

McLennan County Water Control
& Improvement District No.2

P.O. Box 116

Elm Mott, Texas 76640

Phone: (254) 829-1824

Fax: (254) 829-9776

mclennanowcid2@outlook.com

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The McLennan County Water Control & Improvement District #2 Board of Directors met in a regular session Monday July 7th, 2025, at 6:00 P.M. in the Water Department Board Room with the following members present:

David Streibel Veronica Kaluza Ray Bartosh

Others

Office Manager- Rhonda Taylor

Maintenance – Steven Nelson

District's Attorney- Kathleen Dow

District's Engineer-

Meeting called to order at 6:00 p.m. by Vice-President Ray Bartosh.

David Streibel made a motion to approve June 9th, 2025, regular session. Veronica Kaluza seconded the motion. Voted and carried.

Visitors

Chuck Wilson (Mayor of City of Lacy Lakeview)

Calvin Hodde (City of Lacy Lakeview)

Kenny Bishop (145 S. Charles)

Chuck Wilson and Calvin Hodde approached the Board of Directors to possibly combine water and sewer resources, especially for the development going in on the three hundred (300) acres at the end of South Katy. No Action.

Kenny Bishop approached the Board of Directors regarding the new owners of the house across the road from him as they are remodeling and Kenny Bishop is thinking they will be building a duplex or apartments, which will attract heavy traffic and trash, Kenny Bishop wanted to know from the Board of Directors who determines how many water and sewer taps they can have, response was the engineer determines the amount of meters and sewer taps one location can have. No action.

Steven Nelson and Tommy Crum presented the Board of Directors with their monthly report (enclosed). Ray Bartosh advised Steven Nelson to find where we are losing water. No action.

The Board of Directors discussed the 20-foot utility easement. BEING all of Lot 13, Block F of the Forest Park Addition, Part Three, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 1440, Page 559 of the Deed Records of McLennan County. Called 9.534 Acres Pelco Rental Properties, Ltd. MCC #2005020989 Tract 1, owner Benjamin Norris (map included). The Board of Directors advised Steven Nelson to check the Norris owned area around the Fire Hydrant located at the end of Woodforest/Oakforest and check lines for leaks. After Discussion with the water District's attorney Kathleen Dow, Ray Bartosh made a motion to allow said Benjamin Norris to make an addition to his home of four hundred (400) square feet in the easement area due to no water lines in that area. David Striebel seconded the motion. Voted and carried.

Board members looked over profit and loss. No Action

The Board of Directors did not enter closed session (Pursuant to Texas Government Code Section §551.071/§551.074).

Ray Bartosh made a motion to pay the bills. David Streibel seconded the motion. Voted and carried.

Ray Bartosh made a motion to adjourn. David Streibel seconded the motion. Voted and carried.

Approved: _____
Robert Hutyra, President

Approved: _____
Ray Bartosh, Vice-President

*This meeting is recorded and can be released upon an open records request.

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The McLennan County Water Control & Improvement District #2 Board of Directors met in a regular session Monday January 5th, 2026, at 6:00 P.M. in the Water Department Board Room with the following members present:

Robert Hutyra Ray Bartosh David Streibel Veronica Kaluza

Others

Office Manager- Rhonda Taylor
Maintenance – Steven Nelson
District's Attorney- Kathleen Dow
District's Engineer-
Auditor-

Meeting called to order at 6:00 p.m. by President Robert Hutyra.

Ray Bartosh made a motion to approve December 1st, 2025, regular session. David Streibel seconded the motion. Voted and carried.

Signed in Visitors

Kenny Bishop

TRC Engineers have nothing to currently report. No action

Robert Hutyra, Discuss and take action regarding future growth with Lacey Lakeview.

David Streibel and Ray Bartosh advised, We got hearing visitors.

Ray Bartosh, We got hearing visitors.

David Streibel, we have hearing the visitors if they want to speak, Ray Bartosh, We do have a visitors.

Robert Hutyra, Okay, visitor?

Visitor, No question.

Robert Hutyra, Okay, next item.

Robert Hutyra, Discuss and take action regarding future growth with Lacey Lakeview.

And representatives are here.

Thank you all for letting us come. I'm Chuck Wilson, the mayor. This is Calvin Hodde, our city manager. Some of you know one or another. We came back in July with sort of a vague,

