantive changes and authorize staff to execute. Vice-President Benavides seconded the motion. The motion passed.*
- h. Update/Discussion/Possible Action: Annual Water Inventory-Usage Report – *No action requested/No action taken.*
- i. Update/Discussion/Possible Action: Finance/Cash Flow – *No action requested/No action taken.*
- j. Update/Discussion/Possible Action: Customer Service Inspections – *No action requested/No action taken.*
- k. Update/Discussion/Possible Action: CCN and Permitting
  - 1. Overview of District Annexation Process – *No action requested/No action taken.*
- l. Update/Discussion/Possible Action: Rules and Regulations
  - 1. Private Fire Hydrants  
*Director Patterson moved to amend the Rules and Regulations for probation of private fire hydrants. Director Raska seconded the motion. The motion passed.*



2. Easements: existing processes and proposed alternative solutions – Executive Session Recommended

*This item was taken up in executive session along with Items 5.m., 5.n.1., 5.n.2., and 5.o.*

*No action was taken during executive session.*

- m. Update/Discussion/Possible Action: TCEQ Enforcement Action – Executive Session Recommended

*This item was taken up in executive session along with Items 5.l.2., 5.n.1., 5.n.2., and 5.o.*

*President Reininger recessed the general session at 10:14 p.m.*

*President Reininger opened the executive session at 10:22 p.m.*

*President Reininger closed executive session at 11:05 p.m.*

*No action was taken during executive session.*

*President Reininger re-opened general session at 11:05 p.m.*

*Vice-President Benavides moved to approve agreed order Docker No. 2023-1498-PWS-E from TCEQ. Director Raska seconded the motion. The motion passed.*

- n. Update/Discussion/Possible Action: Water Rights/Water Sharing/Land Acquisition

1. Wilcox leases – Executive Session Recommended

*This item was taken up in executive session along with Items 5.l.2., 5.m., 5.n.2., and 5.o.*

*No action was taken during executive session.*

2. CRWA – Wells Ranch 3 – Executive Session Recommended

*This item was taken up in executive session along with Items 5.l.2., 5.m., 5.n.1., and 5.o.*

*President Reininger recessed the general session at 10:14 p.m.*

*President Reininger opened the executive session at 10:22 p.m.*

*President Reininger closed executive session at 11:05 p.m.*

*No action was taken during executive session.*

*President Reininger re-opened general session at 11:05 p.m.*

*Director Patterson moved to approve the Short Term Agreement for Water Reservation and Project Development Participation with CRWA as presented, allowing non-substantive changes. Treasurer Cash seconded the motion. The motion passed.*



- o. Update/Discussion/Possible Action: District Legal Matters - Executive Session Recommended (Tex. Gov't Code Section 551.071).

*This item was taken up in executive session along with Items 5.l.2., 5.m., 5.n.1., and 5.n.2.*

*No action was taken during executive session.*

**Item 6. Board Member items**

- a. Next regular meeting February 26, 2026 – *No objection.*
- b. Items for Future Agendas – *District Legal Matters*

**Item 7. Executive Session**

*No additional items other than those summarized above were taken into executive session.*

**Item 8. Adjournment**

*President Reininger adjourned the board meeting: 11:11 p.m.*

***\*NOTE: The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda or any matter for which a closed session is permitted by law to seek the advice of its attorneys or any matters on which under Sections 551.071, 551.072, 551.074 and/or 551.076 of the Texas Open Meetings Act (Chapter 551 of the Texas Government Code).***

\_\_\_\_\_  
Board President Signature

\_\_\_\_\_  
Board Secretary Signature

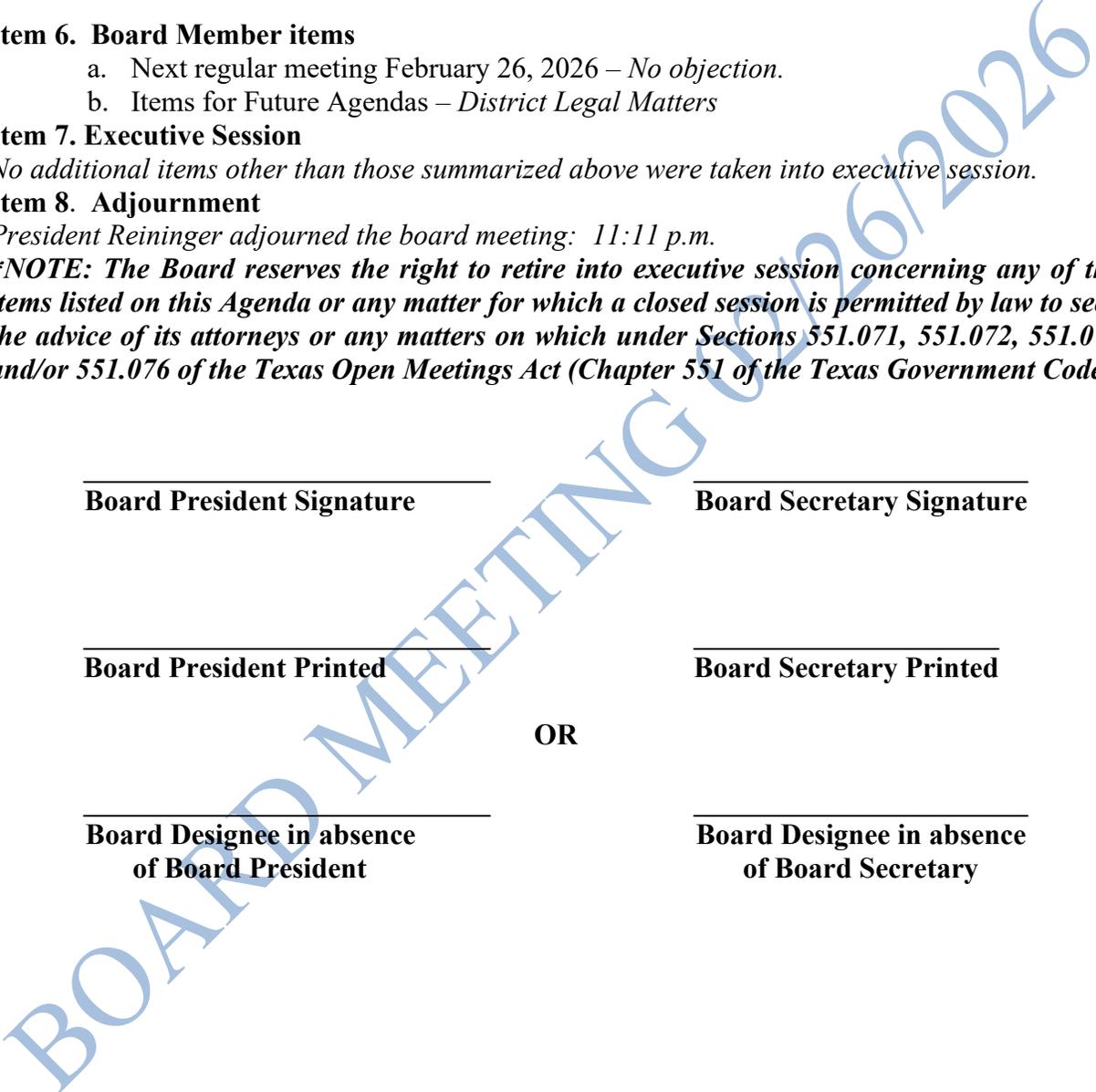
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Board Secretary Printed

OR

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Board Designee in absence  
of Board President

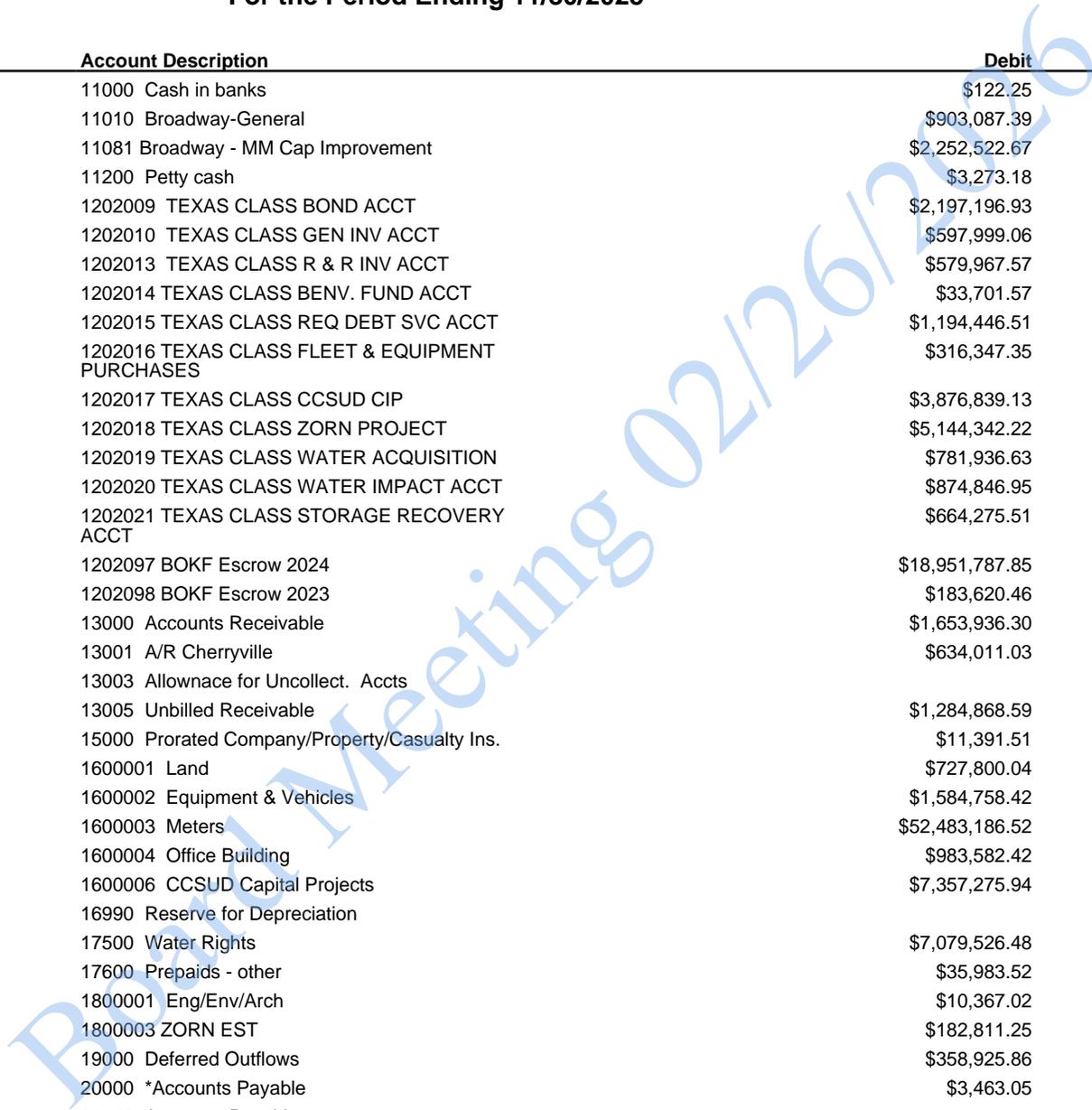
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Board Designee in absence  
of Board Secretary





