




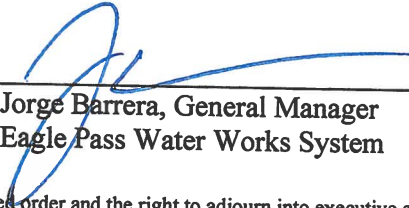
CITY OF EAGLE PASS WATERWORKS SYSTEM  
**A G E N D A**  
REGULAR BOARD MEMBER MEETING  
2107 N. Veterans Blvd, Eagle Pass,  
Maverick County, Texas  
Wednesday, March 12, 2025 at 12:00 p.m. CST

1. Establishment of quorum.
2. Citizens Communication.
3. Approval of the minutes of the meeting held on February 12, 2025.
4. Discussion and possible action on approval of a 30-year water availability agreement for Eagle Point Ranch Estates Phase I.
5. Update Board on Eagle Point Ranch pump station naming.
6. Update Board on the Texas Water Development Board State Revolving Fund (SRF) Project Initiation Forms (PFIs) for FY 26 funding request.
7. Discussion and possible action to enter into an agreement between Eagle Pass Water Works System and Capex Resources Group to provide Professional Services related to Water and Wastewater Rate Study.
8. Discussion and possible acceptance of 2023-2024 Fiscal Year Audit ending September 30, 2024.
9. Executive Session pursuant to Section 551.071 of the Texas Government Code – Consultation with the City of Eagle Pass Water Works System’s attorneys regarding legal issues involving (a) access to as well as quantity, quality and capacity of groundwater in Kinney County, Val Verde County and other surrounding areas, Texas.
10. General Manager’s Update
  - a. Update Board on Regional Water and Wastewater Regional Conference.
  - b. Update Board on Water Warriors upcoming end of year trip.
11. Adjourn

  
John Ruiz Jr., Chairman  
City of Eagle Pass Water Works System

**CERTIFICATION**

This is to certify that the above Notice of Meeting was posted on the Bulletin Board at the City Hall, in Eagle Pass, Maverick County, Texas, on Friday, March 7, 2025 at 12:00 pm.

  
\_\_\_\_\_  
Jorge Barrera, General Manager  
Eagle Pass Water Works System

The Water Works Board reserves the right to consider business out of the posted order and the right to adjourn into executive session to discuss items which are not listed as executive session items but which qualify to be discussed in closed session under Chapter 551 of the Texas Government Code.

The Board of Trustees of the City of Eagle Pass Water Works System met in REGULAR SESSION on Wednesday, February 12, 2025 at 12:00 noon at the office of the City of Eagle Pass Water Works System, 2107 N. Veterans Blvd., Eagle Pass, Maverick County, Texas.

MEMBERS PRESENT: John Ruiz Jr., Benjamin Rodriguez and Diana Salinas

MEMBERS ABSENT: Mayor Rolando Salinas and Morris Libson

OTHERS PRESENT: Jorge Barrera, Jorge Flores, Alicia Flores, Mike Sanchez  
Wendy Garcia, Luis Avila, Armando De La Garza, Omar Valdez  
Jaime Kypuros-Tetra Tech, Jeff Snowden-Capex (Zoom)  
Ruben Barrera-Langley Banack (Zoom),

- Citizens Communication-None.

-The minutes of the regular meeting held on January 22, 2025 were read and approved on a motion by Benjamin Rodriguez and seconded by John Ruiz Jr.

The motion passed with the following vote:

AYE	John Ruiz Jr., Benjamin Rodriguez and Diana Salinas
NAY	None
ABSTAIN	None

-In the matter of discussion and possible action on to replace Impact Fee Committee Member Benjamin Rodriguez, administration told Board that Mr. Rodriguez is now an EPWWS Board Member and he needs to be replaced from the committee. The recommendation to the Board is to name Ernesto Fuentes, attorney in Eagle Pass as his replacement.

Thereafter, Benjamin Rodriguez made a motion, seconded by John Ruiz Jr. to replace Impact Fee Committee Member Benjamin Rodriguez with Eagle Pass attorney Ernesto Fuentes.