so you, hey, you know, we've got a new administration and we're looking to growth and what would it look like if Lacey Lakeview and Elm Mott cooperated. What would it look like if we worked together? Sort of a vague thing. We knew about data marks that were considering the area, but we had confidentiality issues. We couldn't really go into any detail. We wanted to plant that seed to have people think about what your preferences and desires were for the long term. So you'd maybe not have to be hit with this all at once. Now that news is out, and so we're coming around again and speaking to the water districts in the area to kind of give a little bit more detail about what our thoughts and what our plans are within the context of all of these data centers all over the country, including the ones that are locating in McLennan County. They're up against tremendous logistical constraints. There's not enough water, there's not enough power, there's not enough data cable, there's not enough natural gas. And they're all scratching and creating, they're bringing some of these things to them. They're spending millions of dollars to bring pipelines, to put wires in the air, make tender offers on entire electrical generation plants. So there's going to be, one of the, to me it's a beneficial thing of all of this is there's going to be a tremendous amount of investment, a lot of it foreign money that's going to upgrade the entire national and state infrastructure on all these things that I mentioned. And that's obviously going to probably happen here. Now, within that context, not all of these guys are going to be able to get what they want. Some of them are going to be successful and they're going to get what they need. They're going to get up and running. And the guys who, the programs that are a little further behind and can't get those things are going to get left behind and fail. So everything we're talking about here kind of comes with the yeah, but or the or the caveat that it might not happen, okay, but the people that we've talked to seem to be very well financed. They've got experience in the industry. They've got good contacts with state government. And we have already passed written, received a written request for annexation and have passed a eight-page non-binding MOU it's 8 pages because it's well okay if this happens and this happens and this happens and this happens sure we would love to add annexation of the data center that's being the property where the data center is at.

Ray Bartosh, So we annex something like that and like the entity that we are we're kind of we're not in direct the middle of that right? How does that work?

Our city attorney has told us that annexation, that CCNs follow annexation. So that when the city annexes new area that happens to not be in their current CCN, that becomes an eligible area for them to deliver water. Certainly we've already seen some instances where people have come to y'all for meters. And of course, that's a question for you to ask her when we're gone is, if she concurs with that assessment of our city attorney. Because we asked it twice. We're like, are you sure? Because we were a little, well, we had other people suggest that that's not possible. But that's what our city attorney's understanding is. I was more of the understanding that if you annex something that's in a different CCN, it becomes the option of the landowner to request from A or request from B.

Ray Bartosh, That went in effect here just went in the last couple years ago, right?

Chuck Wilson I don't know. There have been a number, every session these things changes. And generally speaking, they're getting more restrictive for control and giving landowners more say in what they're doing. As a general rule, the trend on all things, you see it with the ETJ and with annexation now. Annexation doesn't happen without a request. And even ETJ owners can opt out of extraterritorial jurisdiction now with just sending in a letter. It's not like a, it's a non-adjudicable request. If you send in a letter, you're out. And of course, that's instructed. That's what creates the opportunity for us. Because under the old rules, what would have happened is Waco

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would have run a pipe over to them and dropped them water, cut a negotiation for some number for the equivalent of property taxes, and moved on down the road. And all of that revenue, whatever it was, it's going to go to pay for infrastructure in the ground on the other side of the city. So part of what our, was we looked at this through the summer and started talking to these guys, here's an opportunity for this side of the river, for this community. And I'm talking about the Connally School District. Certainly those of us that grew up in Lacey Lakeview, you know, we look, because of our schooling, we look at Chalk Luff and Ross and Elm Mott is kind of all one community that, now obviously each of the four have their own identities, but we all went to school together. Everybody knows everyone and we don't think of that as foreign territory. And so I'll be frank with you, when we met with Waco in an informal meeting with Waco and the county and other number of people. And I told them what my red lines were, there will be municipal taxation on this facility. and there will be an overlay district because the money generated here from the tax base here will stay here. Because the worst possible thing that could happen is for all this impact to happen out here and all the tax revenue to go pay for pipes on the other side of the river. They're already in the ground. Which is why we come here tonight to talk to y'all. One of the key things about, all of these data centers are different. So please don't, if you hear something, about a data project elsewhere that's at variance with this. It's not necessarily a conflict at all. There's at least four major cooling systems in these data centers that I'm aware of, and I'm sure there's more than that. The quietest and the least expensive, if you can get the water, is a water-cooled system, which is what the Ross Data Park intends to use. Ergo, their request to come to us to be able to bring them water.

Ray Bartosh, So they're going to have chillers instead of DX chillers outside, they're going to have water-cooled chillers inside.

Chuck Wilson, I believe they, I don't think that there's chillers. They're using a system where the water comes in and cools the equipment and goes into cooling parts.

Ray Bartosh, Mechanical cooling, but they have to have something to create the chill water. And if you use closed-loop system, you're using air-to-air. If you're using chillers, you're using air-to-water.

David Streibel, Would they recycle their one? Chuck Wilson, They're going to recycle, and that's the big deal. They're going to have, I'm estimating probably 50 acres just by looking at the map, probably 50 acres, 10% of the property will be in three cooling ponds. where the water comes out and then they're going to have a package plant on site because they have to then clean that water out coming out of the cooling pond for any algae and fish scales and duck feathers or whatever else might be in there.

So they're almost going to be like water source heat pumps. Kind of like. You know more than we do.

Ray Bartosh, It's like Midway ISD, right? I mean, the high school, it's all drilled and they use water source for condensing. which is from the earth to transfer the heat away from the water and make it cool.