**Crystal Clear Special Utility District**  
**Trial Balance**  
**Fiscal Year: 2025 - 2026**  
**For the Period Ending 11/30/2025**

Fund	Account Number	Account Description	Debit	Credit
	11000	11000 Cash in banks	\$122.25	
	11010	11010 Broadway-General	\$903,087.39	
	11081	11081 Broadway - MM Cap Improvement	\$2,252,522.67	
	11200	11200 Petty cash	\$3,273.18	
	1202009	1202009 TEXAS CLASS BOND ACCT	\$2,197,196.93	
	1202010	1202010 TEXAS CLASS GEN INV ACCT	\$597,999.06	
	1202013	1202013 TEXAS CLASS R & R INV ACCT	\$579,967.57	
	1202014	1202014 TEXAS CLASS BENV. FUND ACCT	\$33,701.57	
	1202015	1202015 TEXAS CLASS REQ DEBT SVC ACCT	\$1,194,446.51	
	1202016	1202016 TEXAS CLASS FLEET & EQUIPMENT PURCHASES	\$316,347.35	
	1202017	1202017 TEXAS CLASS CCSUD CIP	\$3,876,839.13	
	1202018	1202018 TEXAS CLASS ZORN PROJECT	\$5,144,342.22	
	1202019	1202019 TEXAS CLASS WATER ACQUISITION	\$781,936.63	
	1202020	1202020 TEXAS CLASS WATER IMPACT ACCT	\$874,846.95	
	1202021	1202021 TEXAS CLASS STORAGE RECOVERY ACCT	\$664,275.51	
	1202097	1202097 BOKF Escrow 2024	\$18,951,787.85	
	1202098	1202098 BOKF Escrow 2023	\$183,620.46	
	13000	13000 Accounts Receivable	\$1,653,936.30	
	13001	13001 A/R Cherryville	\$634,011.03	
	13003	13003 Allownace for Uncollect. Accts		\$141,740.48
	13005	13005 Unbilled Receivable	\$1,284,868.59	
	15000	15000 Prorated Company/Property/Casualty Ins.	\$11,391.51	
	1600001	1600001 Land	\$727,800.04	
	1600002	1600002 Equipment & Vehicles	\$1,584,758.42	
	1600003	1600003 Meters	\$52,483,186.52	
	1600004	1600004 Office Building	\$983,582.42	
	1600006	1600006 CCSUD Capital Projects	\$7,357,275.94	
	16990	16990 Reserve for Depreciation		\$15,097,969.38
	17500	17500 Water Rights	\$7,079,526.48	
	17600	17600 Prepaids - other	\$35,983.52	
	1800001	1800001 Eng/Env/Arch	\$10,367.02	
	1800003	1800003 ZORN EST	\$182,811.25	
	19000	19000 Deferred Outflows	\$358,925.86	
	20000	20000 *Accounts Payable	\$3,463.05	
	21110	21110 Accounts Payable		\$3,563.05
	21115	Accrued Expenses		\$1,149,889.16
	21130	21130 Retainage Payable		\$272,531.50
	2220004	2220004 USDA INTEREST		\$25,387.70
	2220005	2220005 TWDB INTEREST	\$357,041.42	





**Crystal Clear Special Utility District  
 Trial Balance  
 Fiscal Year: 2025 - 2026  
 For the Period Ending 11/30/2025**

<b>Fund</b>	<b>Account Number</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
	2220006	2220006 2024 Notes Interest		\$111,283.33
	22300	22300 Accrued Vacation payable		\$122,643.15
	22350	22350 Accrued Wages		\$10,994.24
	23000	23000 Payable to CRWA for HCPUA		\$1,640,238.07
	24900	24900 Customer Deposits		\$1,595,469.88
	24901	24901 Seguin Wastewater - NAVARRO RANCH		\$451,724.19
	25000	25000 Notes Payable		\$1,983,955.17
	2500001	2500001 CoBank Principal Loan R11254T02		\$1,510,405.53
	2500002	2500002 CoBank Principal Loan R11254T03		\$1,238,019.67
	2500003	2500003 CoBank Principal Loan R11254T04		\$582,835.78
	2500006	2500006 TWDB Principal \$15MM Loan		\$10,255,000.00
	2500007	2500007 USDA Principal \$3.2MM Loan		\$2,762,000.00
	2500008	2500008 Public Loan Revenue Notes Series 2024		\$7,945,000.00
	2500011	Note Payable- Scheel (EAA 312 AC -FT)		\$2,026,791.34
	2500012	2500012 TWDB 2023 Bonds		\$1,875,000.00
	2500013	2500013 TWDB 2024 Bonds		\$18,470,000.00
	2500014	2500014 Notes 2024 Premium		\$138,998.00
	25001	25001 Current Portion of Bnds/Nts(Contra Account)	\$1,978,069.17	
	25301	25301 401K PAYABLE EE CONTRIBUTION		\$577.76
	25400	25400 Net Pension Liability		\$553,959.00
	25500	25500 Deferred Inflows Pension		\$1,816.00
	30100	30100 Net Invest. in Capital Assets		\$31,024,324.00
	40000	40000 Retained Earnings		\$12,465,989.49
	5000001	5000001 Water Consumption Revenue		\$1,128,670.83
	5000002	5000002 Water Base Revenue		\$866,314.90
	5000003	5000003 Penalty (Late Fee) Revenue		\$39,478.60
	5000004	5000004 Disconnect/Reconnect Fee Rev.		\$29,250.00
	5000005	5000005 Service Fee Revenue		\$3,095.50
	5000006	5000006 NSF Check Fee Revenue		\$540.00
	5000007	5000007 Transfer Fees Revenue		\$3,850.00
	5000009	5000009 WasteWater Base Revenue		\$18,215.52
	5000010	5000010 WasteWater Usage Revenue		\$13,447.27
	5000012	5000012 Water Connection (Impact) Fee Revenue		\$522,500.00
	5000013	5000013 WasteWater Impact Fee Revenue		\$26,750.00
	5000014	5000014 Damaged Parts		\$99.99
	5000015	5000015 Water Acquisition Fee		\$781,440.00
	5000016	5000016 Storage Recovery Fee		\$139,490.00
	5000103	5000103 Engineer Fees (Studies)		\$5,400.00
	5000106	5000106 Meter Relocation/Install Fees		\$53,150.00
	5000107	5000107 Cust. Svc/Bores/Line Ext.		\$2,729.16

Budget Meeting 02/26/2026



**Crystal Clear Special Utility District  
 Trial Balance  
 Fiscal Year: 2025 - 2026  
 For the Period Ending 11/30/2025**

<b>Fund</b>	<b>Account Number</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
	5000109	5000109 CRWA Bond Debt Service		\$189,453.43
	5000110	5000110 HCPUA/Cherryville (Reimburse)		\$349,136.94
	5000111	5000111 TWDB Bond Debt Service		\$200,657.37
	5000112	5000112 Franchise Fee-Staples		\$967.44
	5000113	5000113 Franchise Fees-Seguin		\$1,557.88
	5000115	5000115 TCEQ Regulatory Comp. Fees		\$18,919.94
	5000116	State Fee		\$9,650.95
	5000117	Engineering Fees - Developer Feasibility Studies		\$32,331.25
	5000122	Survey/Consultant Fees - Developer		\$17,196.75
	5000201	5000201 Interest Income		\$129,733.39
	5000202	5000202 Benevolence Contributions		\$1,912.14
	5000203	5000203 R & R Funded Depreciation		\$99,675.17
	5000218	5000218 - Admin Fees		\$7,700.00
	5000223	5000223 - Developer Inspection Fee		\$25,000.00
	8020001	8020001 Health Insurance	\$82,948.06	
	8020002	8020002 Life/AD&D/LTD	\$10,232.18	
	8020012	8020012 CCSUD Company & Property Ins	\$167,340.00	
	8030001	8030001 CRWA Bond payments	\$106,877.69	
	8035001	8035001 Engineering Fees General	\$42,006.15	
	8035009	8035009 Eng. Fees (Dev. Feasibility Study)	\$32,305.00	
	8035010	8035010 Eng. Fees - Cx Meter Req (Eng. Study)	\$845.00	
	8035011	8035011 EASEMENT FEES	\$105.00	
	8037001	8037001 Election Services	\$2,909.97	
	8037005	8037005 Web-based Program/Software Usage Fees	\$1,668.00	
	8037012	8037012 SCADA Support - Professional Svcs	\$7,886.25	
	8037016	Rate Study	\$525.00	
	8037017	8037017 Consultant Fee	\$29,396.00	
	8040002	8040002 Attorney Fees	\$120,533.70	
	8045004	8045004 Seguin Wastewater	\$77,448.72	
	8050002	8050002 Office Supplies	\$8,423.60	
	8050003	8050003 Postage / Freight	\$8,548.66	
	8050004	8050004 Office Equipment Maint/Purch/Lease	\$2,672.79	
	8050005	8050005 Company Telephones	\$10,136.92	
	8050006	8050006 Banking Fees	\$2,061.06	
	8050007	8050007 Office Facilities Maintenance	\$3,941.51	
	8050010	8050010 Annual Software Maintenance Fee	\$15,863.44	
	80515	80515 Bad Debt Expense	\$18,150.00	
	8060001	8060001 Pump & Motor Repair & Maint	\$13,075.27	
	8060007	8060007 Plant Maintenance	\$59,188.94	
	8060012	8060012 Licenses/Dues/Testing	\$496.75	