The motion passed with the following vote:

AYE	John Ruiz Jr. and Benjamin Rodriguez and Diana Salinas
NAY	None
ABSTAIN	None

-In the matter of updating the Board on the map work GIS Department has been doing, Wendy Garcia gave a presentation on all the work that has been done and the maps that have been made since GIS was started.

- In the matter of presenting the 4<sup>th</sup> Quarter Investment Report, the report was presented to the Board with questions being answered by Administration.

-In the matter of discussion on water and wastewater rates for EPWWS, Jeff Snowden, rate consultant and administration gave a presentation on current rates study being worked on and all questions from the Board were answered.

-In the matter of discussion on Waste Water Plant upgrade with Schneider Electric, administration explained to the Board the process that has been taken with turning IUP in and awaiting RFQ ESCO approval from Texas Water Development Board to start reviewing the financing to initiate upgrades and rehabbing of the Waste Water Treatment Plant..

-In the matter of discussion for EPWWS employee salaries, administration explained to the Board that work is being done to come up with better starting salaries and pay increases for merit for employees. Administration will work on a plan to present to the Board at a later time.

-General Manager's Update.

- a. Board was updated on upcoming 9<sup>th</sup> Annual Water and Wastewater Conference.
- b. Board was updated on upcoming Water Warriors Texas A&M trip on March 25-27.
- c. Board was updated on change to telephones and more economic phone/internet payment.

-Meeting was adjourned by a motion by Benjamin Rodriguez, seconded by Diana Salinas at 1:35 pm.

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John Ruiz Jr. – Chairman  
Eagle Pass Water Works System

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Diana L. Salinas – Vice-Chairwoman  
Eagle Pass Water Works System



**AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED  
Eagle Point Ranch Estates Phase 1 out of the Andres Menchaca Survey Abstract 745  
& Remigio Casanova Survey Abstract 77 SUBDIVISION**

**PARTIES:** This Agreement is by and between "the Utility" and "the Subdivider", to wit:  
"The Utility" is the governing board or owner of a supplier of drinking water known as EAGLE  
PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Charles E Cammack, who is the owner, or  
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been  
proposed to be divided into a subdivision ("the Subdivision") known as Eagle Point Ranch Estates Phase 1 out of the  
Andres Menchaca Survey Abstract 745 & Remigio Casanova Survey Abstract 77.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the  
Texas Water Development's Board Economically Distressed Areas Program "Model  
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for  
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution  
system to be connected to the Utility's water supply system. The Utility has reviewed the  
plans for this subdivision ("the Plans") and has estimated the drinking water flow  
anticipated to be needed by the Subdivision under fully built-out conditions ("the  
estimated water flow") to be approximately  
17,600 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the  
anticipated water flow for at least thirty years (30). The Utility covenants that it has or  
will have the capacity to provide the anticipated water flow, and that it will provide that  
water flow. The covenants will be in effect until thirty years (30) after the plat of the  
Subdivision has been recorded and the Subdivision's water distribution has been  
connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on \_\_\_\_\_.

The Utility

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Office or Position: \_\_\_\_\_

Date: \_\_\_\_\_

The Subdivider

By:  \_\_\_\_\_

Printed Name: Charles E Cammack \_\_\_\_\_

Office or Position: Owner \_\_\_\_\_

Date: 2/28/05 \_\_\_\_\_

*Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.*

# Texas Water Development Board State Revolving Fund Project Information Form Guidelines

## Introduction

The Texas Water Development Board (TWDB) appreciates your interest in the State Revolving Fund (SRF) program. The Clean Water State Revolving Fund (CWSRF) program assists communities by providing below market rate financing for a wide range of wastewater, stormwater, and pollution control projects. The Drinking Water State Revolving Fund (DWSRF) provides below-market rate financing for water system projects in compliance with the Safe Drinking Water Act. We look forward to your participation.