Chuck Wilson, Yeah, the geothermal thing, yeah. I mean, it's a shame they can't just drop a pipe in the river, bring it up, and circle it right back out, just like they do over Trading House. You know, Trading House would be a perfect place for one of these data centers. You pull the water in on one side of the peninsula and dump it out on the other. And this particular system that they have is able to use up to 80% gray water. And so that's how they came to us. We were the closest municipality with a sewer system. So tell us about your sewer. And we've got a pretty serious,

you know, we got a \$15 million need on our sewer system. Our pipe's full. I mean, it's flowing, but in a rain event, it overflows.

Ray Bartosh, Y'all sending it to Waco?

Chuck Wilson, We're sending it to Waco.

We've got a 15-inch line that goes to Waco.

And we were looking at buying a package, and how are we going to treat it? How are we going to treat it? Doesn't make any sense for us to upgrade from a 15 to a 27, because the 48 that we're taking it to is 78% full. That's the reason Waco bought that land at the end of Buster Chatham for a That's how I started on this journey. I heard that they had bought land down there and I went to talk to them. And it was patently apparent to me they had no plans. That is for China Spring sewage to get around their 48-inch main that's full. Any more growth in China Springs is going to overload that line.

Ray Bartosh, So they're going to bring it across the river.

Chuck Wilson, Bring it under the river and treat it here and have no plans whatsoever to bring any pipes our way because part of our city is not serviced by sewer. And so, I'm looking at like, I'm on my own on this thing. I got a problem and Waco's not going to, they're penciled in their 2030 budget and they were not having any money scheduled for that process. So they're, Waco's got its own issues, like every city, no sovereign power in water district or city has the tax base and the revenue to do everything that it should do. You're always figuring out what you can put off and how long you can put it off. And we're in the same boat like everybody else. We just don't have a lot of tax base. Our numbers are smaller, so you have, it's harder to move things around. And so that's how these guys heard about us, the people we were talking to about the package plants.

Ray Bartosh, How are you going to get on water? Or how are you going to route?

Chuck Wilson, That's the easiest part is the Katy Parkway is owned by the county. We can just run a pipe from us all the way down Katy Parkway. That's pretty good. So that's the most elegant part of the whole solution. Where's Katy Parkway? That's the old railroad right away that goes all the way to Ross. And of course.

Ray Bartosh, Waco owns that?

Chuck Wilson, It's County. County.

County owned, yeah.

I knew that already. And then, and got to be honest with you guys, if we're going to be bringing in all this infrastructure, it should be infrastructure to develop everything between here and the river. I mean, that's to me, if Waco's going to do it, they're going to run it. They're going to tap into this water line and bring it off and they're going to walk away. They're not going to worry about any sewer lines, any water lines, or any of that. And if we're going to do it, it's going to, you know, we can run water supply up the Katy Parkway, but we could run sewer collection and other water down the White Rock Creek Basin. And we've had a request for annexation on the property next to the school that's in your CCN. I think they asked y'all for a couple 100 meters. You all said, you know, we couldn't supply them. They came to us. So we're there. They asked us to put, we were going to.

Ray Bartosh, Yeah, we were too close to our max limit.

Chuck Wilson, Yeah. And so we were thinking, we were tentatively penciled in for this month, but they asked us to hold off. Apparently they have another small property or something that they're trying to add to the package. But they're willing to entertain a package plant down there, which would allow us to pick up a lot of Northcrest and area so we could end up, I would like to

have multiple package plants so that we can get this effluent picked up. The cost of the pipe is just 3 million a mile for a 27 inch sewer pipe. And when I heard that, I was like, well, the old sewer systems of having a central facility and taking everything to it, I don't know that that's economical to build anymore.

Ray Bartosh asked "So what kind of plants are you talking, what kind of sewer plant are you talking about? Package plant."

Chuck Wilson, Yeah, package plant.

I mean, conceptually a container that you drop inside and it processes the water mechanically very rapidly.

Ray Bartosh, And there's- We looked at some of those here, something similar to that.

Chuck Wilson, Yeah. And so part of the most immediate question is, we know you guys are having issues and concerns with your sewer plant. we could possibly organize that effluent to be collected. Now, we can't really ship it from our end of our line down there to Ross. It's 109 feet of elevation. And the guy that we talked to with the Ross group is a civil engineer. You can't take sewage, 7 miles up to 109 feet. You know how many lift stations do you want?

But you can't push it fluent.

But you can push it fluent like water. Well, once you start laying the infrastructure to push it fluent, now you're talking about an industrial park. Because effluent, you know, all the studies are saying more and more industry is going towards being able to use effluent for industrial purposes. And so this side of the interstate's residential, that side of the interstate's industrial, generally speaking. If you're talking about big picture stuff, that's not to say there won't be overlap, but if we're talking about infrastructure, there's a bunch of infrastructure that's going to be laid over here and it's going to go through y'all. And in some ways it might be a solution for some of the issues y'all have. It might be a complication. We're just trying to all of this could change or it could not happen. So please, I don't want it to sound like, we're in here trying to sell something, but it's time for us to bring y'all in the loop. And into that end, we could help y'all with some of y'all's problems. We could buy you, we could merge. I mean, there's, you know, that's what we're talking about. I won't, I feel like my role as mayor It's not to get down too far into the weeds because I've got a really talented city manager, I've got a really talented city attorney, and I got Walker Partners. They can work out the details. I've got to make sure that we don't suffer from a failure to imagine what needs to happen between the interstate and the Brazos River and what do you guys want to do. And so that's the message today.