Budget Meeting 02/26/2026



**Crystal Clear Special Utility District**  
**Trial Balance**  
**Fiscal Year: 2025 - 2026**  
**For the Period Ending 11/30/2025**

<b>Fund</b>			<b>Debit</b>	<b>Credit</b>
<b>Account Number</b>	<b>Account Description</b>			
8060014	8060014 Training & Conferences		\$10,183.71	
8060016	8060016 TCEQ Annual Permit Fees		\$20,078.90	
8060017	8060017 Trash		\$2,113.46	
8060019	8060019 Chemicals		\$7,786.06	
8060020	8060020 Uniforms		\$12,419.52	
8060021	8060021 TCEQ Regulatory Comp Testing		\$7,549.25	
8060023	8060023 811 Services		\$2,145.90	
8060030	8060030 Annual Memberships/Dues		\$85.00	
8060031	8060031 CSI Credit		\$25,735.00	
8070001	8070001 Vehicle & Equipment Fuel		\$8,061.27	
8070002	8070002 Vehicle repair & maint.		\$25,391.96	
8070005	8070005 Equipment Maintenance & Repair		\$6,430.79	
8080001	8080001 Bluebonnet Electric		\$4,822.08	
8080003	8080003 New Braunfels Utilities		\$14,695.97	
8080004	8080004 GVEC utilities		\$12,340.00	
8100001	8100001 Wages - hourly		\$315,691.27	
8100002	8100002 Wages - Salary		\$92,233.74	
8100007	8100007 Retirement		\$84,459.42	
8100008	8100008 Payroll Taxes		\$31,245.53	
8150004	8150004 EAA Water Purchases		\$110,774.30	
8200002	8200002 GBRA water rights		\$25,733.34	
8200004	8200004 GCGCD		\$4,162.02	
8210001	8210001 CRWA Purch/Rights/O&M/Admin		\$469,083.57	
8210030	8210030 ARWA (HCPUA) CCSUD		\$501,555.30	
8210031	8210031 ARWA (HCPUA) Cherryville		\$272,745.50	
<b>Grand Total</b>			<b>\$118,176,420.29</b>	<b>\$118,176,420.29</b>

Board Meeting 02/26/2026

Crystal Clear Special Utility District					
Expenditure Statement:2025 - 2026					
for Accounting Period 11/30/2025					
Account Number	Account Description	Budget	Activity this Period	Expenditure YTD	Remaining Budget
Total Main Category	80200 Expense - Insurance	\$847,000.00	\$44,236.15	\$260,520.24	\$586,479.76
Total Main Category	80300 Bond Payments	\$644,500.00	\$53,633.01	\$106,877.69	\$537,622.31
Total Main Category	80301 Principal	\$1,520,900.00	\$0.00	\$0.00	\$1,520,900.00
Total Main Category	80302 Interest	\$1,620,650.00	\$0.00	\$0.00	\$1,620,650.00
Total Main Category	80350 Engineering Fees	\$532,450.00	\$41,454.20	\$75,261.15	\$457,188.85
Total Main Category	80370 Professional Fees	\$718,000.00	\$18,547.13	\$42,385.22	\$675,614.78
Total Main Category	80400 Legal and Accounting Fees	\$605,000.00	\$48,856.25	\$120,533.70	\$484,466.30
Total Main Category	80450 Fees	\$810,000.00	\$0.00	\$77,448.72	\$732,551.28
Total Main Category	80500 Office Expense	\$416,250.00	\$15,658.02	\$51,647.98	\$364,602.02
Total Main Category	80600 Operations & Maintenance	\$1,306,300.00	\$80,096.11	\$160,857.76	\$1,145,442.24
Total Main Category	80700 Vehicles & Mobile Equip	\$252,000.00	\$87.98	\$39,884.02	\$212,115.98
Total Main Category	80800 Electricity	\$198,660.00	\$7,416.44	\$31,858.05	\$166,801.95
Total Main Category	80900 Water System R & R	\$10,000.00	\$0.00	\$0.00	\$10,000.00
Total Main Category	81000 Salaries	\$3,499,970.00	\$249,110.95	\$523,629.96	\$2,976,340.04
Total Main Category	81500 Water Purchase	\$1,018,100.00	\$55,387.15	\$110,774.30	\$907,325.70
Total Main Category	82000 Water Rights	\$211,000.00	\$14,947.68	\$29,895.36	\$181,104.64
Total Main Category	82100 Regional Water Participation	\$7,914,616.00	\$624,145.85	\$1,243,384.37	\$6,671,231.63
Total Main Category	89000 Benevolence Fund Payouts	\$11,244.00	\$0.00	\$0.00	\$11,244.00
Grand Total		\$22,136,640.00	\$1,253,576.92	\$2,874,958.52	\$19,261,681.48

Crystal Clear Special Utility District				
Income Statement: 2025 - 2026				
For the Period Ending 11/30/2025				
<b>Account Number</b>	<b>Account Description</b>	<b>Approp Amount</b>	<b>Activity this Period</b>	<b>Expenditure YTD</b>
<b>Revenue</b>				
Total Main Category	50000 Revenue - Cx Acc. Activity	\$19,503,160.00	\$1,694,053.10	\$3,573,142.61
Total Main Category	50001 Revenue (Refund/In & Out) Rev.	\$6,030,802.00	\$271,927.37	\$881,151.11
Total Main Category	50002 Revenue - Other Income	\$1,201,823.00	\$133,926.75	\$264,020.70
Total Fund		\$26,735,785.00	\$2,099,907.22	\$4,718,314.42
<b>Expenditures</b>				
Total Main Category	80200 Expense - Insurance	\$847,000.00	\$44,236.15	\$260,520.24
Total Main Category	80300 Bond Payments	\$644,500.00	\$53,633.01	\$106,877.69
Total Main Category	80301 Principal	\$1,520,900.00	\$0.00	\$0.00
Total Main Category	80302 Interest	\$1,620,650.00	\$0.00	\$0.00
Total Main Category	80350 Engineering Fees	\$532,450.00	\$41,454.20	\$75,261.15
Total Main Category	80370 Professional Fees	\$718,000.00	\$18,547.13	\$42,385.22
Total Main Category	80400 Legal and Accounting Fees	\$605,000.00	\$48,856.25	\$120,533.70
Total Main Category	80450 Fees	\$810,000.00	\$0.00	\$77,448.72
Total Main Category	80500 Office Expense	\$416,250.00	\$15,658.02	\$51,647.98
Total Main Category	80600 Operations & Maintenance	\$1,306,300.00	\$80,096.11	\$160,857.76
Total Main Category	80700 Vehicles & Mobile Equip	\$252,000.00	\$87.98	\$39,884.02
Total Main Category	80800 Electricity	\$198,660.00	\$7,416.44	\$31,858.05
Total Main Category	80900 Water System R & R	\$10,000.00	\$0.00	\$0.00
Total Main Category	81000 Salaries	\$3,499,970.00	\$249,110.95	\$523,629.96
Total Main Category	81500 Water Purchase	\$1,018,100.00	\$55,387.15	\$110,774.30
Total Main Category	82000 Water Rights	\$211,000.00	\$14,947.68	\$29,895.36
Total Main Category	82100 Regional Water Participation	\$7,914,616.00	\$624,145.85	\$1,243,384.37
Total Main Category	89000 Benevience Fund Payouts	\$11,244.00	\$0.00	\$0.00
Total Expenditures		\$48,872,425.00	\$3,353,484.14	\$7,593,272.94
Total Fund		\$22,136,640.00	\$1,253,576.92	\$2,874,958.52
		Retained Earnings		\$12,465,989.49
		Total Revenues	\$2,099,907.22	\$4,718,314.42
		Less Total Expenditures	\$1,253,576.92	\$2,874,958.52
		Net Income	\$846,330.30	\$1,843,355.90
		New Retained Earnings		\$14,309,345.39