The Infrastructure Investment and Jobs Act (IIJA) appropriated additional funds for the State Revolving Fund programs, including appropriations that are available for “all eligible activities” in the SFY 2026 Intended Use Plan (IUP). **Note: this solicitation does not cover any allotments to Texas under the special IIJA appropriations covering Emerging Contaminants or Lead Service Line Replacements. It is for general or “all eligible activities.”**

## PIF Submission Options

**The current solicitation is for SFY2026.** The deadline to submit a Project Information Form (PIF) for inclusion in the initial SFY 2026 IUPs is: **March 7, 2025, at 5:00 p.m. CST.**

For all PIF submissions, entities must submit a complete PIF using either the TWDB’s Online Loan Application (OLA) system or email a downloaded Word version. Please note that submitting your application in OLA is the preferred method of submission. All PIF scoring will undergo a public review process and then be included on the CWSRF IUP or DWSRF IUP Project Priority List (PPL). Applicants whose projects rank within funding capacity will be invited to submit a complete financial application for funding. An applicant may not submit a financial application unless it has received an invitation from TWDB.

If you need assistance filling out your PIF, go to TWDB’s [State Revolving Fund Project Information Forms](#) webpage, and click on the link to our instructional video called “[How to fill out a Project Information Form](#)” that is located at the top.

## Online Loan Application

TWDB prefers that you submit your PIF(s) through our [Online Loan Application \(OLA\) system](#). You will need to create a username and password. Your username must be your email address and needs to be the same email address that you use in the “PIF Roles” section of the PIF. This ensures that all PIFs you create in OLA will appear on your Dashboard. You will receive an automatic confirmation email from OLA when you submit your PIF.

## Email

You can find a link to the Word version of the PIF in the current solicitation notice. You can also find it on our [State Revolving Fund Project Information Forms](#) webpage under the respective program’s drop-down menu. If you choose to email the Word version of the PIF, make sure all sections are filled out and complete. If you are seeking disadvantaged community funding, you must include a completed Disadvantaged Community Worksheet with your PIF.



## Texas Water Development Board State Revolving Fund Project Information Form Guidelines

Email the Word version of the PIF to the respective programs at [CWSRF@twdb.texas.gov](mailto:CWSRF@twdb.texas.gov) or [DWSRF@twdb.texas.gov](mailto:DWSRF@twdb.texas.gov). The subject line of your email needs to include what program you are applying for and Entity Name. The file size must be 10MB or smaller; if larger please contact TWDB at the emails listed above.

Once your PIF is received, it will be entered into OLA, and you will be contacted via email to review the PIF in OLA for accuracy and completeness. **You are responsible for entering any missing information into OLA. You are also responsible for submitting your PIF in OLA.**

### **Updates to Previous PIFs**

If you are not invited to apply or if you are invited and choose not to apply, your project may be “rolled forward” into the next funding cycle in OLA. You must update any PIF submitted in a previous funding cycle to be included in the next Intended Use Plan. At a minimum, you must update: (1) the readiness to proceed information, (2) estimated costs section, and, if seeking disadvantaged community eligibility, (3) the Disadvantaged Community Worksheet.

To roll your PIF forward, email the request to [DWSRF@twdb.texas.gov](mailto:DWSRF@twdb.texas.gov) or [CWSRF@twdb.texas.gov](mailto:CWSRF@twdb.texas.gov). You must provide your previous PIF number and entity name in the request. TWDB will change the state of your PIF to roll-forward-eligible. Once this change is made, you will receive an email from OLA that your PIF is roll-forward-eligible. You will then be able to update your PIF. Once all sections have been updated, submit your PIF. **If you do not submit your PIF, it will not be considered for the upcoming SFY.**

You may also update or amend your current project by emailing us your updated forms. You can find the updated forms on our [State Revolving Fund Project Information Forms](#) webpage under the respective program’s drop-down menu. Once the updates are entered into OLA, we will contact you via email to review the PIF in OLA for accuracy and completeness. **You will be responsible for entering any missing information into OLA. You will also be responsible for submitting your PIF in OLA.**

