

MEMORANDUM

TO: South Texas Water Authority Board of Directors
FROM: Jose M. Graveley, President
DATE: January 9, 2023
SUBJECT: Public Hearing Notice and Agenda for the South Texas Water Authority

A public hearing of the STWA Board of Directors is scheduled for:

Tuesday, January 17, 2023
5:30 p.m.
South Texas Water Authority
2302 East Sage Road, Kingsville, Texas

to consider and act upon any lawful subject which may come before it, including among others, the following:

Agenda

1. Call to order.
2. Petition for Addition of Certain Lands to the South Texas Water Authority.
 - a. Betty Gracia, SW ½ of Tract 20 and Tract 21, Cyndie Park Unit 2 in Nueces County, Texas
3. Public Comment
4. Adjournment.

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

JMG/JM/fdl

This meeting notice was posted on STWA's website, www.stwa.org, and on indoor and outdoor bulletin boards at STWA's administrative offices, 2302 East Sage Road, Kingsville, Texas at 3:00 pm on January 13, 2023.
frances De Juan
Assistant Secretary

MEMORANDUM

TO: South Texas Water Authority Board of Directors
FROM: Jose M Graveley, President
DATE: January 9, 2023
SUBJECT: Meeting Notice and Agenda for the South Texas Water Authority

A Regular Meeting of the STWA Board of Directors is scheduled for:

Tuesday, January 17, 2023
Immediately following the 5:30 p.m. STWA Public Hearing
South Texas Water Authority
2302 East Sage Road, Kingsville, Texas

The Board will consider and act upon any lawful subject which may come before it, including among others, the following:

Agenda

1. Call to order.
2. Citizen comments. This is an opportunity for citizens to address the Board of Directors concerning an issue of community interest that is not on the agenda. Comments on the agenda items must be made when the agenda item comes before the Board. The President may place a time limit on all comments. The response of the Board to any comment under this heading is limited to making a statement of specific factual information in response to the inquiry, or, reciting existing policy in response to the inquiry. Any deliberation of the issue is limited to a proposal to place it on the agenda for a later meeting.
3. New Board Member's oath of office.
4. Approval of Annexation of Certain Lands to the South Texas Water Authority.
 - a. Betty Gracia, SW ½ of Tract 20 and Tract 21, Cyndie Park Unit 2 in Nueces County, Texas. (Attachment 1)
5. **Resolution 23-01.** Resolution approving Annexation of Certain Lands to the South Texas Water Authority (Betty Gracia) (Attachment 2)

6. Administration Report.

7. Adjournment.

This meeting notice was posted on STWA's website, www.stwa.org, and on indoor and outdoor bulletin boards at STWA's administrative offices, 2302 East Sage Road, Kingsville, Texas at 3:00 pm on January 13, 2023
James Decker
Assistant Secretary

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session, a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

JMG/JM/fdl
Attachments

ATTACHMENT 1

Annexation Petition

Memo

To: South Texas Water Authority Board of Directors
From: John Marez, Executive Director
Date: December 15, 2022
Re: Annexation Petition – Final Approval:
Resolution 23-01 – Betty Gracia – SW ½ of Tract 20, Cyndie Park Unit 2, in Nueces County, Texas

Background:

On December 15, 2022 the South Texas Water Authority approved holding an Annexation hearing set for its January 17, 2023 Board Meeting. Property owners requesting retail water service from the Nueces Water Supply Corporation are required to be annexed into STWA's district boundaries. This results in the new NWSC member paying the same costs as all other NWSC customers, specifically, a retail water bill from NWSC and property taxes to STWA.

Betty Gracia requests retail water service from the Nueces Water Supply Corporation and annexation into the STWA's boundary. This brings about in the new NWSC member paying the same costs (NWSC retail water bill and STWA property taxes) as all other NWSC customers.

Analysis:

The annexation petition and property described is owned by Betty Gracia and seeks entry into the STWA's district boundary. This is similar request to previous petitioners that the Board has approved admittance into the STWA area and as a NWSC retail customer.

Staff Recommendation:

Adopt Resolution 23-01

Board Action:

Determine whether to adopt Resolution

Summary:

The annexation process is established by State law and staff is following the required steps. Ms. Gracia's property will be extended into the NWSC's distribution system. Ms. Gracia has paid the cost of the extension.

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

STATE OF TEXAS :
COUNTY OF NUECES :

TO THE BOARD OF DIRECTORS OF THE SOUTH TEXAS WATER AUTHORITY:

The undersigned (herein called "Petitioner"), holder of title to the territory described by metes and bounds in Exhibit "A" which is attached hereto and incorporated herein for all purposes, being all of the residents and landowners of such territory, as shown by the tax rolls of Nueces County, Texas, and acting pursuant to the provisions of Section 11006.052, Special District Local Laws Code, respectfully petitions the Board of Directors of South Texas Water Authority that the territory described by metes and bounds in Exhibit "A" be added to and become a part of the established South Texas Water Authority, and in support of this petition would show as follows:

I.

Fee simple title and full ownership of the aforesaid territory, which lies wholly within Nueces County, Texas, is vested in Petitioner.

II.

The addition of said territory to South Texas Water Authority is feasible and practical, would be to the best interest both to the territory and to the Authority and would benefit said territory.

III.

The Authority will be able to supply water, or have water supplied, to the added territory.