**FY 2025-2026 INVESTMENT REPORT  
NOVEMBER 2025**

INVESTMENT TYPE	BEGINNING BALANCE	CONTRIBUTIONS	WITHDRAWALS	INCOME EARNINGS	ENDING BALANCE	AVG. MONTH YIELD
<b>TEXAS CLASS</b>						
0001 GENERAL INVEST	\$ 595,984.11	\$ -	\$ -	\$ 2,014.95	\$ 597,999.06	4.11%
0002 BOND PLEDGE	\$ 2,189,793.51	\$ -	\$ -	\$ 7,403.42	\$ 2,197,196.93	4.11%
0003 REPAIR & REPLACEMENT	\$ 578,013.36	\$ -	\$ -	\$ 1,954.21	\$ 579,967.57	4.11%
0004 BENEVOLENCE	\$ 33,587.51	\$ -	\$ -	\$ 113.54	\$ 33,701.05	4.11%
0005 REQUIRED DEBT SVC	\$ 1,190,421.85	\$ -	\$ -	\$ 4,024.66	\$ 1,194,446.51	4.11%
0006 RESERVED FLEET & EQUIP	\$ 315,281.42	\$ -	\$ -	\$ 1,065.93	\$ 316,347.35	4.11%
0007 RESERVED CCSUD CIP	\$ 3,863,776.14	\$ -	\$ -	\$ 13,062.99	\$ 3,876,839.13	4.11%
0008 ZORN PROJECT	\$ 5,127,008.39	\$ -	\$ -	\$ 17,333.83	\$ 5,144,342.22	4.11%
0009 WATER ACQUISITION	\$ 779,301.89	\$ -	\$ -	\$ 2,634.74	\$ 781,936.63	4.11%
0010 WATER IMPACT ACCOUNT	\$ 871,899.15	\$ -	\$ -	\$ 2,947.80	\$ 874,846.95	4.11%
0011 STORAGE RECOVERY ACCT	\$ 662,037.22	\$ -	\$ -	\$ 2,238.29	\$ 664,275.51	4.11%
SWEEP ACCT	\$ 2,854,943.65	\$ 1,211,950.43	\$ 3,101,974.66	\$ 4,827.28	\$ 969,746.70	
MONEY MARKET ACCT	\$ 1,628,234.51	\$ 601,064.26	\$ -	\$ 3,561.58	\$ 2,232,860.35	2.21%
<b>TOTAL</b>	<b>\$ 20,690,282.71</b>	<b>\$ 1,813,014.69</b>	<b>\$ 3,101,974.66</b>	<b>\$ 63,183.22</b>	<b>\$ 19,464,505.96</b>	<b>3.95%</b>

CAP IMP BANK ACCT - INACTIVE

\_\_\_\_\_  
Jennifer Dickerman, Investment Officer/HR/Finance Mgr.

\_\_\_\_\_  
Stephanie Haseloff, Investment Officer/Development/Project Mgr.

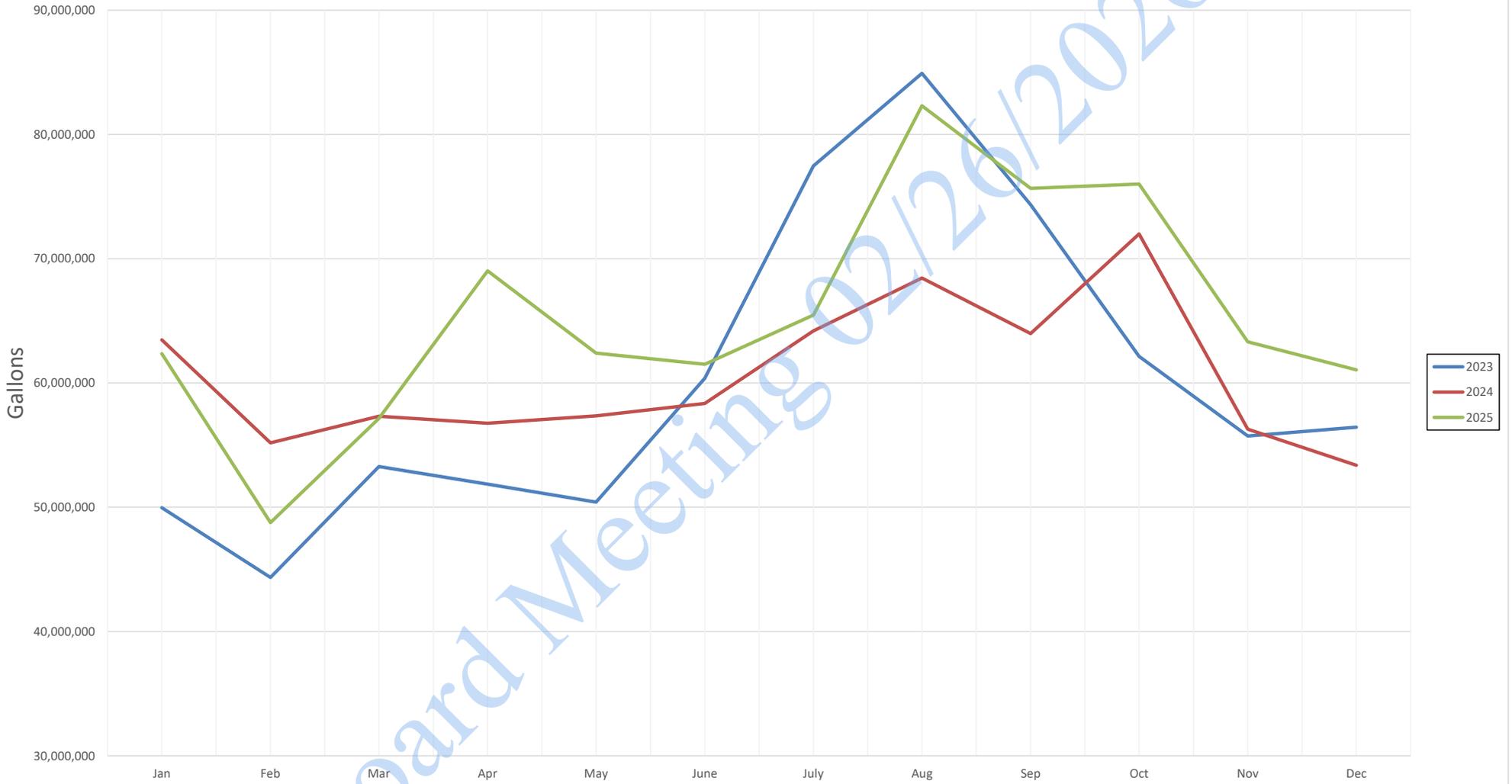
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Yesenia Marquez, Investment Officer/Office Mgr.

# WATER LOSS REPORT

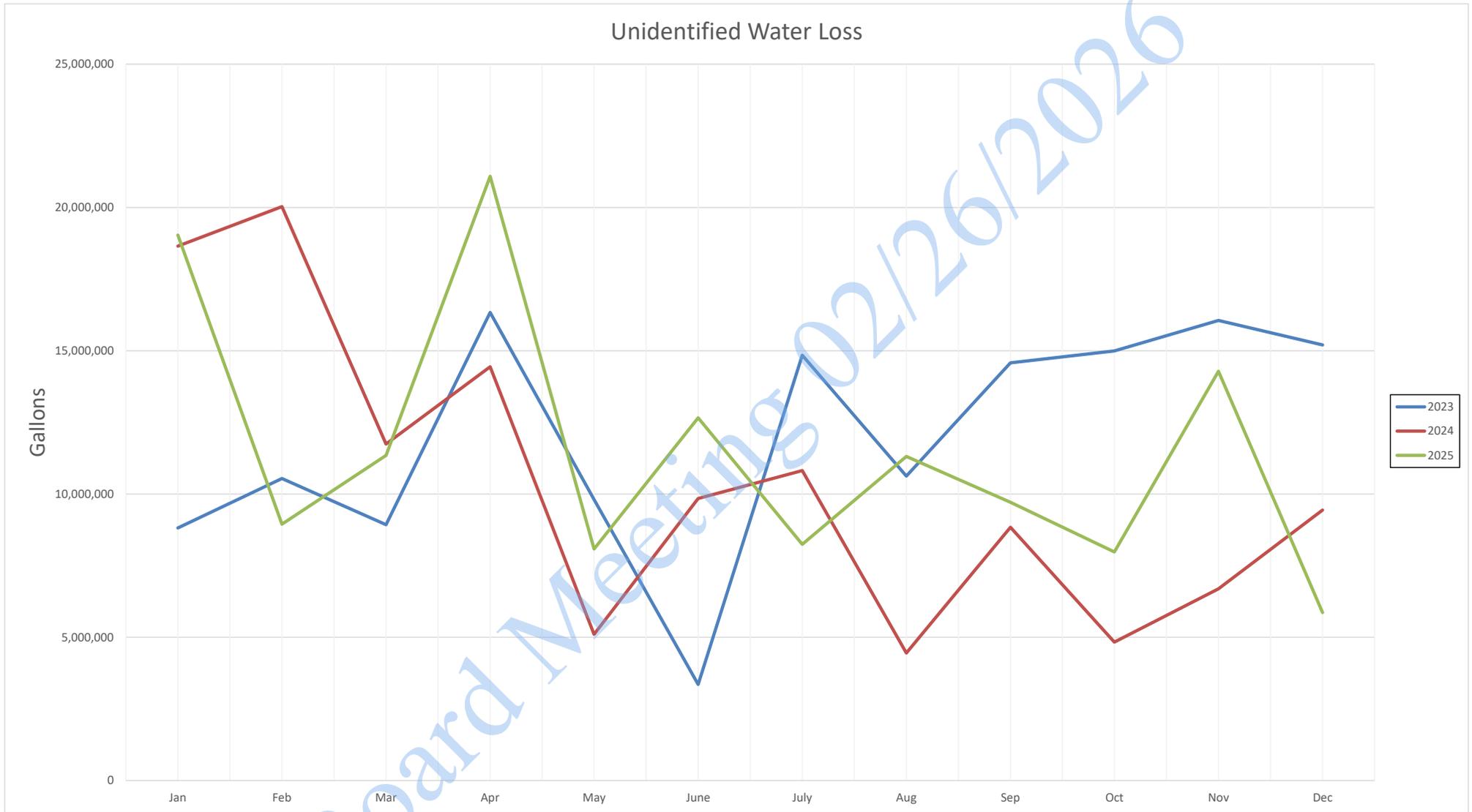
Month	Production (Gallons)	Metered (Gallons)	LOSS				WATER CONSUMPTION Customers Billed
			Identified Loss (Gallons)	Unidentified Loss (Gallons)	Total Loss (Gallons)	Unidentified Annual Avg %	
January 2024	63,466,910	40,340,991	4,477,125	18,648,794	23,125,919	20.95%	6,326
February 2024	55,181,338	33,846,371	1,306,310	20,028,657	21,334,967	21.91%	6,362
March 2024	57,320,408	38,875,983	6,701,300	11,743,125	18,444,425	22.17%	6,386
April 2024	56,761,367	41,148,517	1,175,233	14,437,617	15,612,850	21.78%	6,418
May 2024	57,355,279	48,297,984	3,951,802	5,105,493	9,057,295	20.96%	6,415
June 2024	58,357,175	47,201,235	1,314,740	9,841,200	11,155,940	21.87%	6,454
July 2024	64,195,289	51,758,297	1,620,451	10,816,541	12,436,992	21.72%	6,500
August 2024	68,446,100	62,868,797	1,126,038	4,451,265	5,577,303	21.36%	6,558
September 2024	63,984,128	54,328,619	815,498	8,840,011	9,655,509	20.87%	6,570
October 2024	71,993,291	64,752,106	2,409,178	4,832,007	7,241,185	19.20%	6,660
November 2024	56,280,370	47,418,541	2,170,857	6,690,972	8,861,829	17.90%	6,640
December 2024	53,377,188	40,617,535	3,321,340	9,438,313	12,759,653	17.18%	6,755
January 2025	62,353,733	40,356,606	2,962,651	19,034,476	21,997,127	17.26%	6,743
February 2025	48,763,990	36,743,995	3,075,114	8,944,881	12,019,995	15.88%	6,892
March 2025	57,147,871	44,052,721	1,749,138	11,346,012	13,095,150	15.82%	6,893
April 2025	69,023,513	47,163,846	772,778	21,086,889	21,859,667	16.47%	6,954
May 2025	62,401,174	52,715,489	1,606,417	8,079,268	9,685,685	16.76%	6,941
June 2025	61,498,674	48,314,104	525,273	12,659,297	13,184,570	17.07%	7,118
July 2025	65,463,541	56,545,324	674,934	8,243,283	8,918,217	16.69%	7,136
August 2025	82,308,542	68,314,969	2,680,858	11,312,715	13,993,573	17.30%	7,165
September 2025	75,668,432	62,376,580	3,582,853	9,708,999	13,291,852	17.14%	7,131
October 2025	76,014,022	64,211,894	3,826,504	7,975,624	11,802,128	17.46%	7,125
November 2025	63,307,670	45,640,371	3,384,460	14,282,839	17,667,299	18.28%	7,229
December 2025	61,059,724	51,248,386	3,948,581	5,862,757	9,811,338	17.65%	7,241