### **How to Reduce Errors When Submitting Your PIF in OLA**

**Intro Section:** Select the correct State Fiscal Year (SFY) for your PIF. **The current solicitation is for SFY2026.**



<b>Eagle Pass SFY2026 CWSRF Recommended Improvements</b>	
<b>Project Description</b>	<b>Cost Estimate</b>
<b>Treatment</b>	
2 MGD Expansion	\$ 20,000,000
Building - Office / Lab / Breakroom	\$ 1,800,000
Aeration Basin Structural Rehabilitation and Clarifier Repair	\$ 4,000,000
Aeration Basins Grit / Sludge Cleaning	\$ 1,000,000
Flow Equalization Basins	\$ 6,000,000
Headworks / Grit Removal Facility	\$ 5,000,000
Aeration Upgrades	\$ 7,500,000
Electrical System Rehabilitation	\$ 4,000,000
Solar Power System	\$ 10,000,000
<b>Collection</b>	
Sanitary Sewer System - MH and Sewer Pipeline Repair & Replacement Progr	\$ 5,000,000.00
River and Orchard Lift Station Pump Replacement	\$ 3,000,000.00
Treatment Subtotal	\$ 59,300,000.00
Collection Subtotal	\$ 8,000,000.00
<b>Total</b>	<b>\$ 67,300,000.00</b>

Cost Category		Planning	Acquisition	Design	Subtotal	Construction	Total
A.	POTW Project: Treatment Project	\$ -	\$ -	\$ -	\$ -	\$ 59,300,000.00	\$ 59,300,000.00
B.	POTW Project: Collection Project	\$ -	\$ -	\$ -	\$ -	\$ 8,000,000.00	\$ 8,000,000.00
C.	NPS Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D.	Estuary Management Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E.	Engineering	\$ 673,000.00	\$ -	\$ 6,730,000.00	\$ 7,403,000.00	\$ 3,365,000.00	\$ 10,768,000.00
F.	General, Legal, Financial	\$ 26,920.00	\$ -	\$ 269,200.00	\$ 296,120.00	\$ 2,826,600.00	\$ 3,122,720.00
G.	Contingency	\$ 69,992.00	\$ -	\$ 1,399,840.00	\$ 1,469,832.00	\$ 14,698,320.00	\$ 16,168,152.00
H.	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
I.	Subtotal (Add Lines A-L)	\$ 769,912.00	\$ -	\$ 8,399,040.00	\$ 9,168,952.00	\$ 88,189,920.00	\$ 97,358,872.00
J.	Financing from Local Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
K.	Financing from Other Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L.	Subtotal, SRF-Funded Amount (Subtract Lines N and O from Line M)	\$ 769,912.00	\$ -	\$ 8,399,040.00	\$ 9,168,952.00	\$ 88,189,920.00	\$ 97,358,872.00
M.	TWDB Loan Origination Fee (Calculate 1.85% of Line P.)	\$ 14,243.37	\$ -	\$ 155,382.24	\$ 169,625.61	\$ 1,631,513.52	\$ 1,801,139.13
N.	Grand Total (Add Lines P and Q)	\$ 784,155.37	\$ -	\$ 8,554,422.24	\$ 9,338,577.61	\$ 89,821,433.52	\$ 99,160,011.13
O.	Financial Assistance Amount (Round up Line R to the nearest \$5,000.)	\$ -	\$ -	\$ 8,555,000.00	\$ 9,340,000.00	\$ 89,825,000.00	\$ 99,165,000.00
P.	Green Portion [Identify the estimated cost of the green portion (from Question 7.B.) as a percentage of Line S.]						