Ray Bartosh, Do you know what a proposal even looks like? I'm sorry. Do you know what the proposal would even look like?

Chuck Wilson, A proposal for what?

Ray Bartosh, For the venture you're talking about.

Chuck Wilson, For an acquisition? I don't, Calvin and I were talking about, well, how do you do that? And I went, well.

Ray Bartosh, Because you're engineers, you're talking to our engineers and.

Chuck Wilson, Come up with a number, you know, I just don't know, you know, but y'all have probably have the same issues we we've got, you know, I think it's was \$2 million worth of manhole work we need to do lining our manholes so they aren't leaking. Y'all probably have brick-lined manholes just like we do.

Ray Bartosh, We already fixed it all.

Chuck Wilson, You already fixed it all? That's why we're in debt. And so, you know, you guys may have a, you know, a light at the end of the tunnel that's going to allow you all to go out and

break free and run, but if that data park happens, Lacy Lakeview is going to have a lot of tax base. And it's, you know, we're not coming in here to just grab the cherries off the tree and take them to Craven. What are we going to do? I mean, you're talking about Lacey Lakeview's, a very conservative estimate all in, 40, 50 million possibly. Now there's going to be abatements on some of that, and you know, yeah, Could end up being a third of that. Well, you know, a third of 60 million is twice our current budget. So there's going to be some revenue here plus, and I want to make sure everybody remembers that we're talking about an overlay district, so that we can, because the county's going to get tax revenue off this thing, MCC's going to get tax revenue off this thing, and Connally School's going to get tax. So we're just one of four taxing entities involved. But if we have an overlay district, all four of those taxing entities Their monies have to get tapped. That becomes the collateral. So it's not just pull a number out, \$30 million for Lacy Lakeview. Well, whatever our number is, what the county's number is. And the school's number is going to be bigger than either the county's or ours. And then MCC is going to be a smaller number. But you know, you're talking about a number between 15 and 100 million worth of total tax revenue on a data center of this scope. If it gets built, if it gets built, within a three to four to five, it takes a while for this revenue to come online. But five years down the road, there's going to be a lot of tax revenue to take care of a lot of problems. And we have, Lacy-Lakeview has a desire for more tax base on the interstate. You know, we're interested in annexing where we can, where people are willing, where it makes sense, because we don't want to become the next Beverly Hills, right?

And we have been getting some requests on that, just so Yeah, on both sides.

We're having people come to us because they'd rather come to us and go to Waco. Now, we do get our water from Waco. We have a really good water contract. We can almost take care of those of those of that data part, almost. but we can't take care of all of the development that'll have to afterwards and that's going to be part of subsequent negotiations with Waco.

Rhonda Taylor, Do you still mix your water?...

Chuck Wilson, Not at all.

Not at all. Yeah, that was part of our initial agreement. Our wells are capped at the moment.

Rhonda Taylor, Okay, that's my question.

Chuck Wilson, Yeah, I mean, so it's something we could negotiate for if we wanted it. The data park, one of the principles in the data park is part of the BRA system, one of the smaller boards on the southern end of their watershed. So they were able, they've got their own water. It's like 14 million gallons a day to fill their system. Once it's full, then it's just evaporation. A million, million and a half a day, something like that. And that we can handle. Now that would get us pretty close to, that would get us closer to being tapped out than we want to be, which is why we're going to Waco to negotiate some more. We've also been to the BRA and we've gotten in our, I don't know if y'all went to the BRA, but we asked them for an allocation coming out of Lake Whitney. And if we get what we asked for, we'll be in great shape. And the idea there would be to toss that into Lake Waco and pay Lake Waco retreated and send it to us.

So y'all probably haven't been to because y'all are all ground water.

Rhonda Taylor, Currently, we're waiting for a word back from Southern Trinity for more allotment.

Ray Bartosh, We requested that, I think, two years.

Ago. Has it been that long?

Rhonda Taylor, No, it's probably like May, June, something like that. Yeah, we should be getting an answer pretty shortly, so.

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Chuck Wilson, And just, I'm just. Speaking of what I see and what I think, but all these little CCNs, whoever they go to, you get just enough water to survive. You don't get enough water, you're never going to have enough water to grow, to prosper and change and develop.

Ray Bartosh, We couldn't have a Bucky's if they wanted to move on.

Chuck Wilson, They what?

Ray Bartosh, We couldn't have a Bucky's if they wanted to move on.

Chuck Wilson, Yeah.

Ray Bartosh, For fact, I mean, that's a lot and I want to be in position for this side of town to be able to do that.

Rhonda Taylor, So for this physical year, I mean for this not physical, not our physical year, but January through December of this year, we're about 20 million under.

Chuck Wilson, 20 million gallons. So y'all were okay. I mean, you're not, you're not gasping for air.