# WATER LOSS REPORT

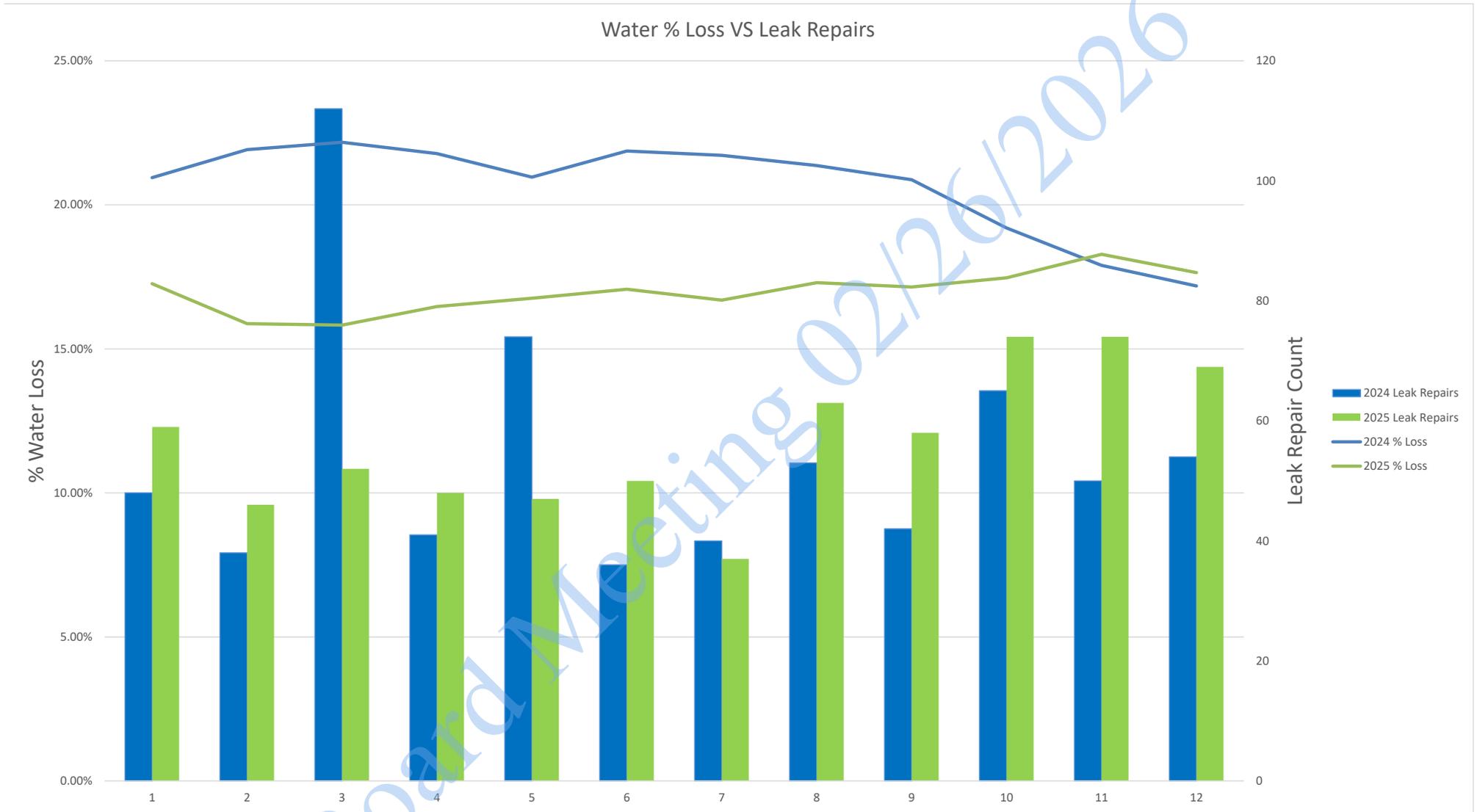
Production



# WATER LOSS REPORT



# WATER LOSS REPORT



Board Meeting 02/26/2026



**February 2026**

**Development/Project Monthly Report**

CCSUD Management continues negotiating the Non-Standard Service Agreements, Water and Wastewater, with multiple developers.

Staff continue our discussions with various potential developments.

Below please find updates on those already approved and moving through the construction process as well as CIPs:

1. Flying W: EST design has resumed.
2. Navarro Ranch Addition (450 LUEs): Legal is working to have this section added to the CCSUD CCN.
3. Kingsbury Crossings: Acquiring Rights of Entry (ROE) are still ongoing. Survey will begin the week of February 23, 2026, on the portion that has ROE.
4. Geronimo Heights: (200 LUEs) Working through ROEs
5. CIP-Old Bastrop Improvement: Working on Temporary Work Area (TWA) time extensions.
6. CIP-Swanson/Dietert RDs: Customers notified of infrastructure upgrade and easement acquisition necessity. ROEs have been acquired and Survey is scheduling.
7. CIP-Center Point: Customers notification complete and Survey to begin the week of March 2, 2026.
8. CIP-Bylerpool: Currently in title (looking for current easements and encumbrances/conflicts).
9. CIP-Kingsbury Phase II: Letter of Bid Award on February 26, 2026, Agenda.
10. CIP-Jahns Rd: in title (looking for current easements and encumbrances/conflicts).
11. CIP: Ilka Booster Station Rehab: Survey complete; however, this project will commence only after Kingsbury Phase II is online.