IV.

This petition shall constitute an election on the part of the Petitioner, its successors and assigns, for the aforesaid land and any improvements which may be constructed thereon to become liable for all present and future debts of the Authority in the same manner and to the same extent as other lands and improvements in the Authority are liable for the Authority's debts.

V.

Petitioner hereby authorizes the Board of Directors of the Authority to levy taxes and set rates sufficient to pay their share of the aforementioned outstanding indebtedness.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by law; that the Board of Directors of South Texas Water Authority hear and consider the petition in keeping with the provisions of Section 11006.052, Special District Local Laws Code and that this petition in all things be granted and that the territory described in Exhibit "A" be added to and become a part of the established South Texas Water Authority; that after this petition is granted the Board's order thereon be filed of record and be recorded in the Deed Records of Nueces County, Texas; and that the area described in Exhibit "A" be thereafter a component part of South Texas Water Authority.

[Signatures and Acknowledgement on following page.]

EXECUTED this 17th day of November, 2022.

Betty Gracia
Betty Gracia

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY of Harris

Subscribed and sworn to before me Betty Gracia on this the
17th day of November, 2022

[Signature]

Notary Public

My Commission Expires: 11/5/2023

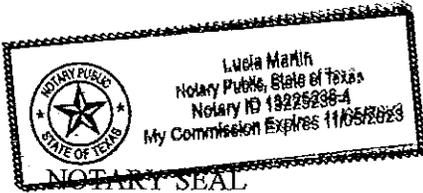


Exhibit "A"

To

PETITION FOR ADDITION OF CERTAIN LANDS TO
THE SOUTH TEXAS WATER AUTHORITY

Property Description:

The Southwest one-half (SW ½) of Tract Twenty (20), CYNDIE PARK UNIT 2 in Nueces County, Texas being a tract of land containing 0.32 acres, more or less and Tract Twenty-One (21) CYNDIE PARK UNIT 2 in Nueces County, Texas, being a tract of land containing 0.64 acres more or less, out of a 29.59 acres Unit No. 2 out of 59.59-acre tract out of 238.79 acres standing in the names of John S. MacGregor and C. C. Speed by Deed recorded in Volume 1840, Page 1017 of Deed Records of Nueces County, Texas and all being out of THE CASA BLANCA GRANT and being a Part of Blocks Twenty-Four (24) and Twenty-Five (25) of the MANTOR, BRIGGS & KUYKENDALL SUBDIVISION of 5155.97 acre in Nueces County, Texas according to map or plat recorded in Volume 2, Page 57 of the Map Records of Nueces County, Texas and being more particularly described by metes and bounds of the Substitute Trustee's Deed recorded under Document No. 2013017972 of the Official Records of Nueces County, Texas.

ATTACHMENT 2

Resolution 23-01

CERTIFICATE FOR
RESOLUTION APPROVING ANNEXATION

THE STATE OF TEXAS §
COUNTIES OF KLEBERG AND NUECES §
SOUTH TEXAS WATER AUTHORITY §

We, the undersigned officers of the Board of Directors of said Authority, hereby certify as follows:

1. The Board of Directors of said Authority convened in REGULAR MEETING ON THE 17TH DAY OF JANUARY, 2023, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of said Board, to-wit:

Jose M. Graveley, President	Kathleen Lowman
Frances Garcia, Vice-President	Joe Morales
Imelda Garza, Secretary/Treasurer	Angela N. Pena
Rudy Galvan, Jr.	Patsy A. Rodgers

and all of said persons were present, except the following absentees: _____
thus constituting a quorum. Whereupon, among other business the following was transacted at said Meeting: a written

RESOLUTION APPROVING ANNEXATION

was duly introduced for the consideration of said Board and read in full. It was then moved and seconded that said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried by the following vote:

AYES: _____”.

NOES: _____.

2. That a true, full, and correct copy of the aforesaid Resolution passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board's minutes of said Meeting; that the above and foregoing paragraph is a true, full, and correct excerpt from said Board's minutes of said Meeting pertaining to the passage of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of said Board as indicated therein; that each of the officers and members of said Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose; and the said Meeting was open to the public, and public notice of the time, place, and purpose of said Meeting was given all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 17th day January, 2023.

Imelda Garza, Secretary
Board of Directors

Jose M. Graveley, President
Board of Directors

SOUTH TEXAS WATER AUTHORITY

Resolution 23-01

THE STATE OF TEXAS §
COUNTIES OF KLEBERG AND NUECES §
SOUTH TEXAS WATER AUTHORITY §

WHEREAS, the Board of Directors conducted a hearing on this date in reference to the annexation of the territory described in Exhibit A attached hereto; and

WHEREAS, it was deemed advisable by the Board to approve the annexation of such territory to the Authority; and

WHEREAS, it is officially found and determined: that a case of emergency or urgent public necessity exists which required the holding of the meeting at which this Resolution was adopted and that said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTH TEXAS WATER AUTHORITY:

- 1. That the annexation of the territory described in Exhibit A is hereby approved by this Board, and it is hereby found that there will be benefit to the territory as amended.
- 2. That pursuant to Article 7, Chapter 436, Acts of the 66th Legislature, Regular Session, 1979, no election is required to approve the annexation as the petition was signed by all residents and landowners of the annexed territory.