Ray Bartosh, You know, I hear a lot from my constituents about Elm Mott being the community that it is and not being a city. And a lot of them, including myself, built my house because I didn't want to be in the city. And I get that. I understand that 100%. Are you guys talking about all this? You wouldn't be annexing us or anything like that as far as Elm Mott.

Chuck Wilson, No, they don't want to be annexed. I think with the urban area, the population density would have to vote on it. But certainly, a property owner, 10, 20 acres, could come and ask for annexation. And it's, technically it's all unincorporated. So, I don't know how it would work with every res house on the street. I think there the code I remember reading there is a way for a neighborhood that's not incorporated to do so or to join and vote on it and we our farm we asked it to come into Waco back in the 1960s because I mean to Lacy Lakeview back in the 1960s because what Waco annexed some stuff and moved their ETJ moved up next door to us, and we're like, and we would rather be in than Waco, And that is kind of gone away because, now Waco can't forcibly annex. But of course, every legislature, these laws change, and eventually, political control in Austin is going to change. And I think if it does, you'll see the cities get a little more breathing space. And so, I'm particularly wanting to try to get this done, early before things change. So, I mean, I'm sorry to take y'all's time up on something that's not necessarily actionable, but we wanted to let you know the way we see things. We're not trying to be predatory, but we are trying to survive.

Ray Bartosh, I went to the same meeting y'all went to, go hear, you know, what was going on and everything else. And I was really curious, The line of work I'm in personally, usually whenever it's gone that far, things have been awarded already. Contracts, vendor contracts.

Chuck Wilson, My understanding is they have some, and they have the ones you need to succeed. They have a couple of big names. And we're out of liberty to say.

It would be very difficult to stop it.

I don't see how. It would be their inability to source gas, water, electricity, and all of them. I mean, I think this is true of nearly all of them coming along at this phase now. They're not trying, nobody is going to come in here with this, you know, one point, I'm sorry, \$3 billion data part. They're not going to put in 10, 12 buildings. they'll walk away in 18, 24 months done. They're trying to get enough to get a building or two up, to get 10, 15, maybe 20% up, get it going, and then they're on the map. And then when they get more water, when they get more electricity, et cetera, they put up a group. They're going to build it as they get the infrastructure to do it.

Ray Bartosh, So I saw the likeness of it on social media where they showed the video. Is that what you guys have been saying?

Chuck Wilson, That's what we've seen, yeah. We saw that, we saw that.

Ray Bartosh, Very nice looking buildings.

Chuck Wilson, They're supposed to have a, I asked the intermediary that we talked to about that, and whether it was 100 feet or 100 yards, and I didn't get a, I got a, well, let me check. But there's going to be a green belt of trees, you know, around that thing. So visually, and they're only 60 feet or so tall, So after three to four years, depending upon the species of trees, those things will not really be visible.

Just a glove at night.

And there's not that much light, because there's not that many people there other than the parking lots.

Ray Bartosh, Hey, so how many, and this was asked to me today, How many people do they expect to employ?

Chuck Wilson, Permanently? Yeah. No, I think that's.

35 to 50. It's 600 total jobs, but that's because they're running 24 hours. So they've basically got to have 4 shifts. So 150 per shift, times divided by 10 buildings, going to be 10 or 15 people inside the building. But some of those are going to be in the administrative offices.

Ray Bartosh, Also, what is it? I mean, how are they going to get to this place? Are they going to travel down Katy one way or the other? I mean, what's that going on?

Chuck Wilson, Or coming off the interstate into Ross. And that's where the special purpose district comes in. I mean, because, you know, you just... If you don't have it, then the roads get torn up, and the only time it's going to get fixed is when they can't get their trucks in.

Ray Bartosh, I mean, because Katy's a mess already anyway, because the truck's going through there.

Calvin Hodde, Yeah, but you think about it for a logistical wise, during construction, they wouldn't be able to take enough trucks down Katy anyway. Oh, I know. So that, yeah, they'll have to come off something different.

Ray Bartosh, so they've already bought some land from 35 to.

Chuck Wilson, They bought additional land. I'm not real sure where it is. And I was told that it has frontage on 35 along. and alongside Ross, that Ross Road, or it's not Ross Road, but at the exit there over to the city of Ross.

Rhonda Taylor, So where is all of their effluent going to go?

Chuck Wilson, They want to use the effluent. They want the effluent. They're not going to generate it.

Rhonda Taylor, They're not going to generate it.

Chuck Wilson, They're not going to generate. They want to use it. They're going to use it to cool. So, they're wanting to pick up our, you know, 400,000 gallons of a month of gray water or gray water. So, we will be looking for a place, and this is part of the special purpose district. We'll put a package plant somewhere down there near my place, somewhere down close, but Tymco, I live, you know, my property backs up to stuff that Tymco owns. I'm right there where White Rock Creek crosses Golson Road. So somewhere in that area is where there will have to be a package plant, and then there'll have to be a purple pipe punching it up in that direction. And of course, once that pipe's laid, now that's going to be available for industrial development on any undeveloped land.

Robert Hutyra, So, you'll put up the gray water plus regular water pipe all the way to...