**Several smaller scopes of WNSSAs are in negotiations.**

The following developments are currently in design and/or construction with IWS (Integrated Water Services)

- Kyndwood: **ongoing**
- Gatehouse: **ongoing**

**Staff continue planning along with M&S Engineering on Board approved CIP projects. Please don't hesitate to ask me about these if you would like more information.**

**CCSUD inspectors each have several developments in different stages from wastewater plant construction, water line/appurtenance installation, and home builds.**

Thank you,  
Stephanie Haseloff



## M&S Monthly Project Update – February 26, 2026

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The following is a summary of our current projects for Crystal Clear SUD:

### **TWDB DFUND PROJECTS**

- **DFund EFR and Environmental:** Ardurra continues to work on environmental clearance for this project. The Environmental Document Form (EDF) for Herber Elevated Storage Tank (EST) and Trinity Wells have been updated to include agency coordination reports. Both EDFs were resubmitted to Texas Water Development Board (TWDB) on 1/12/26. The Offermann archaeology report is still under agency review. An updated final report was submitted 1/2/26. U.S. Army Corps of Engineers (USACE) verification letter for the Nationwide Permit (NWP) will not be issued until the archeology review is complete. The Offermann EDF will be updated and submitted once these two items are received. **Ardurra is working on a Water Pollution Abatement Plan (WPAP) for the Trinity wells.** All environmental efforts must be complete before the Texas Water Development Board (TWDB) reviews and approves the Engineering Feasibility Report (EFR).
- **Trinity Well Completion and Site Access:** Both sets of construction drawings are finished: 1) Well Completion; and 2) Pad Sites and Access Road Construction. Contract documents will be prepared after TWDB approves this project for bid.
- **Herber Elevated Storage Tank:** Design is complete. TWDB requirements from the Environmental Document Form (EDF) and Engineering Feasibility Report (EFR) review will be added to the contract documents and construction drawings once they are received. This project will go to bid after TWDB approves the EFR and construction documents.
- **Offermann Booster Station:** **M&S is finishing the design of the booster station. A full plan set will be delivered to CCSUD next month for their review.** Further design may be required depending on the results of the USACE and THC permits.
- **Offermann Transmission Main:** Design is complete. Waiting on environmental clearance and TWDB review for approval to advertise for bid.

### **DEVELOPMENT PROJECTS**

- **Zorn Elevated Storage Tank:** Construction is substantially complete. **A final walkthrough is scheduled for 2/19/26. M&S is working on project closeout with CCSUD and the construction management team.**
- **Flying W Elevated Storage Tank:** **M&S and CCSUD are collaborating with the developer on a few details regarding the fill line location and site access during construction. These details will be incorporated into the final design.**
- **Old Bastrop Waterline Upgrade:** M&S is currently working on the permits and encroachments for the designed waterline for the following: Energy Transfer gas line encroachment, Enterprise gas line encroachment, Texaco gas line encroachment, Comal County roadway, and Texas Department of Transportation (TxDOT).

- Kingsbury Crossings Water Main Upgrades: This is a 7.5 mile pipeline project to serve a new development along FM 20. **Topo survey is scheduled from 2/23 through 3/13. M&S is waiting on the results of SUE and geotechnical investigations. Once all data is received, design will begin.**
- FM 2623 Waterline Upgrades: On hold until developer pays for easement acquisition.
- FM 1978 Waterline Improvements: Design for this project is on hold because the development is no longer moving forward.

#### **IN-HOUSE FUNDED PROJECTS**

- Kingsbury Pipeline Phase 2: **Bids were received. The recommendation of award is on the board agenda.**
- ARWA Transmission Main: This water line project will allow the Alliance Regional Water Authority (ARWA) water source to be delivered to the proposed Offermann Booster Station. All three easements have been acquired. **The alignment is set and design has begun.**
- Swanson/Dietert Waterline Upgrade: The easement schedule is complete and CCSUD has identified those easements that need to be acquired. The route for the new water line has been established. CCSUD is working on right-of-entry for each property. Once right-of-entry is complete, M&S will schedule survey, geotech and SUE.
- Center Point Waterline Replacement: This project will replace approximately 4,000 feet of older, leaky pipe along Center Point Road between Francis Harris Lane and Old Zorn Road. **Survey is scheduled for the week of March 2<sup>nd</sup>.**
- Ilka Booster Station: This project will rehabilitate and recoat the ground storage tank, replace one pump and motor and make a few electrical upgrades to support the new pump. **M&S has received survey data. A site visit will be scheduled to verify survey data next month and design will begin shortly thereafter.**
- Kuenstler Generator: **This project is for design only for this budget year. The purpose is to integrate a new emergency generator at the booster station to keep the booster station operational during power outages.**
- Bylerpool Waterline Upgrade: The easement schedule is complete and CCSUD has identified those easements that need to be acquired. CCSUD is working on easement acquisition.





## **Subject: Proposal for Additional Headcount (5): 3 Leak Crew, 1 Meter Tech, 1 Operator**

### **1. Executive Summary**

- **Request for 3 Leak Crew members to support the Leaks Department.** The District has 30 – 40 outstanding leaks on average each week and we repair 65 – 80 leaks a month. In hiring more personnel in this department, it will allow for three separate Leak crews, and we will be able to stay on top of Leaks and smooth ups.
- **Key benefit:** Increases operational efficiency, enables faster response times to emergencies, and reduces costly, extensive property damage through specialized, proactive detection. This addition boosts productivity, allows for 24/7 service coverage, minimizes repair costs, and ensures consistent, reliable water system performance. This will decrease the customer complaints about taking too long once the leak is fixed that it takes for us to get back out to rectify the damages associated with the repair, i.e., smooth ups. **It will allow more employees to be able to do Customer Service Inspections, as they get certified.** It would decrease the amount of water loss as well.
- **Request for 1 Meter Technician to support the Meters Department.** The District continues to grow due to development, and we will need more personnel to support the number of meters in the ground based on current WNSSA's.
- **Key benefit:** Enhanced safety and compliance, improved operational efficiency, better customer service, and support for evolving technologies like smart meters.
- **Request for 1 Operator** to support the Operations Department. An additional operator helps ensure continuous coverage and adherence to all federal and state regulations for water quality sampling, reporting, recordkeeping, and system design/operation.
- **Key benefit:** Ensuring regulatory compliance, improving public health protection, and providing operational flexibility and support.

### **2. The Need (Current Situation)**

- 30 – 40 outstanding leaks on average per week. Based on current WNSSA's, we will be growing significantly and will need additional personnel in all three departments.



- We are paying a lot of overtime and could start seeing burnout amongst our current crews. Additional personnel would decrease the demand of overtime with reduction of outstanding leaks that turn into emergencies.

### 3. The Solution – Additional Personnel

- **Positions: Meter Tech, Leak Crew Member, Operator**
- **Key Responsibilities:**
  - **Leak Crew Member** - Will be responsible for all portions of leak repair including but not limited to labor in relation to erosion control, loading/unloading materials, traffic control, material assembly and installation.
  - **Meter Technician** - Will be primarily responsible for proper meter installations/replacements & readings.
  - **Operator** - Will be responsible for maintaining all portions of operations including but not limited to labor in relation to monitoring water production, storage filtration and disinfection facilities; monitor water distribution/wastewater collection systems including pipelines and satellite storage and pumping facilities; monitor elevated water storage tanks including valves and system monitoring equipment (SCADA). They are responsible to perform facility inspections, monitor and document their operation by reading equipment gauges, digital displays and other instrumentation as necessary; operate, adjust and monitor plant pumps, motors, pressure filtration equipment, chemical feeders and other equipment; participate in the review of work of outside contractors on all maintenance and installation activities and in the installation of water distribution and wastewater collection systems.
- **Alignment with Strategy:** Hiring additional personnel can support the development of a pipeline of skilled workers, including mentorship programs and on-the-job training for junior staff, which is vital for long-term workforce stability. In addition, it allows us to begin conducting Customer Service Inspections and projects in-house and not spend as much money on contractors.

### 4. Financial & Operational Impact

- **Total Estimated Cost: \$ 83,278/FTE; 5 Additional FTE = \$416,390** – The estimated cost is using \$25/hour for all five FTE requests. It includes all payroll expenses, i.e., wages, benefits, ER taxes, insurance, etc. This is an overestimate, as the majority would probably be hired < \$25/hour. **\$20/hour = \$66,623; 5 Additional FTE = \$333,115**



- **Return on Investment:** Hiring additional FTE provides a high, often compounding return on investment (ROI) by reducing costly emergency repairs, minimizing regulatory compliance fines, implementing strategies to reduce water loss, which can save the District millions in lost water. We currently pay a contractor to assist with Leaks when needed and have paid one vendor \$388,273 from 1/28/2025 – 2/4/2026. We could hire at least 4 FTE for that amount.

## 5. Consequences of Inaction

- Poses critical risks to public health and infrastructure. Key consequences include compromised water quality, potential violations of state and federal safety standards, and service interruptions, with small or rural communities being particularly vulnerable to system failures.
- If we continue with less personnel, we will begin seeing more turnover due to burnout, as well as risk of injury. Insufficient staff makes it harder to manage or upgrade aging water infrastructure.

Additional information - There is already a shortage of water and wastewater operators, driven by an aging workforce and retirements.

## 6. Recommendation

- Request for approval to begin recruitment by 3/1/2026.

*Sincerely,*  
**CCSUD Management**

**SHORT-TERM OPTION FOR POTABLE WATER RESERVATION AND  
DIVERSION CONTRACT**

THIS SHORT-TERM OPTION FOR POTABLE WATER RESERVATION AND DIVERSION CONTRACT (“**Option Contract**”) is made and entered into pursuant to Texas Special Districts Local Laws Code, Chapter 8511 (collectively the “**NRA Act**”) by and between the NUECES RIVER AUTHORITY (“**NRA**”), a conservation and reclamation district created pursuant to Article 16, Section 59 of the Texas Constitution, and Crystal Clear SUD (“**Customer**”). In this Option Contract, NRA and Customer are sometimes individually referred to as a “**Party**” and collectively referred to as the “**Parties.**” The effective date (“**Effective Date**”) of this Option Contract shall be the date it is last signed by a Party.