<b>Eagle Pass SFY2026 DWSRF Recommended Improvements</b>	
<b>Project Description</b>	<b>Cost Estimate</b>
<b>Treatment</b>	
EPWWS WTP Expansion	\$ 30,000,000
Water Treatment Plant Intake / Chemical system Improvements	\$ 8,000,000
<b>Distribution and Transmission Projects</b>	
Ella Heights / Ricks Subd. Pressure Plain Integration	\$ 3,000,000
Second Water Source Groundwater Phase 2 Preliminary Feasibility Field Testing	\$ 6,250,000
Treatment Subtotal	\$ 38,000,000
Distribution and Transmission Subtotal	\$ 3,000,000
Source	\$ 6,250,000
<b>Total</b>	<b>\$ 47,250,000</b>

Section 12. Estimated Costs

Cost Category		Planning	Acquisition	Design	Subtotal	Construction	Total
A.	POTW Project: Treatment Project	\$ -	\$ -	\$ -	\$ -	\$ 38,000,000.00	\$ 38,000,000.00
B.	POTW Project: Transmission and Distribution Project	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000.00	\$ 3,000,000.00
C.	Source					\$ 6,250,000.00	\$ 6,250,000.00
D.	Storage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E.	Purchase of System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F.	Restructuring						
G.	Land Acquisition						
H.	Source Water Protection						
I.	Engineering	\$ 472,500.00	\$ -	\$ 4,725,000.00	\$ 5,197,500.00	\$ 2,362,500.00	\$ 7,560,000.00
J.	General, Legal, Financial	\$ 18,900.00	\$ -	\$ 189,000.00	\$ 207,900.00	\$ 1,984,500.00	\$ 2,192,400.00
K.	Contingency	\$ 49,140.00	\$ -	\$ 982,800.00	\$ 1,031,940.00	\$ 10,319,400.00	\$ 11,351,340.00
L.	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
M.	Subtotal (Add Lines A-L)	\$ 540,540.00	\$ -	\$ 5,896,800.00	\$ 6,437,340.00	\$ 61,916,400.00	\$ 68,353,740.00
N.	Financing from Local Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
O.	Financing from Other Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Q.	Subtotal, SRF-Funded Amount (Subtract Lines N and O from Line M)	\$ 540,540.00	\$ -	\$ 5,896,800.00	\$ 6,437,340.00	\$ 61,916,400.00	\$ 68,353,740.00
R.	TWDB Loan Origination Fee (Calculate 2.25% of Line P.)	\$ 12,162.15	\$ -	\$ 132,678.00	\$ 144,840.15	\$ 1,393,119.00	\$ 1,537,959.15
S.	Grand Total (Add Lines P and Q)	\$ 552,702.15	\$ -	\$ 6,029,478.00	\$ 6,582,180.15	\$ 63,309,519.00	\$ 69,891,699.15
T.	Financial Assistance Amount (Round up Line R to the nearest \$5,000.)	\$ -	\$ -	\$ 6,030,000.00	\$ 6,585,000.00	\$ 63,310,000.00	\$ 69,895,000.00
U.	Green Portion [Identify the estimated cost of the green portion (from Question 7.B.) as a percentage of Line S.]						



January 31, 2025

Jorge Barrera  
General Manager  
Eagle Pass Waterworks  
2107 North Veteran's Boulevard  
Eagle Pass, Texas 78852

**RE: Proposal to provide Professional Services related to Infrastructure Financing – Water and Wastewater Rate Study Update**

Dear Mr. Barrera:

Thank you for allowing **Capex Resources Group** the opportunity to provide additional services related to your ongoing utility financing needs. We are a project finance and economic consulting firm based in Frisco, Texas. Our primary clients are local governmental entities like Eagle Pass. We have more than two decades of experience in infrastructure finance and utility rate design.

Per our conversation, Eagle Pass Waterwork would like to expand the current scope of work to include an update to the Water and Wastewater rate study. **Based on my understanding of your various needs, I propose a total fee not to exceed \$45,000.**

If this proposal is acceptable to you, please execute one copy of this letter and return it to our Frisco office. Thank you for this opportunity; we look forward to working with you on this important engagement.

Very Truly Yours,

A handwritten signature in blue ink that reads "Jeff G. Snowden".

Jeff G. Snowden  
Principal  
Capex Resources Group

ACCEPTED BY:

\_\_\_\_\_  
Date

*A Limited Liability Company*

214-619-0692 \* Fax 214-619-0694 \* 3245 Main Street, Suite 235-171 \* Frisco, Texas 75034