Chuck Wilson, If we're going to dig ditches, let's do it right. I mean, let's fix all the problems, right? I mean, I'm not the mayor of the 05, but I can't, I just can't do this without thinking about

the whole area. There's going to be the resources in place with all these taxing entities to fix everything, if they happen.

Rhonda Taylor, Is anything going to be run down White Rock Creek?

There's no engineering been done. I think if you're talking about trying to collect sewage from current and future development, there's going to have to be sewer pipe and package plants two or three along White Rock Creek. Probably one, I mean, I'm just guessing, one near Spring Lake Road. And the nice thing about the package plants, apparently they're very low odor, very low odor.

Rhonda Taylor, Look at all the people that live on.

Chuck Wilson, I think if you're a couple 100 feet, apparently there's very little under.

Rhonda Taylor, And you can't run that down road, Katy.

Chuck Wilson, Well, the pipe, you can run wherever you need to run it, but you've got to, you know, the sewer's got to flow downhill. So you need to put your package plant somewhere down low so that the sewage can flow to it.

Ray Bartosh, So that you have to pump it too.

Rhonda Taylor, So it'd be down there.

Chuck Wilson, I mean, one of the reasons like when you saw me up there speaking, I hate to go to a big meeting full of people and say what you think could happen or what could happen, because then it sounds like a promise, right? I mean, our engineers have not sent us anything. We've asked them to start brainstorming on the issue.

Start looking at it.

But sewer flows downhill. Sewage flows downhill. So somewhere in from the interstate is on the crest of the watershed between Tehuacana Creek and White Rock Creek. So pretty much everything on that side of the interstate flows E. If you, rain flows towards Tehuacana Creek, everything that flows here goes to White Rock Creek. And that tells you how your sewer pipe, it's a real good inference on how your sewer pipes are going to have to flow, because they're going to have to follow the slope of the ground.

Robert Hutyra, So you would just continue sending your sewage to... Or do you send your sewage to Waco?

Chuck Wilson, We currently do, but.

Robert Hutyra, Later on you're not going to.

Chuck Wilson, Right. Well, why should we spend a nickel trying to upgrade our capacity to send sewage to Waco when Waco doesn't have the capacity to carry it into their treatment facility?

And this is a potential win for Waco. One of the ideas we've tossed out to them is putting a package plant down there at Herring Street Bridge. and picking up all of the current flow of China Spring sewer, put it in a purple pipe and run it up to Katy Park. That Katy Railroad runs all the way down there, right? They could run a purple pipe all the way up to Ross. And just imagine what kind of industrial development that allows to happen. Irrigation for horticulture, you know, there's a lot of uses for that water and it will generate some development once that's in the ground. And of course, people are going to be buying lots and houses here, and that's going to create additional stress on y'all system and water system, which is why I come to you and say, hey, what do you guys want to do? I think if these things happen, it's not so much that you guys won't be able to keep doing what you're doing, but there's going to be a lot of changes around you, and there will be some changes within you. And there will be resources to kind of reorder the way things are structured at the moment in a way that could help. So, think about it, think

about it, and we're trying to cooperate and bring everybody along with us if they want to come. It's kind of the general idea.

Chuck Wilson, Any other questions?

Rhonda Taylor, Like a proposal laid out, put together to bring.

Chuck Wilson, It's not that far along. It's not that far along yet. Because that's the central, it's the reason our MOU on the annexation of the Ross Data Center, it was 8 pages, is because everybody's got to jump at once. You know, we can't afford on our \$10 million year budget to go out and contract \$30 million worth of civil projects and then the data center not happening.

Rhonda Taylor, I just like to know where the lines are like mapped out.

Chuck Wilson, It's, I don't want to know, but it's, we're months away from being able to have anything useful. Other than that, 10,000 foot view, sewage here is going to flow to the White Rock Creek Basin. It's going to flow the way the water flows. And over there, it's going to flow that way. So, some of the work that could be done might be to redo the sewer on this side of the interstate and pick it up, take it down with ours. I mean, maybe, not. There might be a bunch of reasons on the engineering side why that wouldn't work. But the time to think about, you know, whether y'all want to keep doing what you're doing or be an entity along the way or to join with us and let us run your water system. Like I said, I just, my only fear is that we fail to imagine that we have all this money come in and lay all this pipe in the ground and somebody go, why didn't we do it that way? Now's the time to be thinking about the way it ought to be so that we can have an agenda because these data parks, they want to come and they got money to spend. And they want to have news stories that are positive, saying, look at all the problems we've solved. And so we have to be prepared with what those requests are.

Robert Hutyra, Yeah, that would be nice. Sewage is our main problem right now.

Outdated. Chuck Wilson, Yeah. And if you're asking me, to brainstorm about one idea that there might be a bunch of engineering reasons why it wouldn't work. But we might be able to just take your sewage to the north interceptor. We've already paid for that. And of course, that sewage goes to Waco.