**RECITALS**

WHEREAS, pursuant to the NRA Act, a purpose of NRA is the conservation and development of the State of Texas’ (the “**State’s**”) natural resources inside the Nueces River Basin, including the control, storage, preservation, and distribution of the State’s water for municipal and industrial uses;

WHEREAS, NRA intends to enter into a formal agreement with the Port of Corpus Christi Authority (the “**Port**”) whereby the Port will lease property and permit use of the necessary regulatory permits to NRA to enable NRA to construct, own, and operate a seawater desalination plant on Harbor Island to enhance water supply and water resource security in the region;

WHEREAS, by virtue of its agreement with the Port, NRA will have license to certain water rights held by the Port authorizing NRA to divert seawater for desalination;

WHEREAS, Customer desires eventually—at a time subsequent to this Option Contract—to contract with NRA for the reservation and/or purchase and diversion of potable water resulting from NRA’s intake and treatment of seawater at its Harbor Island desalination plant;

WHEREAS, Customer desires to first acquire an option to contract with NRA for the future reservation and/or purchase and diversion of up to 3360.42 acre-feet per year of potable water for Customer’s future municipal or industrial use.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, NRA grants Customer a one-year option, which may be extended subject to the terms and conditions of this Option Contract, to contract for up to 3360.42 acre-feet per year of potable water resulting from NRA’s intake and treatment of seawater at its Harbor Island desalination plant for Customer’s future municipal or industrial use, and Customer agrees to pay NRA a one-time Option Fee for such right, upon terms and conditions hereinafter set forth, to-wit:

ARTICLE 1.

1.1 Customer specifically acknowledges that this Option Contract does not grant the Customer any right or option to purchase any portion of any certificate of adjudication or other water right owned by NRA or the Port now or into the future or to reserve and/or divert any water subject to the same and does not provide any right or option to purchase capacity in the desalination plant or any future conveyance infrastructure. Rather, this Option Contract involves only the option to contract with NRA for reservation and purchase of potable water supply. Terms and conditions relating to the reservation and/or purchase and diversion of potable water, including but not limited to transportation

at Customer's sole cost and expense, will be negotiated in a separate water supply agreement.

1.2 Customer specifically acknowledges that NRA and/or the Port reserve the right to seek amendment by the applicable regulatory authority to any certificate of adjudication or other water right held by NRA and/or the Port as deemed necessary by NRA and/or the Port.

1.3 Customer specifically acknowledges that the future availability and timing of potable water for reservation and/or purchase and diversion from the Harbor Island desalination plant is not guaranteed and is wholly dependent upon factors outside of NRA's dominion and control, including but not limited to regulatory permitting, entry of agreements with the Port, and the timely and competent performance of third-party contracted work.

1.4 By entering into this Option Contract, Customer warrants that it has exercised its due diligence in determining the viability and legality of obtaining future water service from NRA from the proposed Harbor Island desalination plant, including, but not limited to due diligence in determining whether Customer is located in the CCN of any other entity obligated to provide water service. Customer agrees, warrants, and represents that if it has determined that there are CCN, or any other obstacles to the receipt of water from NRA, it is solely Customer's responsibility to address and remove such obstacles.

1.5 NRA hereby grants Customer an option to contract for the reservation and/or purchase and diversion of up to 3360.42 acre-feet per year (the "**Option Quantity**") of potable water resulting from NRA's intake and treatment of seawater at its Harbor Island desalination plant for Customer's municipal or industrial use for a period of one (1) year commencing on the Effective Date, and terminating one (1) year from the Effective Date

(the “**Term**”) unless this Contract is terminated or renewed on or before such date pursuant to the terms herein.

1.6 The Parties agree that the Option Quantity shall represent the amount of potable water Customer shall be entitled to subsequently contract with NRA to reserve and/or purchase and divert from the Harbor Island Desalination plant if Customer exercises the option authorized herein, and that the Option Quantity stated herein may be increased but may not be decreased in any subsequent renewal or extension of this Option Contract.

1.7 The Parties agree that one of the following must occur on or before the end of the Term stated herein:

(1) This Option Contract may be renewed and extended for an additional one-year term upon the express written agreement of the Parties and conditioned upon the payment of an additional Option Fee, as defined in Article 2, at the then-prevailing rate at the time of the renewal; or

(2) Customer may exercise its option by entering into a water supply contract with NRA that identifies reservation and/or diversion quantities at such rates as may be adopted in future.

The parties agree that if neither of the events described above occur on or before the end of the Term stated herein, this Option Contract shall automatically terminate as of the next day immediately following the end of the Term.

## ARTICLE 2.

2.1 For the right to preserve the option to subsequently reserve and/or purchase and divert up to 3360.42 acre-feet per year potable water as provided by this Option Contract, Customer unconditionally agrees to pay NRA the sum of \$24.44 per acre-foot, or the total sum of \$164,257.32 (the “**Option Fee**”), to preserve Customer’s option. The total sum will be paid to NRA in two installments of \$82,128.66. The first installment

will be paid on or before 5<sup>th</sup> April, 2026. The second installment will be paid on or before 5<sup>th</sup> April, 2027. The Option Fee(s) paid by Customer shall be non-refundable when made and shall not apply against the purchase price of any water purchased by Customer in the future.

2.2 Customer specifically acknowledges that payments made pursuant to the terms of this Option Contract are for the purpose of securing Customer's option for future reservation and/or purchase and diversion of potable water from the Harbor Island desalination plant, and NRA has the right to use such payments or portions thereof to finance the Harbor Island desalination plant project, at the sole discretion of NRA.

### ARTICLE 3.

3.1 The execution of this Option Contract has been duly authorized by NRA and Customer pursuant to proper notices and procedures and each Party warrants and represents to the other that it is duly authorized to execute this Option Contract upon the terms set forth herein.

3.2 This Option Contract may not be assigned by Customer without NRA's agreement to same in writing.

3.3 The Parties agree that this Option Contract shall not be construed in favor or against either Party on the basis that the Party did or did not draft this Contract.

3.4 This Option Contract shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party.

3.5 No modifications to or rescission of this Option Contract may be made except by a written document signed by NRA's and Customer's authorized representatives.

3.6 This Option Contract is by and between NRA and Customer and is not intended, and shall not be construed to create the relationship of agent, servant, employee,

partnership, joint venture, or association as between NRA and Customer nor between Customer and any officer, employee, contractor, or representative of NRA. No joint employment is intended or created by this Option Contract for any purpose. Customer agrees to so inform its employees, agents, contractors, and subcontractors who are involved in the implementation of or construction under this Option Contract.

3.7 Any notice, request or other communication under this Option Contract shall be given in writing and shall be deemed to have been given by either party to the other party at the addresses shown below upon any of the following dates:

- (a) The date of notice by electronic mail, which is confirmed promptly in writing;
- (b) Three business days after the date of the mailing thereof, as shown by the post office receipt if mailed to the other party hereto by registered or certified mail;
- (c) The date of actual receipt thereof by such other party if not given pursuant to (a) or (b) above.

The address for notice for each of the Parties shall be as follows:

Nueces River Authority  
539 South Highway 83  
Uvalde, Texas 78801

Crystal Clear SUD  
2370 FM1979  
San Marcos, TX 78666

or the latest address specified by such other Party in writing.

3.8 In the event that any clause or provision of this Option Contract shall be held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not affect any of the remaining provisions of this Option Contract.

3.9 Venue for any disputes arising out of this Contract shall be in Uvalde County, Texas.

3.10 Each signatory to this Contract agrees, warrants, and represents that such person is authorized by the Party associated with such signature to execute this Contract

SIGNED IN DUPLICATE ORIGINALS this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

NRA

By: \_\_\_\_\_  
Name: John J. Byrum II  
Title: Executive Director

ATTEST:

\_\_\_\_\_  
Eric Burnett  
President, Board of Directors

(SEAL)

CUSTOMER

By: \_\_\_\_\_  
Name: Michael Saldana  
Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Board Meetings 02/26/2026



February 18, 2026

Michael Saldaña, Interim General Manager  
Crystal Clear Special Utility District  
2370 FM 1979  
San Marcos, TX 78666

Sent: Via email to [msaldana@crystalclearsud.org](mailto:msaldana@crystalclearsud.org)

RE: Recommendation of Award for the Kingsbury Pipeline Phase II Project

Mr. Saldaña:

As you are aware, sixteen (16) proposals for the above referenced project were received on Tuesday, February 10, 2026, via CivCast online bidding. All proposals were received by the 2:00 p.m. deadline.

Each proposal was evaluated and scored based on the evaluation criteria included in the advertised request for proposals. A summary of the Proposal Evaluation Results is attached to this letter.

As indicated by the attached scoring summary, the highest scoring proposal was submitted by JM Pipeline, LLC. The review of their qualifications indicates that JM Pipeline, LLC is a reputable contractor and capable of delivering this project. M&S Engineering recommends that the subject contract be awarded to JM Pipeline, LLC.

The total base proposal amount of \$807,185.00 was submitted for construction of 3,300 linear feet of 8-inch and 270 linear feet of 12-inch water main through the town of Kingsbury.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Carissa Parker".