Rhonda Taylor, Well, we had talked about that with Waco. Waco sent us okays. They sent us this. They sent us this. And I can't think of her name right now, but I asked them to make the one on Aviation Parkway bigger when they started building the design to take our effluent, take it off, all that sewer, everything. And because it was going to cost just as much to build a plant as it was to run the line and put it to that lift station. And Yeah, it just like, I don't know what you're talking about. Now I don't know what you're talking about.

Chuck Wilson, Well, the North interceptor comes up through TSTC to connect to that Mesquite Tree Road development. And if we hooked you all up, to our system there, then we could grab all your sewage and take it through our exit. We wouldn't hook up to the north interceptor necessarily. We just keep letting everything flow like it's going and pick it up down there at the end of Crest Drive. I mean, that to me seems like just off the hip.

Rhonda Taylor, That's logical.

Sounds like the easiest way to do it. Yeah, that's probably a mile, for you guys. Now we'd have to upgrade a main.

Because we go under the railroad tracks, and then all we'd have to do is go down Lincoln City Road and cut everything off.

Chuck Wilson, That's where you get to business structure. You know, do you want to put in a meter and have, you know, you guys keep track of what you're shipping us, or do you just want to run the two systems? as one

Then everybody coming this way would have to put in a lift station.

And if we have a plan, if we come up with a kind of a request, well...

Rhonda Taylor, See, I asked for this, what, seven years ago from the city of Waco when they were building that.

Chuck Wilson, There was a really big opportunity not very far from here. And it got moved over to the industrial park. Waco is invested in three industrial parks. The Waco Industrial Foundation purchases land. Waco brings the infrastructure to that. And if I was running Waco, that's what I would do. I'm not criticizing it. But they want that. They want development. clustered around the infrastructure they've already invested in. And they've got to pay the debt service to the Waco Industrial Foundation, and there's got to be some kind of ROI. So they're going to want to channel development where they've got it headed already. Something like this comes in. This is a total paradigm changer. What's the word? Black Swan event. You know, this is something that has no interest in what Waco is. infrastructure is they're there because of those power lines the fiber cable is right there and there's a big gas main right there and so Waco can't steal it to take it somewhere else like they could if it was a GM manufacturing plant or something but that but we're still going to have so all that infrastructure that creates an industrial park is now going to go up here And the only thing Waco can try to do is stop the water. But the problem is Connally School, MCC, and the county get so much benefit on it, they can't say no. So that's, and that's where we are. If you don't think it's going to stop, then you've got to figure out what you can get done and make it help. And I think that's where we are. You got to figure out what we need for this area to improve everybody. Because I mean, I gave the example at the meeting. I got, was overseas for 10 years and used to dream about sitting on the porch at grandmas and grandpas and listening to the bullfrogs and the crickets and cicadas at night. And I got 25,000 cars at my gate. I got, at rush hour, I got 80 decibels on my porch. I don't hear anything anymore except cars, unless I stay up till 2 o'clock in the morning. I would never vote for that, for where I am now, but it happened. But I did get 5 lanes and I got fiber optic cable and I got a big electrical line and it has improved the value of my property. And so that's kind of where we are, you know, yeah, nobody, there's a lot of people that might not want this thing, but it's probably going to happen. If it does happen, we've got to make it pay.

Correct.

And the people who are opposed to it, they need to get something. I've already told the developers I want water fire hydrants. That'll lower everybody's home insurance costs. And of course, anybody that wants to hook up to sewer, they're going to have a package plant there. They'll take anyone in Ross who's sewer that wants to hook up, which should save them a couple \$100 a year in inspection fees, maintenance fees, eliminate the risk of the total replacement, which is a five-digit number. Again, they wouldn't ask for this to come in to have that, but at least if it comes in, we've got to get them that, right? And that's why we're here tonight. What can we do to make sure y'all are taken care of?

Robert Hutyra, We will be talking about it, that's for sure.

Chuck Wilson, Okay. All right. Well, thanks guys. Yeah.

Ray Bartosh, Appreciate it.

Chuck Wilson, Sure. Yep. All right.

Appreciate your time.

Thank you. Thank you.

Robert Hutyra, Actually, I guess on the next agenda we need to put on their This is what them guys just talked about.

Rhonda Taylor, They said they don't have. Y'all can go into closed session and talk about it.

David Streibel, Well, they don't have anything yet.

Robert Hutyra, They don't have anything, that's true. It would be nice just to get our feelings out there and see what everybody thinks about it.

Troy Smith, Well, I know I'm out of order, but is there any way like tonight we can table this and next week you see the other side of the stories about it? so that you got both pictures.

Robert Hutyra, There's no tabling anything because nothing's on the agenda or anything.

And we'll get put on the agenda next week.

You would have to get with her.

Troy Smith, Okay, what's the deadline for that? Rhonda? Oh, the deadline to get on the agenda.

Rhonda Taylor, Oh, just let me know now. What do you want to be put on the agenda?

Troy Smith, The counter arguments to the data.

The opposition.

He only gave you the plus side. There's a whole lot of other pieces to it, and I don't need to go into it unless it's on record.

Rhonda Taylor, How are we put that in?

Kathleen Dow, Okay, well, we only meet once a month, so it will go on the agenda for next month, and we can certainly discuss how the agenda item would be ordered. But it sounds like, again, public input here, yes, public input or information regarding the proposed data center is probably what they're talking about. So far there's 2270, no 2282 votes on the petition. You want me to answer this?

You didn't send them to me yet.

Oh, I didn't get them.

I'll take that one.

Rhonda Taylor, Discuss and take action. I don't know if they're taking action.

Kathleen Dow, I think they're just wanting to hear.

Before the action's taken.

Rhonda Taylor, Yes. I don't need action, just.

Robert Hutyra, Discuss. Yes. Okay.

Steven Nelson and Tommy Crum presented the Board of Directors with their monthly report (enclosed). No Action.

Steven Nelson, The other thing is, y'all asked me, I talked about digging up that line and killing it. The one that goes across from Dallas.

Okay, so I haven't done it yet, but I did dig it up, but it wasn't where it was supposed to be because, so apparently it's cutting across that guy's yard and then it's just veering somewhere else. And I haven't found it yet. Oh, Leigh Lari Circle.

I come up empty handed sometimes but I'll try again. I think it's on the other side of the lady's driveway. I think there's a T in the ground right there across. And I think it's somewhere right there by the lady's mailbox, which is, it's just a tight squeeze. I mean, get in there and try to get to it.

Steven Nelson, Everybody just tears everything up to find where the leak is. that going to interfere with our water line, what they're talking about? Because that line, the effluent, has to be

9 feet away from our line, right? So, are they going to go on the road? Because on the other side is AT&T.

Ray Bartosh, They would have to go straight to the middle of, they would have to clear all the trees out straight down Katie.

Rhonda Taylor, Okay, that's water that they're talking about, like effluent. That's going to end up going down over there by Donna Glatter, down by Beheler Road, and go through White Rock Creek that way. So, it won't go that way because you're going to be going up.

Ray Bartosh, What are you talking about? The effluent.

Rhonda Taylor, Yeah.

Robert Hutyra, He's talking about, he's talking about going straight down Katy Road.

Rhonda Taylor, He's talking about putting water and sewer lines together. You can't do that.

Steven Nelson, Yeah.

Ray Bartosh, They're talking, they're also talking about a purple pipe.

Right. Stephen, tell me what a purple pipe is.

Steven Nelson, That's like, it's clean pool water.

Ray Bartosh, It's gray water. It's pressurized gray water.

Robert Hutyra, Yeah, but it's already cleaned. It's already gone through the sewer plant.

To be gray water, from black water to gray water. Yeah, pretty much.

You just wouldn't drink it.

Ray Bartosh, No.

Rhonda Taylor, Non-potable.

Robert Hutyra, But to me, that wouldn't, does that affect How close it is to a water line also.

Steven Nelson, I think it still has to be 9 feet away. I don't know exactly. I have to look at my books.

Ray Bartosh, So where our water line is at? The point you just put in the ground, right?

Steven Nelson, They'll be out on the road or they'll be...

Ray Bartosh, No, they can't go on the road. They have to go on the railroad. That's owned by McLennan County.

Steven Nelson, They have to cut through that tree line then.

Ray Bartosh, That's right. Yeah. Because that's owned by McLennan County, that whole, the whole Katy railroad.

Robert Hutyra, But the power lines are on top of the Katy Road. Ray Bartosh, No, they're not. They're on the right side. Robert Hutyra, Oh, here they are. I thought. I thought they're on the Right on top of the road.

Ray Bartosh, No, they're to the right. Yes, because, yeah, because if, well, if you look at the map up there, where our water towers at, right? The power lines go in between the water tower and Katy Road. And Katy is the railroad. That is the railroad bed.

Yeah.

Ray Bartosh, Oh, I'm sorry. On that side, it's the railroad bed. No. Or is it?

Steven Nelson, It's on the opposite side.

It's on the other side. It's on the it's on the west side of Katy Road, the whole railroad bed. Now, you know what? That Katy Road on the north, on the south side is the railroad bin.

So right there even through Grones's property.

Ray Bartosh, Oh yeah, that's all Katy Railroad.

Steven Nelson, So they can just come through here and what do they need us for? If they can just shoot through here, that's what I'm trying to figure out. What is it?

Ray Bartosh, I don't know. We'll find out. Yeah, it's too. It's too early to know, right?

Steven Nelson, It just seems, I don't know, it seems suspicious to me.

Board members looked over profit and loss. No Action.

The Board of Directors entered closed session at 6:53 pm (Pursuant to Texas Government Code Section §551.071/§551.074).

The Board of Directors Reconvened from Closed session at 7:26 pm and continue with items for consideration and possible action (Pursuant to Texas Government Code Section §551.102). No Action.

David Streibel made a motion to pay the bills. Ray Bartosh seconded the motion. Voted and carried.

David Streibel made a motion to adjourn. Ray Bartosh seconded the motion. Voted and carried.

Approved: _____
Robert Hutyra, President

Approved: _____
David Streibel, Secretary

*This meeting is recorded and can be released upon an open records request.