Carissa Parker  
M&S Engineering, LLC

Attachment: Proposal Evaluation Results (1 page)

**Crystal Clear SUD  
Kingsbury Pipeline Phase II  
Proposal Evaluation Results**

Bid Number	1	2	3	4	5	6	7	8
Company Name	Afresh Vision Enterprises, LLC *	All-Pro Paving, LLC	AO Services	Atlas Construction Corp.	Bell Contractors Inc.	BlackRock Construction	Capital Underground Utilities, LLC	EZ Bel
Primary Contact	Madison Huckman	Jeff Haecker	Cassie Carter	Erika Sanchez	Jonathan Perez	Donny Gamblin	Horacio Luna	Randy Hood
Location	1100 Manley, Navasota, TX 77868	116 South Parkway Dr La Vernia, TX 78121	25565 Ronald Reagan Blvd. Georgetown, TX	316 Sunset Dr. Granite Shoals, TX 78654	3082 W. Hwy 190 Belton, TX 76513	1475 Heritage Pkwy Ste. 113 Mansfield, TX 76063	918 Tassell St Houston, TX 77076	203 Recoleta Rd San Antonio, TX 78216
Date Proposal Received	2/10/2026	2/10/2026	2/10/2026	2/10/2026	2/10/2026	2/10/2026	2/10/2026	2/10/2026
<b>Scoring Summary</b>								
Total Score - Reviewer 1	29	60	62	82	57	76	63	64
Total Score - Reviewer 2	22	63	67	80	57	79	50	59
Combined Total of Scores	51	124	129	163	114	155	113	123
Combined Scores Average	25	62	65	81	57	78	56	62
<b>Rank</b>	<b>16</b>	<b>9</b>	<b>8</b>	<b>3</b>	<b>13</b>	<b>5</b>	<b>14</b>	<b>10</b>
	9	10	11	12	13	14	15	16
Company Name	Guerra Underground, LLC	Herschap Backhoe & Ditching Inc	JM Pipeline, LLC	M.C. Ethridge Co.	Mercer Construction Co.	Qro Mex Construction Co Inc.	Vaca Underground Utilities, Inc. *	V.K. Knowlton Constuction & Utilities, Inc.
Primary Contact	Kody Molina	John Herschap	Emily Morales	Marcus Ethridge	Mike Mercer	Arturo Rubio	Cristal Vaca	Chase Webb
Location	9810 FM 969 Austin, TX 78724	PO Drawer 489 Bastrop, TX 78602	PO Box 1999 Burnet, TX 78611	1520 FM 306 New Braunfels 78132	909 N. Colorado Edna, TX 77957	2801 Prairie Creek Rd Granite Shoals, TX 78654	5721 Elberta St Houston, TX 77050	18225 FM 2252 San Antonio 78266
Date Proposal Received	2/10/2026	2/10/2026	2/10/2026	2/10/2026	2/10/2026	2/10/2026	2/10/2026	2/10/2026
<b>Scoring Summary</b>								
Total Score - Reviewer 1	81	65	98	60	72	83	56	56
Total Score - Reviewer 2	85	79	91	57	71	77	50	61
Combined Total of Scores	166	144	189	118	143	160	106	117
Combined Scores Average	83	72	94	59	71	80	53	59
<b>Rank</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>11</b>	<b>7</b>	<b>4</b>	<b>15</b>	<b>12</b>

\* These two bidders are disqualified due to insufficient or missing bid bond.

Starting cash on hand	\$20,008,117	Cash Minimum											End Date	Sep 2026					
		Balance Alert																	
		25%																	
		Starting Date			Oct 2025			Balance Alert			% of Expense Budget Spent		% of Revenue Gain						
		ACTUAL	ACTUAL	ACTUAL	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST		
		Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total	FY2025 Budget				
Cash on hand (beginning of month)	\$20,008,117	\$20,665,508	\$21,314,480	\$19,903,015	\$20,216,110	\$20,445,800	\$20,675,489	\$20,689,442	\$20,819,132	\$20,834,922	\$21,498,849	\$22,186,120							
<b>Revenue</b>																			
CX ACCT ACTIVITY	\$1,879,090	\$1,694,053	\$1,634,398	\$1,300,000	\$1,100,000	\$1,100,000	\$1,000,000	\$1,000,000	\$1,600,000	\$1,650,000	\$1,557,581	\$1,759,363	\$17,274,485	\$19,503,160					
REFUNDABLE-IN&OUT	\$609,224	\$271,927	\$233,706	\$631,038	\$631,038	\$631,038	\$631,038	\$631,038	\$631,038	\$631,038	\$631,038	\$631,038	\$6,794,202	\$6,778,802					
OTHER INCOME	\$130,094	\$133,927	\$126,748	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$1,200,769	\$1,201,823					
TWDB REIMBURSEMENT													\$0						
CAPITAL PROJECTS REIMBURSEMENT													\$0						
Total Cash Revenue	\$2,618,407	\$2,099,907	\$1,994,852	\$2,021,038	\$1,821,038	\$1,821,038	\$1,721,038	\$1,721,038	\$2,321,038	\$2,371,038	\$2,278,620	\$2,480,401	\$25,269,456	\$27,483,785					
Total Cash Available	\$22,626,524	\$22,765,415	\$23,309,331	\$21,924,053	\$22,037,148	\$22,266,838	\$22,396,528	\$22,410,481	\$23,140,170	\$23,205,960	\$23,777,468	\$24,666,521	\$25,269,456	\$27,483,785					
<b>O&amp;M Expenses</b>																			
INSURANCE	\$216,284	\$44,236	\$41,462	\$57,338	\$57,338	\$57,338	\$57,338	\$57,338	\$57,338	\$57,338	\$57,338	\$57,338	\$818,023	\$847,000					
CRWA BOND PAYMENT	\$53,245	\$53,633	\$53,633	\$53,633	\$53,633	\$53,633	\$53,633	\$53,633	\$53,633	\$53,633	\$53,633	\$53,633	\$643,208	\$644,500					
NOTES PAYABLE	\$78,760	\$0	\$1,126,000	\$79,404	\$0	\$0	\$80,205	\$0	\$0	\$80,710	\$0	\$0	\$1,445,079	\$1,520,900					
INTEREST ON LOANS	\$64,446	\$0	\$734,500	\$37,190	\$0	\$0	\$35,532	\$0	\$713,900	\$35,053	\$0	\$0	\$1,620,621	\$1,620,650					
REQUIRED BOND COVENANTS	\$222,221	\$222,221	\$222,221	\$222,221	\$222,221	\$222,221	\$222,221	\$222,221	\$222,221	\$222,221	\$222,221	\$222,221	\$2,666,655	\$2,666,655					
ENGINEERING FEES	\$33,807	\$41,454	\$34,228	\$45,718	\$45,718	\$45,718	\$45,718	\$45,718	\$45,718	\$45,718	\$45,718	\$45,718	\$520,951	\$532,450					
PROFESSIONAL SERVICES	\$23,838	\$18,547	\$58,903	\$68,401	\$68,401	\$68,401	\$68,401	\$68,401	\$68,401	\$68,401	\$68,401	\$68,401	\$716,898	\$718,000					
LEGAL & FINANCIAL	\$71,677	\$48,856	\$46,724	\$48,446	\$48,446	\$48,446	\$48,446	\$48,446	\$48,446	\$48,446	\$48,446	\$48,446	\$603,271	\$605,000					
STATE FEE & FRANCHISE FEES	\$77,449	\$80,931	\$156,431	\$67,865	\$67,865	\$67,865	\$67,865	\$67,865	\$67,865	\$67,865	\$67,865	\$67,865	\$925,596	\$810,000					
OFFICE EXPENSES	\$35,990	\$15,658	\$12,289	\$36,878	\$36,878	\$36,878	\$36,878	\$36,878	\$36,878	\$36,878	\$36,878	\$36,878	\$395,839	\$416,250					
OPERATIONAL EXPENSES	\$81,881	\$80,096	\$54,549	\$114,432	\$114,432	\$114,432	\$114,432	\$114,432	\$114,432	\$114,432	\$114,432	\$114,432	\$1,246,414	\$1,306,300					
VEHICLES & EQUIPMENT	\$39,796	\$88	\$24,743	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$235,627	\$252,000					
ELECTRICITY	\$24,442	\$7,416	\$7,182	\$15,838	\$15,838	\$15,838	\$15,838	\$15,838	\$15,838	\$15,838	\$15,838	\$15,838	\$181,582	\$198,660					
WATER SYSTEM R&R	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$1,000	\$10,000					
PAYROLL	\$274,519	\$249,111	\$289,527	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$3,459,157	\$3,499,970					
WATER PURCHASES	\$55,387	\$55,387	\$62,887	\$94,000	\$94,000	\$94,000	\$94,000	\$94,000	\$94,000	\$94,000	\$94,000	\$94,000	\$1,019,661	\$1,018,100					
WATER RIGHTS	\$14,948	\$14,948	\$31,549	\$18,110	\$18,110	\$18,110	\$18,110	\$18,110	\$18,110	\$18,110	\$18,110	\$18,110	\$224,439	\$211,000					
REGIONAL WATER PARTICIPATION	\$619,239	\$624,146	\$581,212	\$656,752	\$656,752	\$656,752	\$656,752	\$656,752	\$656,752	\$656,752	\$656,752	\$656,752	\$7,735,367	\$7,914,616					
BENEVOLENCE FUND CONTRIBUTIONS	\$937	\$937	\$937	\$937	\$937	\$937	\$937	\$937	\$937	\$937	\$937	\$937	\$11,244	\$11,244					
Subtotal	\$1,766,644	\$1,335,445	\$3,317,257	\$1,707,943	\$1,591,349	\$1,591,349	\$1,707,086	\$1,591,349	\$2,305,249	\$1,707,111	\$1,591,349	\$1,591,849	\$21,792,733	\$22,136,640					
<b>Capital Items</b>																			
CCSUD FUNDED	\$194,372	\$115,491	\$89,060										\$398,923	\$3,113,372					
TWDB FUNDED - OFFERMAN/TRINITY/HERBER	\$10,367		\$8,106										\$18,473	\$17,966,366					
BAIRD FUNDED - ZORN PROJECT	\$17,060	\$165,751	\$196,114										\$378,925	\$3,499,781					
Total Cash Paid Out	\$1,961,016	\$1,450,936	\$3,406,317	\$1,707,943	\$1,591,349	\$1,591,349	\$1,707,086	\$1,591,349	\$2,305,249	\$1,707,111	\$1,591,349	\$1,591,849	\$796,321	\$24,579,519					
Cash on hand (end of month)	\$20,665,508	\$21,314,480	\$19,903,015	\$20,216,110	\$20,445,800	\$20,675,489	\$20,689,442	\$20,819,132	\$20,834,922	\$21,498,849	\$22,186,120	\$23,074,672							